



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, July 16, 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. Public Comment**
- C. GEHS Director's Report**
- D. Approval of Minutes**
- E. Current Business**
- F. Old Business**
- G. New Business**
 - 1) Preliminary Approval for Landmark Alteration - 535 Duane Street, Civic Center Doors
 - 2) Preservation Incentive Program - Consideration of Candidates for Qualified Property List
 - 3) Preservation Grant Application - 644 N. Main Street
 - 4) Preservation Grant Application - 671 Prairie Avenue
- H. Chairman's Report**
- I. Trustee's Report**
- J. Staff Report**
- K. Reminders**
- L. Adjourn**



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

Meeting 7/16/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2026-569)**

DOC ID: 2026-569

Preliminary Approval for Landmark Alteration - 535 Duane Street, Civic Center Doors

Statement of the Issue:

The applicant, the Village of Glen Ellyn, requests approval of alterations to the exterior of a Village landmark located at 535 Duane Street.

Analysis:

The proposed alterations include the replacement of the exterior doors on the west (Auditorium), north (front entrance) and south (back entrance near Innovation DuPage offices) sides of the Civic Center. All sets of doors have reached a condition that requires replacement. The Village Facilities department has requested that the existing wood doors be replaced with Fiberglass Reinforced Plastic (FRP) doors. The FRP doors have a wood grain finish, but there is no actual wood that has been engineered or compressed, but instead is synthetic material that is made to mimic the appearance and feel of real wood but with added durability and resistance to the elements. FRP doors have a longer lifespan than natural wood doors.

On August 21, 2025, the Historic Preservation Commission reviewed a project for replacement doors on the east and west sides of the building. At that time, the east doors were approved as an in-kind replacement. However, the HPC did not approve the preliminary landmark alteration for the auditorium doors, as the Village had proposed an in-kind change and the HPC requested the Village explore a natural wood option. The proposed alterations to the exterior doors on the west, north and south sides in this application are also not an in-kind replacement. Details of the proposed doors can be found in the attached plans, and a project report prepared by the architect.

Ordinance No. 4214, passed on November 28th, 1994, designated the Civic Center as a Village Landmark per the recommendation by the Historical Sites Commission. Per the Ordinance, the Civic Center satisfies three distinct criteria for designation as a landmark under Section 2-13-3(A). This includes the Civic Center's value as an example of the architectural, cultural, economic, historic and social heritage of the Village of Glen Ellyn; an exemplification of an architectural type distinguished by uniqueness, rarity or overall quality of the design (the Civic Center is built in a Colonial Revival style); and a distinctive physical appearance or presence representing an established and familiar visual feature of the Village of Glen Ellyn. The building, constructed in 1927, has served the community for nearly a century as a school, a police department, Village offices, election precinct, open gym and meeting hall. The distinctive bell tower is emblematic of the Village, appearing on its crest. In 1994, the Historical Sites Commission praised the property as an "excellent example of adaptive reuse of an historic structure" and highlighted its eligibility for the National

Register.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review the proposed plans for the landmark alteration for the Civic Center Door replacement project.

Attachments:

1. Glen Ellyn Door Replacement 2026.07.06
2. Doorland Information on Solid Wood Stile Doors and Mouldings
3. Special Lite Wood Grain Hybrid FRP door
4. Ord. 4214 - Civic Center as Glen Ellyn Landmark

PROJECT BACKGROUND

Wold Architects and Engineers is partnering with the Village of Glen Ellyn to develop the Civic Center Door Replacement project. This project includes architectural design and bidding support for replacement of three existing exterior door assemblies at the Village's Civic Center facility, including associated frames, glazing, hardware, weatherstripping, kickplates, closers, electric strikes, and required ADA operator coordination. Because the Civic Center is a historic property, the work must include securing approval from the Glen Ellyn Historic Preservation Committee.

As part of the scope of work, Wold has been asked to evaluate whether more durable alternatives to the existing wood doors can be used while maintaining the building's historic appearance, functionality, and approval compliance.

WOOD VS. FRP EXTERIOR DOORS

Wold has identified fiberglass-reinforced plastic (FRP) doors as a potential alternative to solid wood exterior doors. For most municipal or institutional exterior openings, FRP is typically the stronger choice when durability, moisture resistance, and low maintenance matter more than a traditional wood appearance.

FRP generally outperforms wood at exterior doors when the opening is exposed to weather, repeated use, cleaning, or abuse. Wood still has advantages where appearance, warmth, historic character, or easier field modification are the priority.

The following comparison summarizes the key differences, advantages, and recommended uses for wood and FRP doors.

Category	Wood	FRP
Moisture resistance	More vulnerable to moisture movement, swelling, decay, and finish breakdown	Better resistance to water, swelling, rot, and weather exposure
Maintenance	Usually needs more frequent refinishing and closer monitoring	Typically lower maintenance over time
Durability	Can wear or dent in exposed/high-abuse conditions	Strong for high-use and abuse-prone openings
Appearance	Warmer and more natural appearance	More manufactured look, though available in textures and colors
Initial cost	Often lower upfront cost	Usually higher upfront cost
Field modification	Generally easier to trim, fit, and adapt in the field	Less forgiving for trimming and field alterations
Best use	Protected openings or projects prioritizing appearance	Exposed civic, service, and high-abuse exterior openings

ADDITIONAL INFORMATION

Wold has identified an FRP product that is intended to mimic solid wood doors.

FRP doors are available in both painted and stained finishes. Doors are also available in a smooth or wood grain texture. Glass muntins can be fabricated in aluminum to match the profiles of the existing doors.

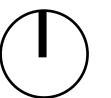
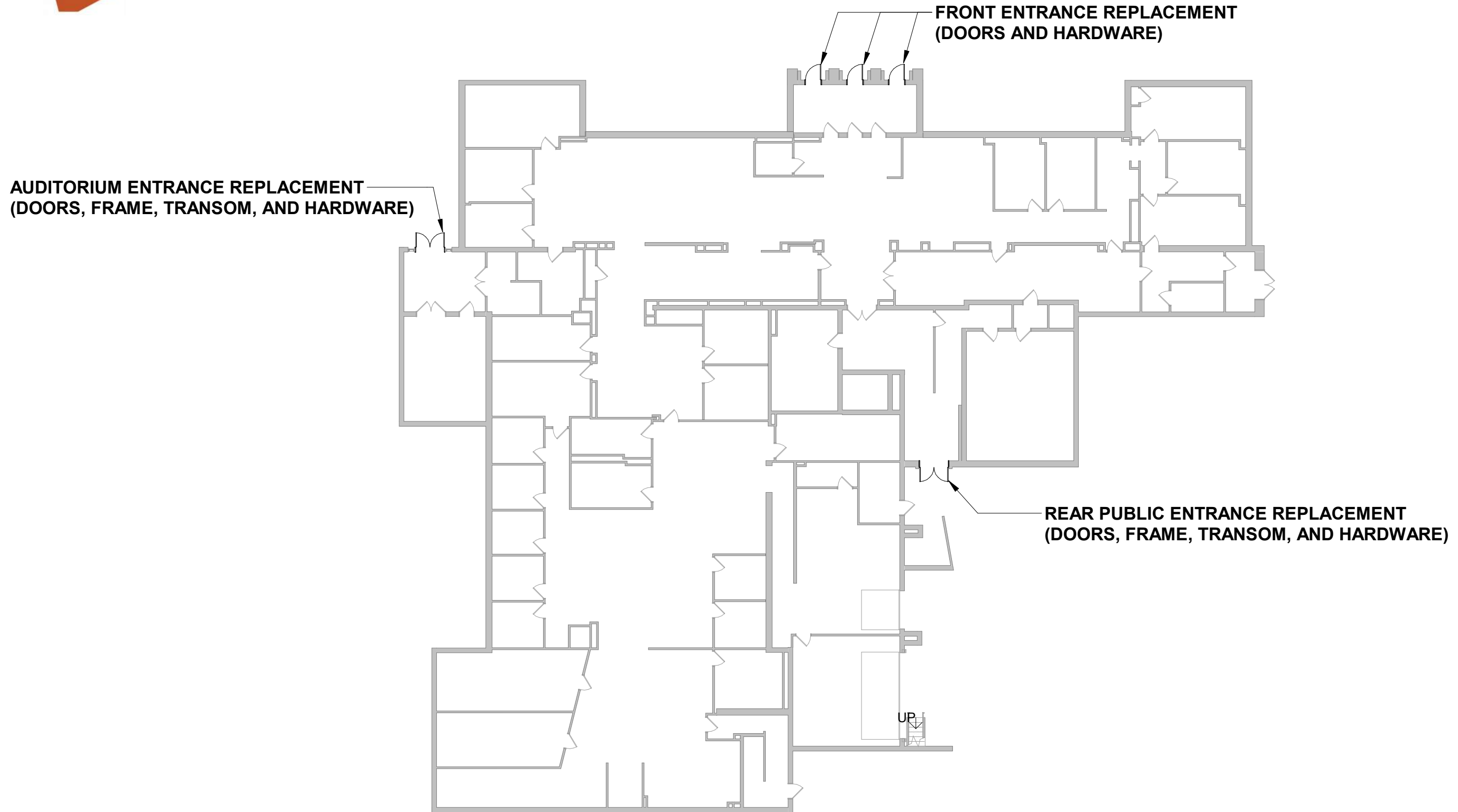
An example of an FRP door installation can be found nearby at the St. Petronille Education Center, door 6.



EXTERIOR DOOR REPLACEMENT DESIGN

The following pages provide an overview of the proposed door and opening replacement locations, as well as visuals illustrating the current and proposed openings. For each opening there is a slightly different objective; however, in general, the proposed replacement doors and openings are intended to be responsive to the building's historic character.

Based on the identified FRP product, we believe that the intended visual aesthetic and appearance for the door replacement project can be achieved using either wood or FRP doors. We have recommended that the Village receive bids for both options in order to evaluate the costs difference relative to the identified performance capabilities of each.





EXISTING



NEW



EXISTING



NEW



EXISTING



NEW

BACK PUBLIC
ENTRY
4

Comm No: 260301067

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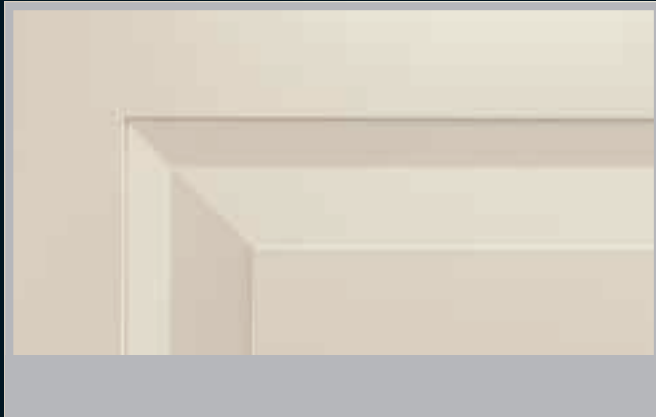
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Welcome to the Doorland Group

Your answer to doors.

Our Doorland

The Doorland Group is an industry leader that creates custom wood stile & rail doors, MDF fire rated doors and wood mouldings. Each of our five divisions offers specialized door products and services for both commercial and residential applications.

Our Divisions

- Custom Solid Wood Stile & Rail Doors
- Custom MDF, 20, 45, 60 & 90 Minute Fire Rated Doors, up to STC 36
- Custom & Standard Mouldings
- Hardware
- In-House Automated Factory Finishing

There are several factors that make our doors unique. Not least of these is our ability to interpret any and all design plans in ways that express our clients' vision. Size, shape, color, finish, any element of our doors, can be adapted to blend with the chosen décor. Combine this ability with our superb craftsmanship, state-of-the-art machinery and software and, of course, the generations of knowledge that go into each piece we produce, and you will understand just how we have achieved our unrivalled reputation.



Our History: From Past

Doorland was founded by Elio Granzotto. Elio began his trade in Italy, where he was renowned as a classic art wood sculptor, specializing in fine intricate wood designs. His talents were well received by custom home builders and architects, who commissioned him to create entry-way systems, cabinetry and custom wood home décor.

Once he had completed his first custom door project, in 1978, Elio's success extended through the industry at large. His vision included a consultative approach, traditional work ethic, flexible design and strong client collaboration. In 1979, his vision was realized with the formation of Doorland Doors. Elio's natural craftsmanship and dedication were the beginning of a family tradition, one on which the company is still based. The values that were evident years ago are still part of The Doorland Group today.

To Present

Since its inception in 1979, Doorland has grown to a team of 125 employees, with a spacious 150,000 square foot facility that houses some of the industry's most advanced door and moulding manufacturing equipment.

Hand Crafted by Elio Granzotto in 1979



Our Solid Wood Stile & Rail Doors

Our solid wood stile & rail doors are made from top grade lumber and are assembled using a mortise and tenon joint. Strong and effective, this method produces one of the strongest joints in woodworking. Our door stiles are created from a single length of solid wood and are available in common and top grade wood species. These include; Red Oak, Yellow Poplar, Mahogany, Cherry, Walnut, Maple, and Knotty Pine.

Our manufacturing process uses the latest in computer numerical controlled (CNC) and custom-made machinery. We integrate the newest software applications and diamond tooling to ensure precision, consistency and supreme quality.

Our Solid MDF Doors

Our MDF doors are made from superior quality MDF with a solid wood door edge, which provides a superior grip during and after installation. Our MDF doors will not expand, contract, shrink, split or warp.

MDF doors are both beautiful and durable. They can be custom designed in any size with countless unique profiles and are also tested to comply with the requirements for 20, 45, 60 and 90 minute fire ratings and STC rating up to 36.

You can choose flat panels, raised panels or louvered doors and all styles are built using moisture-resistant type 1 glue and are factory primed on all six sides.

You'll find our doors in places of distinction throughout the world, including the Ritz-Carlton in Baltimore Maryland, the Plaza in New York, The Wynn and The Wynn Encore, Las Vegas.

Our Solid Wood Mouldings & Trim

Our solid wood mouldings can be manufactured in any specialty wood. We create our own templates and knives, which we cut and grind in-house. This gives our team greater control of the design and keeps the quality consistent during the manufacturing process. We have the ability to create customized profiles based on architectural and designer drawings.

Our Factory Finish

Our state-of-the-art factory finishing line is an automated process capable of finishing both interior and exterior doors in solid color, stain, sealer and lacquer.

Traditional trade finishing methods rely heavily on site conditions and workmanship. These factors can compromise the finish and the overall integrity of the door. The Doorland factory finished door is produced in a controlled environment; one where advanced machinery and qualified staff ensure a superior finish for each and every door.

Our Hardware

To further enhance the beauty of our doors, we offer a wide selection of entry sets and complimentary hardware. Add classical, contemporary and custom hardware in an assortment of finishes to your door design.

Our Environment

The Doorland Group prides itself on being environmentally responsible. Every possible effort is made to ensure that our suppliers embrace the same values and principles towards ecological sustainability, preservation of forests and the environment as a whole.

In an effort to reduce waste, our advanced dust and debris collection system produces the materials used in manufacturing animal stall flooring and particleboard. This system undergoes routine maintenance to ensure efficiency, and is compacted and collected twice daily.

Tree Planting Program

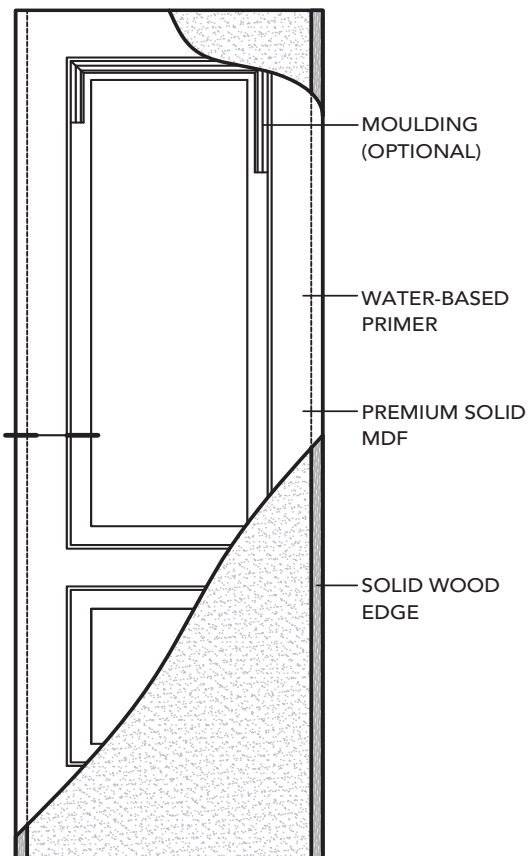
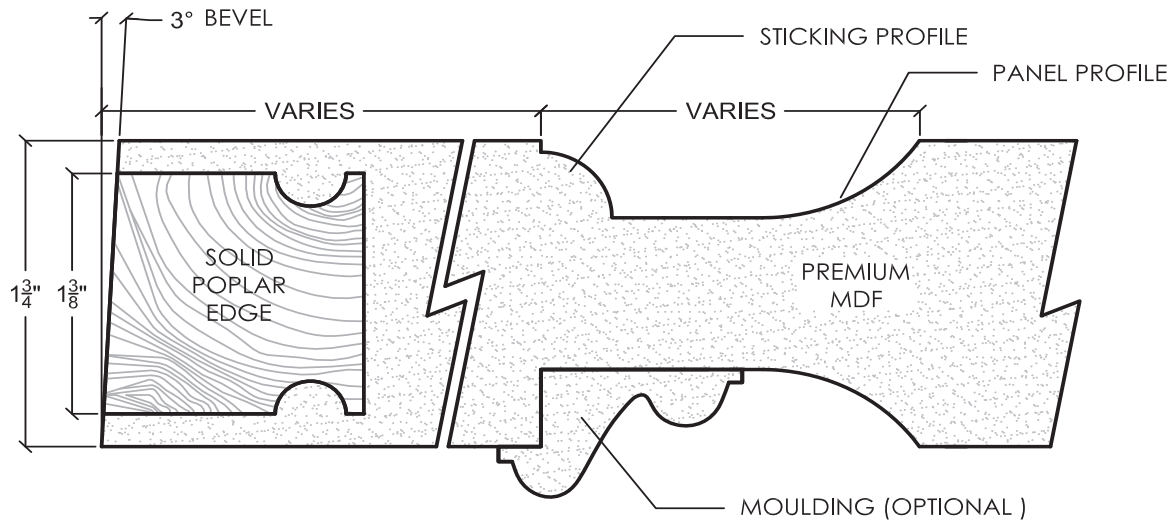
Our tree planting program will assist in restoring and replenishing our forests in both Canada and the United States. The Tree planting program is a joint initiative involving The Doorland Group and associated partners and suppliers. The objective is to ensure a sustainable forest supply, assist in combating global warming and to create a heightened awareness for our environment.

Enjoy the Great **Outdoors.**





Traditional Solid MDF Door Specifications



STANDARD DIMENSIONS:

THICKNESS	1-3/8", 1-3/4" & 2-1/4" ($\pm 1/16"$)
WIDTH	1/4 - 4/0
HEIGHT	6/8, 7/0, 8/0

(Higher Doors Available Upon Request)

APPROXIMATE WEIGHT: (Based on 1 3/4" thickness)

	6/8	7/0	8/0	
1/6	64	67	77	(in lbs)
2/0	86	90	103	
2/4	100	105	120	
2/8	114	120	137	
3/0	128	135	154	

MACHINING:

* Factory-machining available to exacting requirements for hardware

FACTORY FINISH:

- * Doors are available with catalyzed varnish/polyurethane factory finish
- * Color choices are available or custom color matching by submitting a physical sample
- * All factory finished doors have sealed top & bottom rails

Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36

Door Style DS-15

The Wynn Encore Door, Guest Room Suite Side Factory Finish Solid MDF



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Stained Poplar Century
CA303DL Casing &
B74DL Backband



Hardware Detail
Lock Style RP-106



Door Detail
Custom Brass Grill & Fabric Panel



Door Style M-04
Factory Finish Solid MDF



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Stained Poplar Century
CA303DL Casing &
B74DL Backband



Hardware Detail
Lock Style RP - 609



Door Detail
Quarter Round Sticking Royal Panel

Door Style M-09 with Applied Moulding
Factory Finish Solid MDF



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Paint Grade Poplar Julia
Casing CS402DL &
Custom MDF Header



Hardware Detail
Lock Style RP - 609



Door Detail
Barocco Applied Moulding
Royal Panel



Door Style DS-16
Factory Finish Stained Solid MDF



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Stained Mahogany Classic
Casing CA301DL



Hardware Detail
Lock Style MMII-P100



Door Detail
Modern Applied Moulding
Bevelled Panel

Door Style DS-8
Factory Finish Horizontal & Vertical Natural Wenge Veneer



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Painted Poplar Century
Casing CA303DL &
B74DL Backband



Hardware Detail
Lock Style RH-104



Door Detail
Quarter Cut Natural Maple Veneer
Inset with Solid Maple Square
Sticking Moulding



Door Style DS-20

Factory Finish Horizontal & Vertical Grain Ash Veneer with Black Groove Detail



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Painted Poplar Century
Casing CA303DL &
B78DL Backband



Hardware Detail
Lock Style RH-003



Door Detail
1/4" 'U' Groove

Door Style DS-4
Rift-Cut White Oak Veneer



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Stained Rift-Cut White Oak
Groove Casing CA432DL



Hardware Detail
Lock Style MMII - P100



Door Detail
1/4" 'U' Groove



Door Style G-11-4
Factory Finish Horizontal Grain Zebrano Wood Veneer with
Horizontal Edges and Groove Detail



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Stained Zebrano Wood
Groove Casing CA432DL



Hardware Detail
Lock Style MMII-P100



Door Detail
1/4" 'U' Groove

Door Style DS-5
Factory Finish Quarter Cut Cherry Veneer



Trim Detail
Custom Cherry



Hardware Detail
Lock Style AR21-R



Door Detail
'V' Groove

Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Door Style DS-11

Factory Finish Solid MDF with Pomele Burl Inset and MDF Grid Detail



Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Trim Detail
Painted Poplar Exclusive
Casing CA331DL &
B73DL Backband

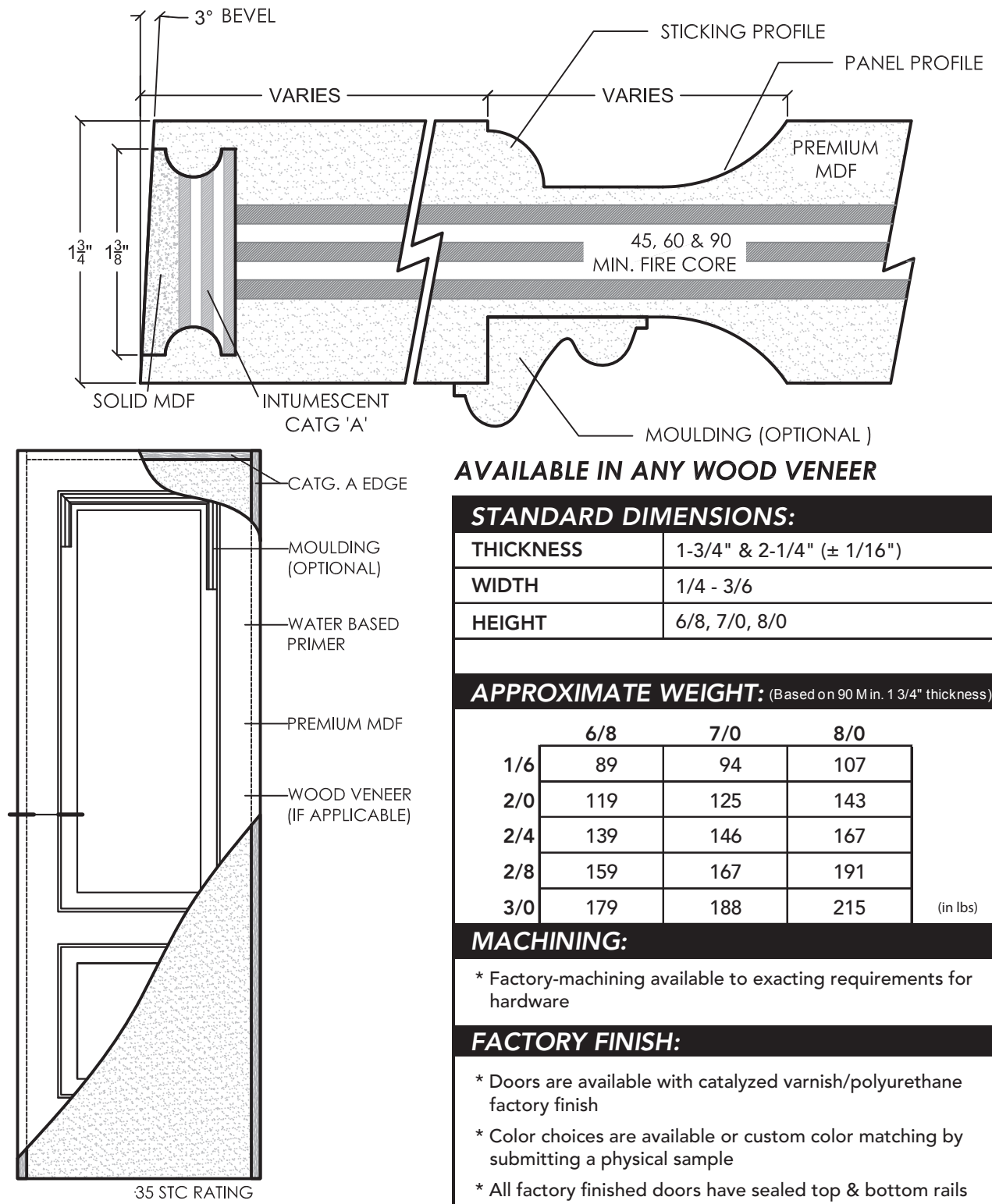


Hardware Detail
Lock Style RH-066



Door Detail
Custom-Applied MDF Grill
Shaker Veneer Panel

Traditional MDF 20, 45, 60 & 90 Min Fire Rated Door Specifications





Door Style DS-10

Factory Finish Horizontal Quarter-Cut Maple Veneer with Reset Walnut Veneer Detail



Trim Detail
Stained Walnut Riviera
Casing CA316DL &
B72DL Backband



Hardware Detail
Lock Style RP-405



Door Detail
Flush Slab with Solid Walnut Reset Inlay

Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36

Door Style DS-19

The Wynn & The Wynn Encore Suite Entry Door Factory Finish Solid MDF



Trim Detail
Stained Poplar Century
CA303DL Casing
& B74DL Backband



Hardware Detail
Lock Style RP-106

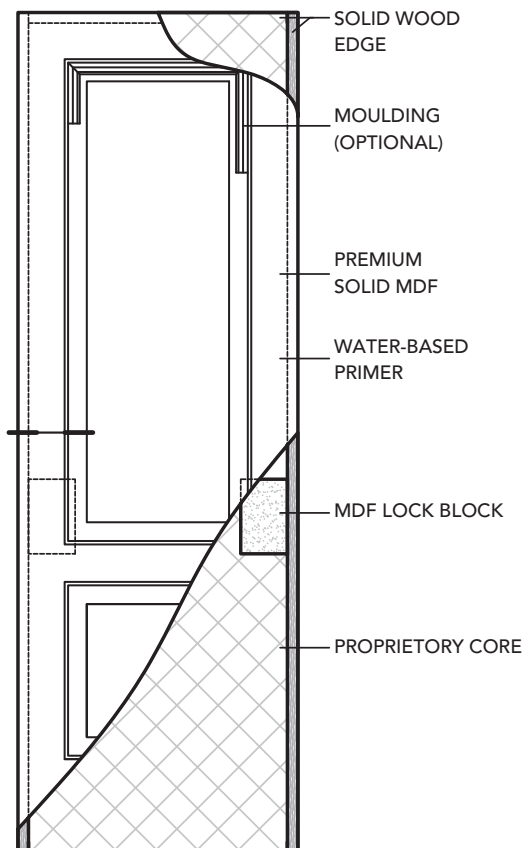
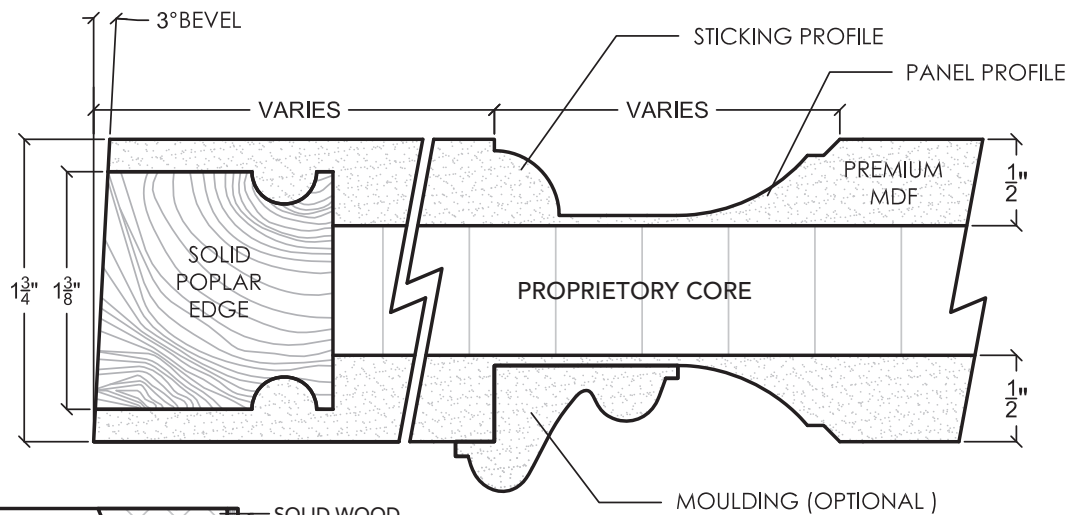


Door Detail
Custom Bevelled Panel

Available fire rated 20, 45, 60 & 90 minute
Available up to STC 36



Majestic MDF Door Specifications



STANDARD DIMENSIONS:

THICKNESS	1-3/8", 1-3/4" & 2-1/4" ($\pm 1/16"$)
WIDTH	1/4 - 4/0
HEIGHT	6/8, 7/0, 8/0

(Higher Doors Available Upon Request)

APPROXIMATE WEIGHT: (Based on 1 3/4" thickness)

	6/8	7/0	8/0
1/6	41	43	48
2/0	53	56	64
2/4	62	65	74
2/8	71	74	84
3/0	79	83	95

(in lbs)

MACHINING:

* Factory-machining available to exacting requirements for hardware

FACTORY FINISH:

- * Doors are available with catalyzed varnish/polyurethane factory finish
- * Color choices are available or custom color matching by submitting a physical sample
- * All factory finished doors have sealed top & bottom rails

Door Style DS-A-05
Majestic Custom Arch Top



Trim Detail
Painted Poplar EastPark
Casing CA411DL &
Baseboard BB711DL



Hardware Detail
Lock Style CB21-P106



Door Detail
Luis Applied Moulding
Royal Panel



⊕ Some things you just can't let go

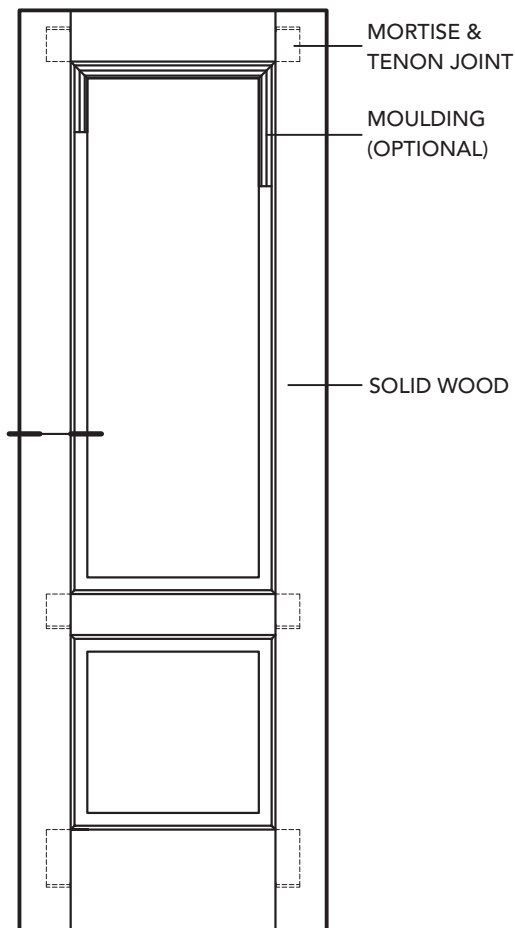
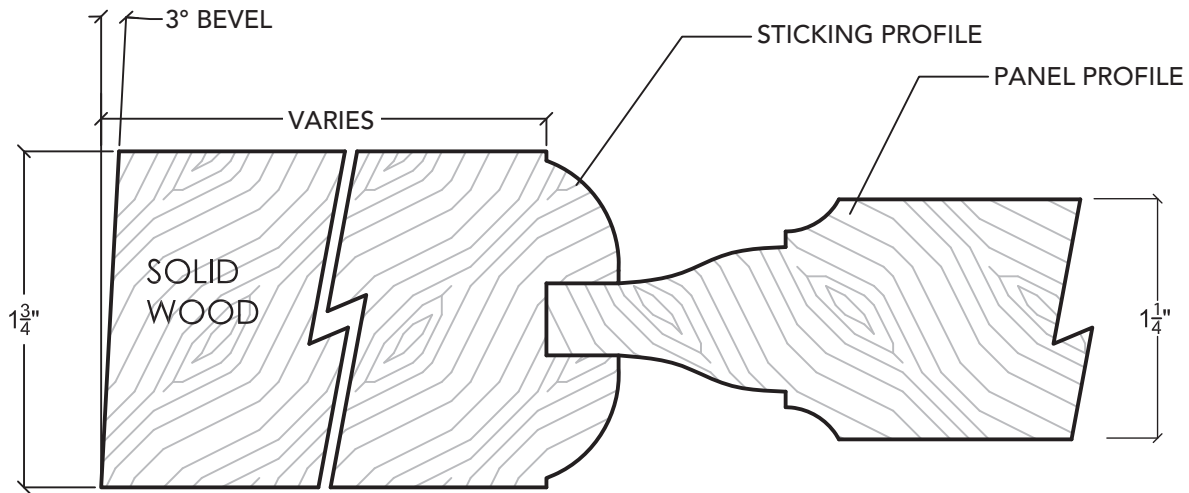
PEOPLE LOVE OUR DOORS

FACT:

In 1981, a Doorland client agreed to sell his home under the condition that he was able to take his front door.



Solid Wood Stile & Rail Door Specifications



STANDARD DIMENSIONS:

THICKNESS	1-3/8", 1-3/4" & 2-1/4" ($\pm 1/16"$)
WIDTH	1/4 - 4/0
HEIGHT	6/8, 7/0, 8/0
(Higher Doors Available Upon Request)	

APPROXIMATE WEIGHT: (Based on 1 3/4" thickness)

	6/8	7/0	8/0	
1/6	50	53	59	(in lbs)
2/0	65	68	78	
2/4	76	79	90	
2/8	86	90	102	
3/0	96	100	114	

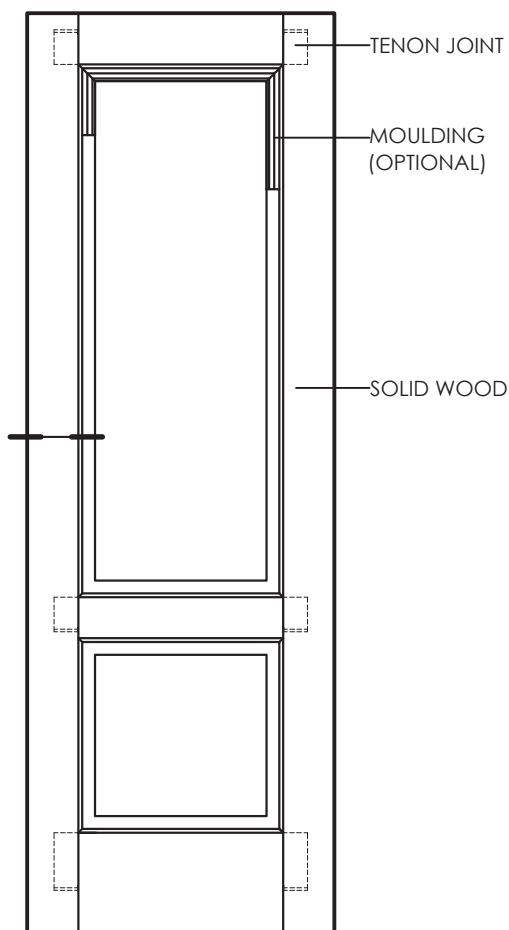
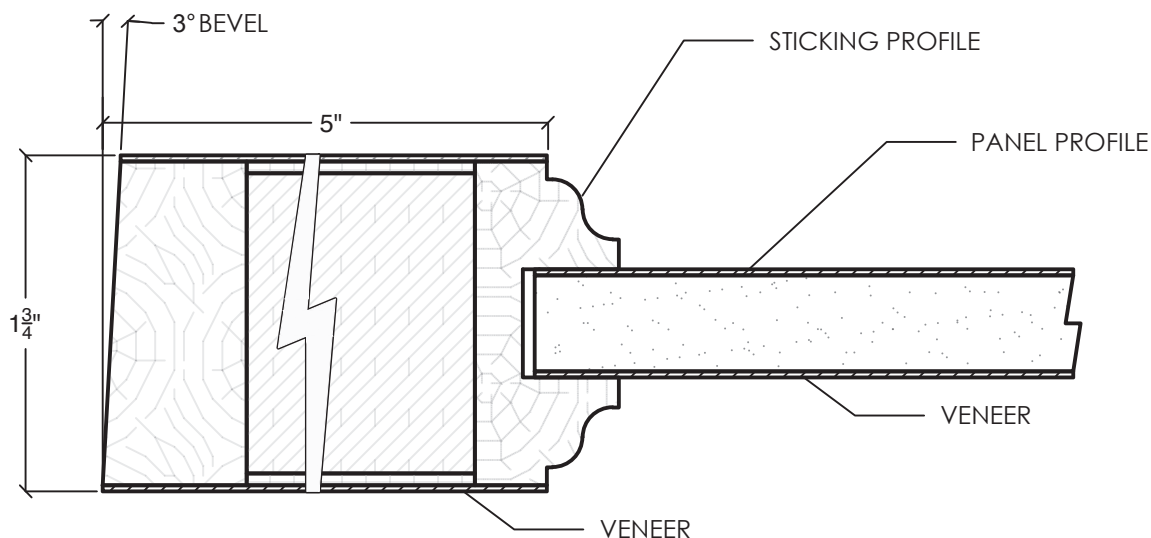
MACHINING:

* Factory-machining available to exacting requirements for hardware

FACTORY FINISH:

- * Doors are available with catalyzed varnish/polyurethane factory finish
- * Color choices are available or custom color matching by submitting a physical sample
- * All factory finished doors have sealed top & bottom rails

Engineered Stile & Rail Solid Wood Door Specifications



STANDARD DIMENSIONS

THICKNESS	1-3/8", 1-3/4" & 2-1/4" ($\pm 1/16"$)
WIDTH	1/4 - 4/0
HEIGHT	6/8, 7/0, 8/0 (higher doors available)

APPROXIMATE WEIGHT: (Lbs. based on 1 3/4" thickness)

	6/8	7/0	8/0
1/6	50	53	59
2/0	65	68	78
2/4	76	79	90
2/8	86	90	102
3/0	96	100	114

MACHINING:

* Factory machining available to exacting requirements for hardware

FACTORY FINISH:

* Doors are available with catalyzed Varnish / Polyurethane factory finish

* Color & Stain Choices are available or custom color matching by submitting a physical sample

* All Factory finished doors have sealed top & bottom rails

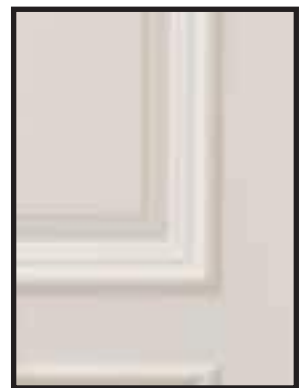
Door Style Custom S-04
Factory Finish Solid American Poplar/MDF Panels
Custom Radius Top



Trim Detail
Custom MDF Arch Eastpark
Casing CA411DL



Hardware Detail
Lock Style CB21-P106



Door Detail
Luis Applied Moulding
Royal Panel



Door Style DS-7
Factory Finish Solid Walnut, Antiqued & Distressed



Trim Detail
Stained Walnut Classic
Casing CA301DL



Hardware Detail
Lock Style RP-209



Door Detail
Shaker Sticking
Flat Panel

Door Style A-05
Factory Finish Natural Solid Knotty Pine



Trim Detail
Stained Knotty Pine Eastpark
Casing CA411DL &
Baseblock BA102DL &
Eastpark Baseboard BB711DL



Hardware Detail
Lock Style RP-609



Door Detail
Quarter Round Sticking
Royal Panel



Door Style DS-16-5
Factory Finish Solid Natural Walnut



Trim Detail
Doorland's Own Stained Walnut
Custom Profile
Casing CS404DL &
B81DL Backband



Hardware Detail
Lock Style RH-002



Door Detail
Modern Applied Moulding
Bevelled Panel

Door Style S-12

Factory Finish Solid Cherry with Light Curly Maple Panel



Trim Detail
Stained Cherry Century
Casing CA403DL



Hardware Detail
Lock Style RH-066



Door Detail
Shaker Sticking
Flat Panel



Door Style M-02
Factory Finish Solid Interior American Poplar Stained



Trim Detail
Stained Poplar Lincoln
Casing CA305DL &
B72DL Backband



Hardware Detail
Lock Style RP-208



Door Detail
Quarter Round Sticking
Royal Panel

Door Style E-04
Factory Finish Solid American Poplar Stained



Trim Detail
Stained Poplar Northern
Casing CA313DL &
B72DL Backband



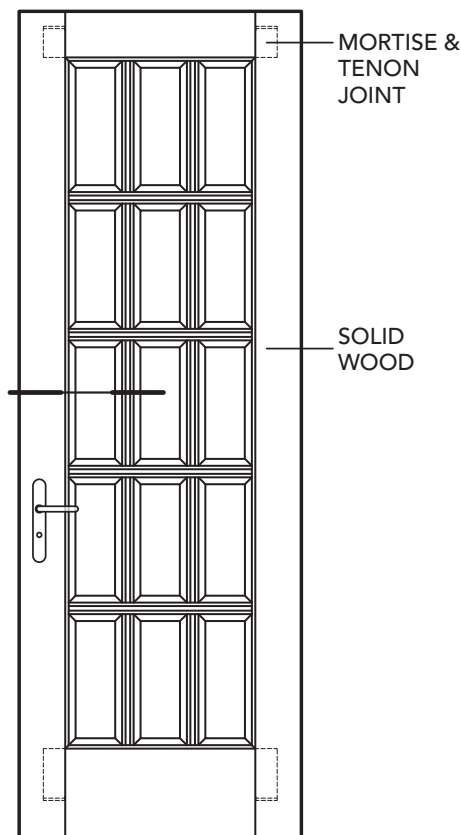
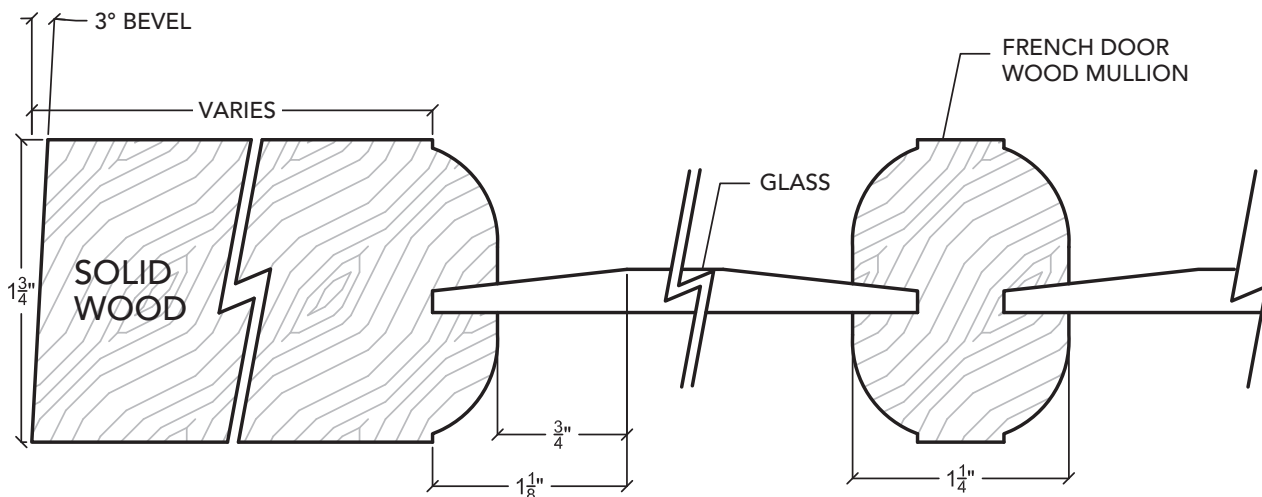
Hardware Detail
Lock Style AUR-133P8



Door Detail
Quarter Round Sticking
Royal Panel



Solid Wood Stile & Rail French Door Specifications



STANDARD DIMENSIONS:

THICKNESS	1-3/8" & 1-3/4" ($\pm 1/16"$)
WIDTH	1/4 - 3/0
HEIGHT	6/8, 7/0, 8/0
GLASS TYPES	Please see catalog

APPROXIMATE WEIGHT:

	6/8	7/0	8/0
1/6	40	42	47
2/0	52	54	61
2/4	60	62	71
2/8	67	71	80
3/0	75	79	89

(in lbs)

MACHINING:

- * Factory machining available to exacting requirements for hardware

FACTORY FINISH:

- * Doors are available with catalyzed varnish/polyurethane factory finish
- * Color choices are available or custom color matching by submitting a physical sample
- * All factory finished doors have sealed top & bottom rails

Door Style FD-747 Cortina Bevel Glass
Factory Finish Solid American Poplar Stained



Trim Detail
Stained Poplar Northern
Casing CA313DL &
B72DL Backband



Hardware Detail
Lock Style RP-208



Door Detail
Quarter Round Sticking
Royal Panel Bevelled Glass



Door Style S-03
Factory Finish Solid Interior American Poplar Stained Walnut



Trim Detail
Stained Poplar PE114DL
Pediment & Tudor
Casing CA325DL &
B77DL backband



Hardware Detail
Lock Style RP-609



Door Detail
Luis Applied Moulding
Royal Panel

Factory Finish Pub Door in Solid African Mahogany



Trim Detail
Stained Mahogany Classic
Casing CA301DL



Glass Detail
Custom Etched Sandblasted



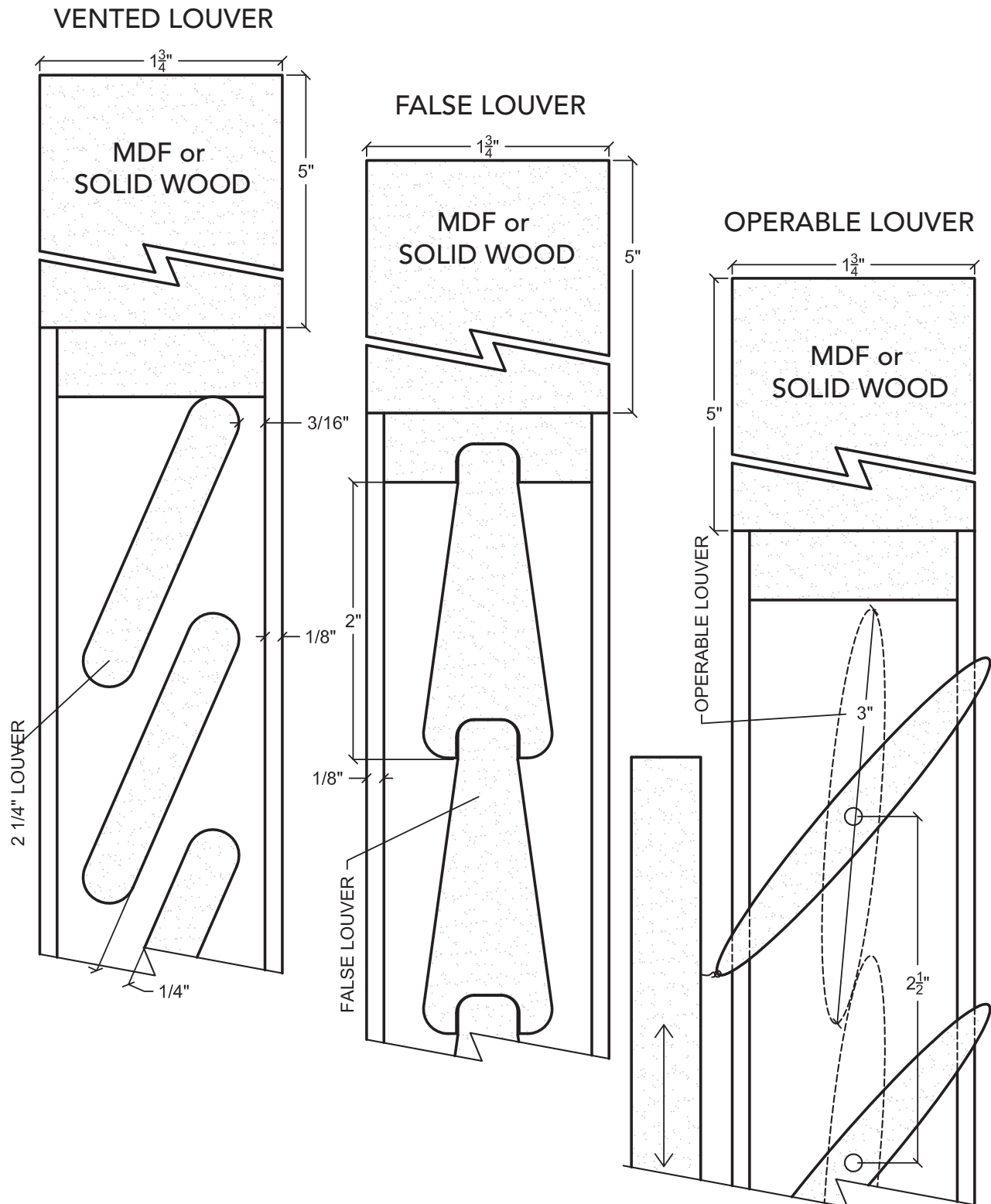
Door Detail
Quarter Round Sticking
Beaded Panel



Hardware Detail
Custom Pulls



Louver Doors Specifications



Door Style LV-01
Factory Finish Solid Walnut Vented Louver



Panel Detail
Modern Applied Moulding
Bevelled Panel



Louver Detail
Vented Louver
Shaker Sticking



Trim Detail
Northfield Baseboard BB725DL



Door Style LV-01
Factory Finish Solid Cherry Operable Louver



Trim Detail
Painted Poplar Century
CA303DL Casing &
B74DL Backband



Hardware Detail
Lock Style AUR850P8



Door Detail
Operable Louver
Shaker Sticking

Door Style LV-03
Factory Finish Solid MDF False Louver



Trim Detail
Painted Poplar Century
CA303DL Casing &
B74DL Backband



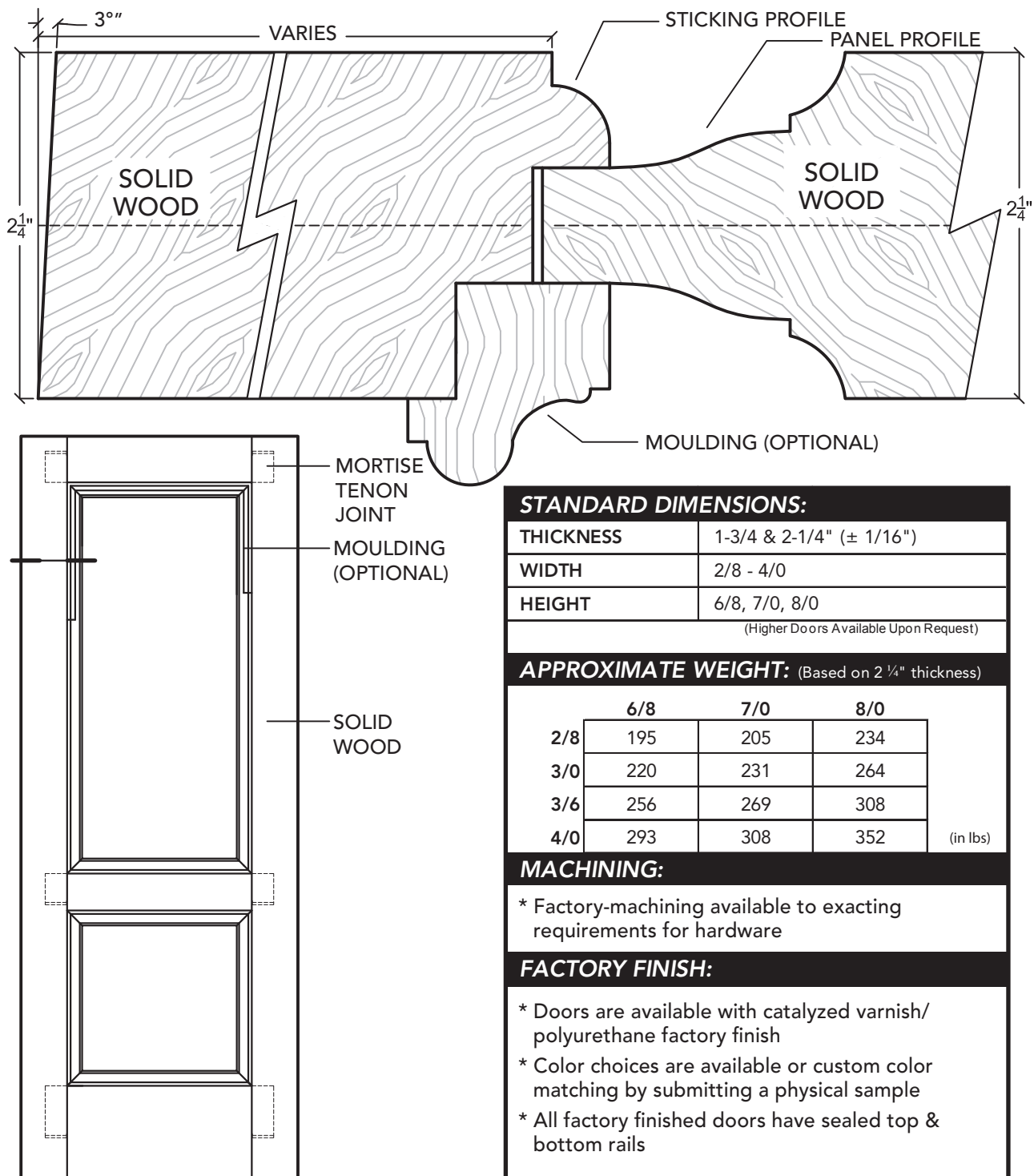
Hardware Detail
Lock Style RH-066



Door Detail
False Louver
Step Sticking



Solid Wood Stile & Rail Exterior Door Specifications



Factory Finish Eagle's Nest Golf Club Door Unit in Solid African Mahogany



Carved Detail
Custom CNC Designed &
Carved Moulding



Door Detail
Custom Applied Moulding
Royal Panel



Glass Detail
Shaped Bevelled Thermo
Tempered Glass



Factory Finish Church Exterior Wood Doors In Solid Red Oak



Door Detail
Custom Designed Applied Moulding
Contemporary Panel



Hardware Detail
Custom Pulls

Factory Finish Custom Residential Unit in Solid Sapelle Mahogany



Glass Detail
Custom Melted Thermo
Tempered Glass



Hardware Detail
Lock Style REH-8209



Door Detail
Barocco Applied Moulding
Royal Panel



Factory Finish Custom Residential Solid Wood
Door Unit with Carvings & Inlays in Solid Red Oak



Door Hardware
Custom Pulls & Multi-Point
Locking System



Door Detail
Barocco Applied Moulding
Royal Panel

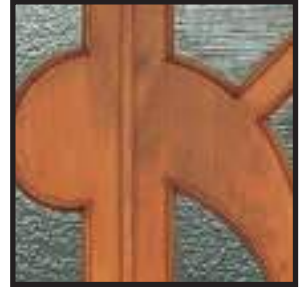


Door Detail
Custom Designed In-House



Door Detail
Custom Designed In-House

Factory Finish Custom Residential Solid Wood Door Unit
with Melted Glass in Solid Walnut



Door Detail
Barocco Moulding



Door Hardware
Custom Pulls + Multi-Point
Locking System



Glass Detail
Custom Melted Thermo
Tempered Glass



Transom Detail
Custom Designed In-House



Factory Finish Custom Residential Solid Wood Door Unit with Glass Accents Surrounds in Solid Sapelle Mahogany



Mahogany Tudor
Casing CA325DL &
B77DL Backband



Hardware Detail
Lock Style The Chateau-Interior



Door Detail
CNC Custom Applied Carved Moulding
Royal Panel



Glass Detail
Custom In-House Designed
Made Leaded Glass

Factory Finish Custom Residential Solid Wood Door Unit with
Custom Leaded Glass in Solid Red Oak



Glass Detail
Custom In-House designed
Made Leaded Glass



Hardware Detail
Lock Style REH-8208



Door Detail
Barocco Applied Moulding
Royal Panel



Factory Finish Custom Residential Solid Wood Door Unit with Carving in Solid Red Oak



Door Detail
Custom Applied CNC
Carved Moulding Royal Panel



Hardware Detail
Custom Knob



Door Detail
Royal Panel with
Custom V-Groove Detail

Factory Finish Night Club/Lounge Door in Solid Sapelle Mahogany



Trim Detail
Stained Mahogany Custom Brickmould



Door Hardware
Custom Pulls & Multi Point
Locking System



Door Detail
3/4 Recessed Stainless Steel Dowels



Factory Finish Custom Residential Exterior Side in Solid Teak



Door Detail
Flush Door with "U" Groove Detail



Hardware Detail
Custom Pull plus Multi-Point Hardware



Glass Detail
Acid Etched Thermo Tempered

How Mouldings are Produced



1

Selected wood is mounted on a computerized laser-guided rip saw. The on-line computer determines the most efficient yield of wood.



2

Wood is cut to working size in preparation for the shaping stage.



3

A moulding machine takes care of surfacing (D4S) and actually shapes the wood to various moulding profiles.

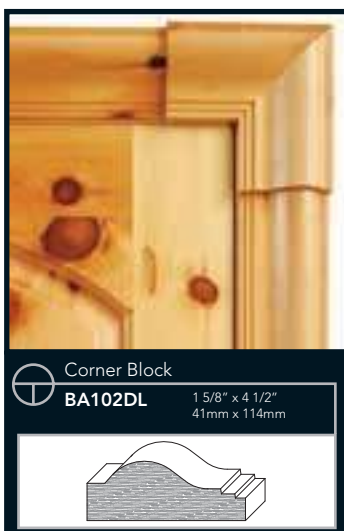
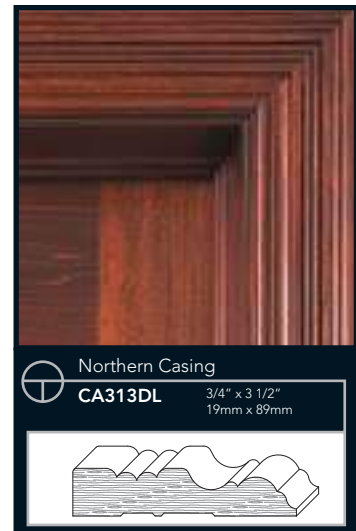
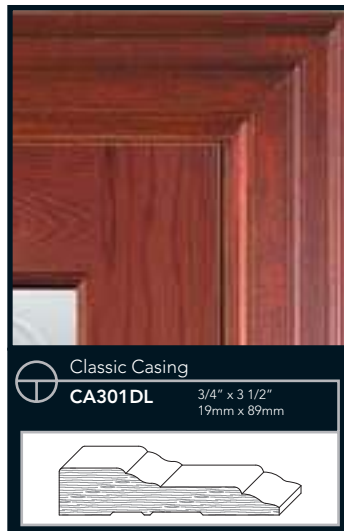
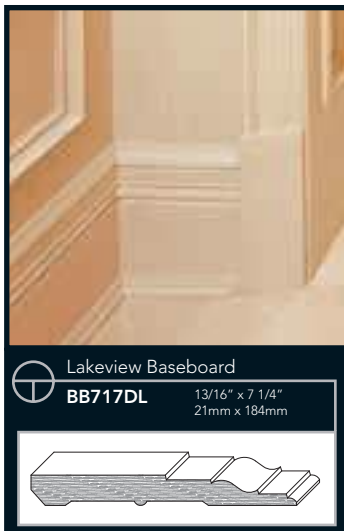
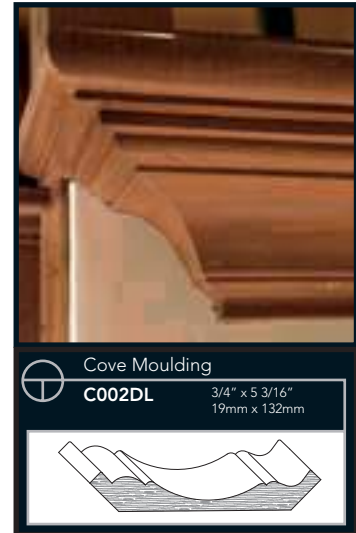
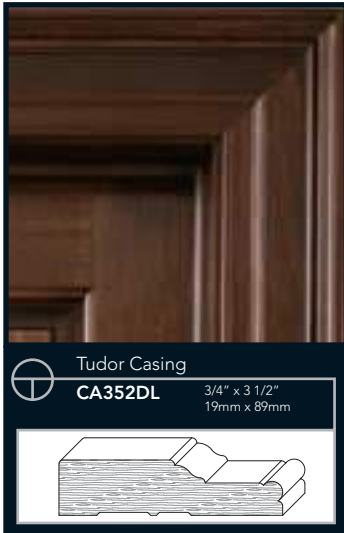


4

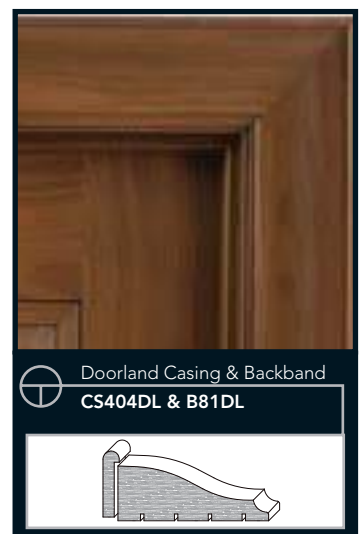
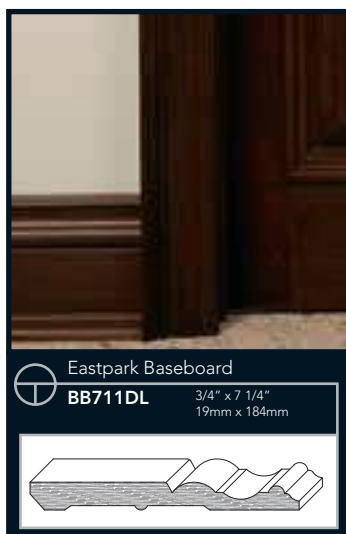
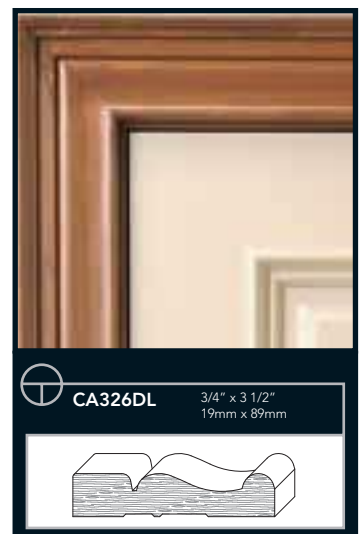
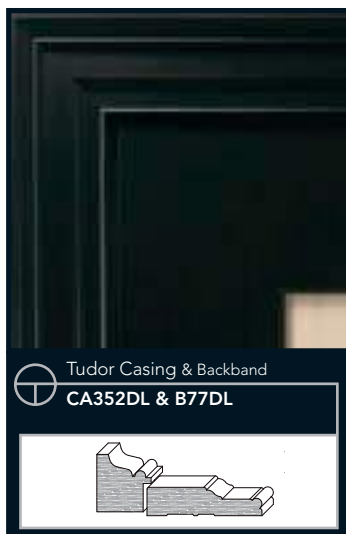
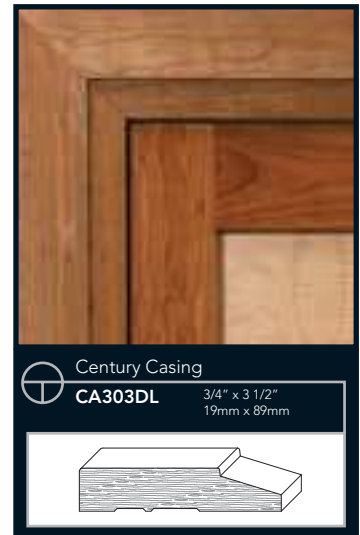
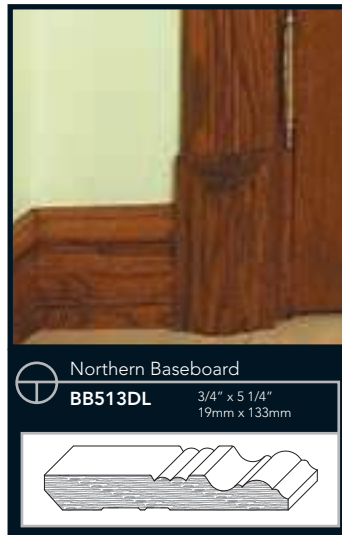
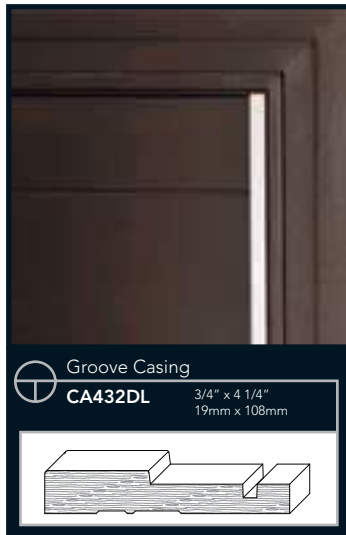
The shaped wood profile exits the moulder ready for stain or paint.



Trim Moulding Profile Samples

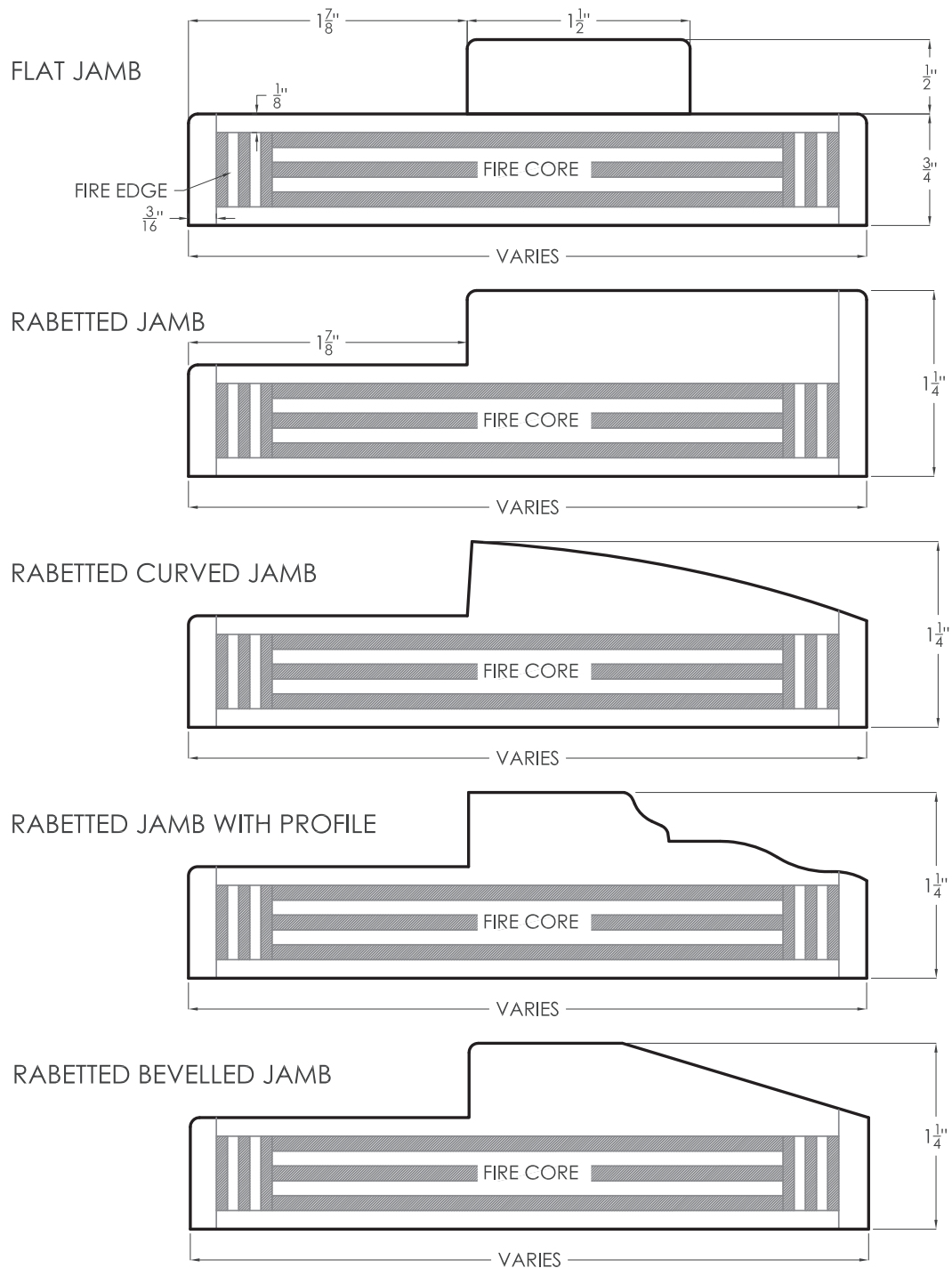


Our Mouldings



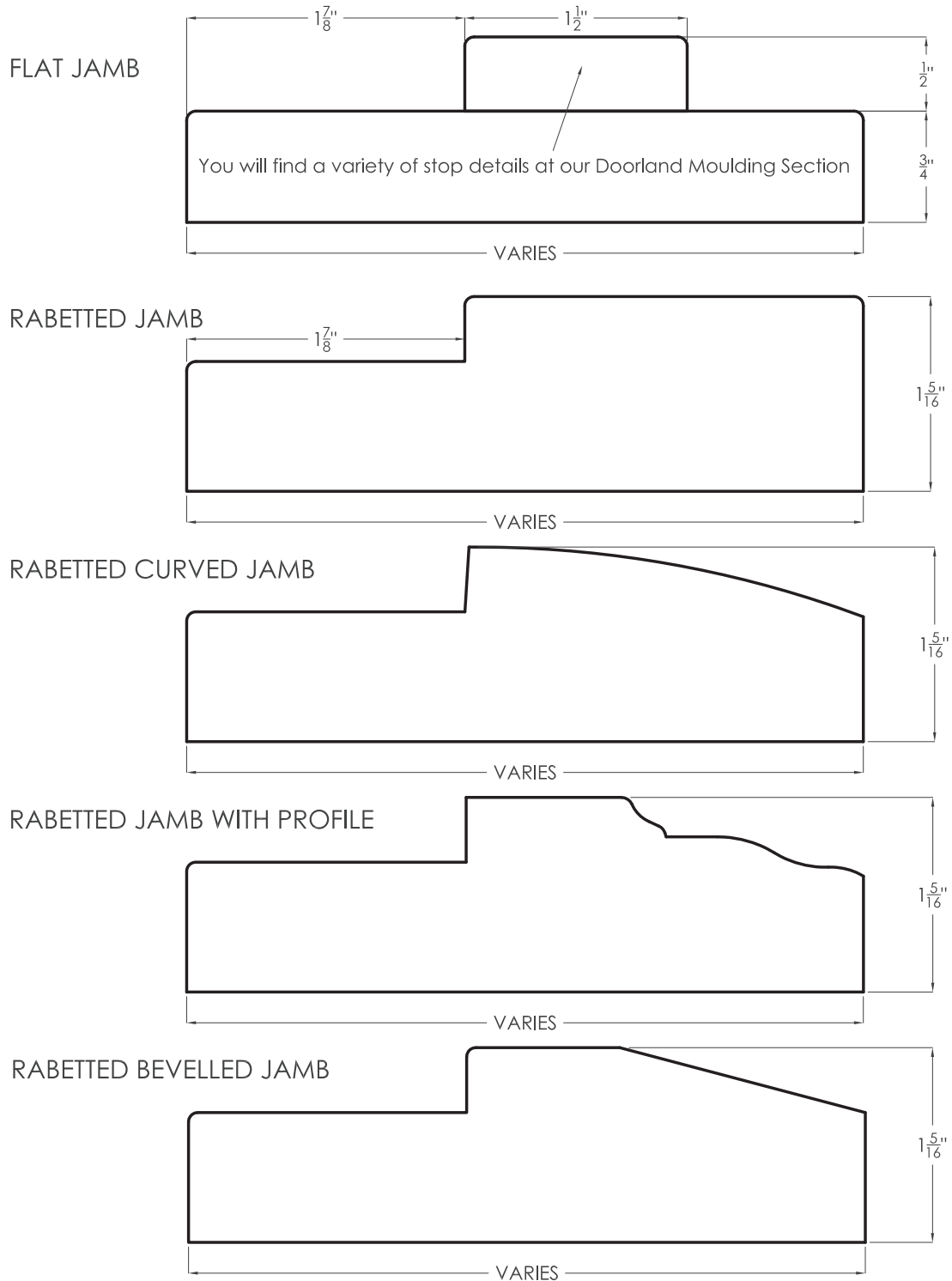


45, 60, 90 Min., Fire Rated JAMB Specifications



Available in primed MDF, Solid Wood & Exotic Veneers

JAMB Specifications



All Above JAMBS available in 20, 45, 60, 90 minute fire rating

Available in primed MDF, Solid Woods & Exotic Veneers



Our state-of-the-art factory finishing line is an automated process which is capable of finishing doors in solid color, stain, sealer and lacquer, for both interior and exterior doors.

Traditional trade finishing methods rely heavily on site conditions and workmanship. These factors can compromise the finish and the overall integrity of the door. The Doorland factory finished door is produced in a controlled environment, where advanced machinery and qualified staff ensure a superior finish for each and every door.

Factory finishing adds value and beauty to living spaces. A well-finished door can be created to accent the overall style and décor of a living area, much like a piece of well-crafted furniture.

Factory Finishing Features:

- Produced in-house
- State-of-the-art machinery
- 2 stages of sanding and primer
- Solid and custom colors
- Stain, sealer and lacquer
- All doors sealed top and bottom
- Interior and exterior doors

Factory Finishing Benefits:

- Streamlined processes to improve efficiency and cost
- Produced in a controlled environment
- No exposure to external elements
- Preservation of the integrity and quality of the door
- Minimizes color inconsistencies
- Preferable process over site finishing
- Adds style, consistency to décor

Factory Finish



Our Premium Factory Finish

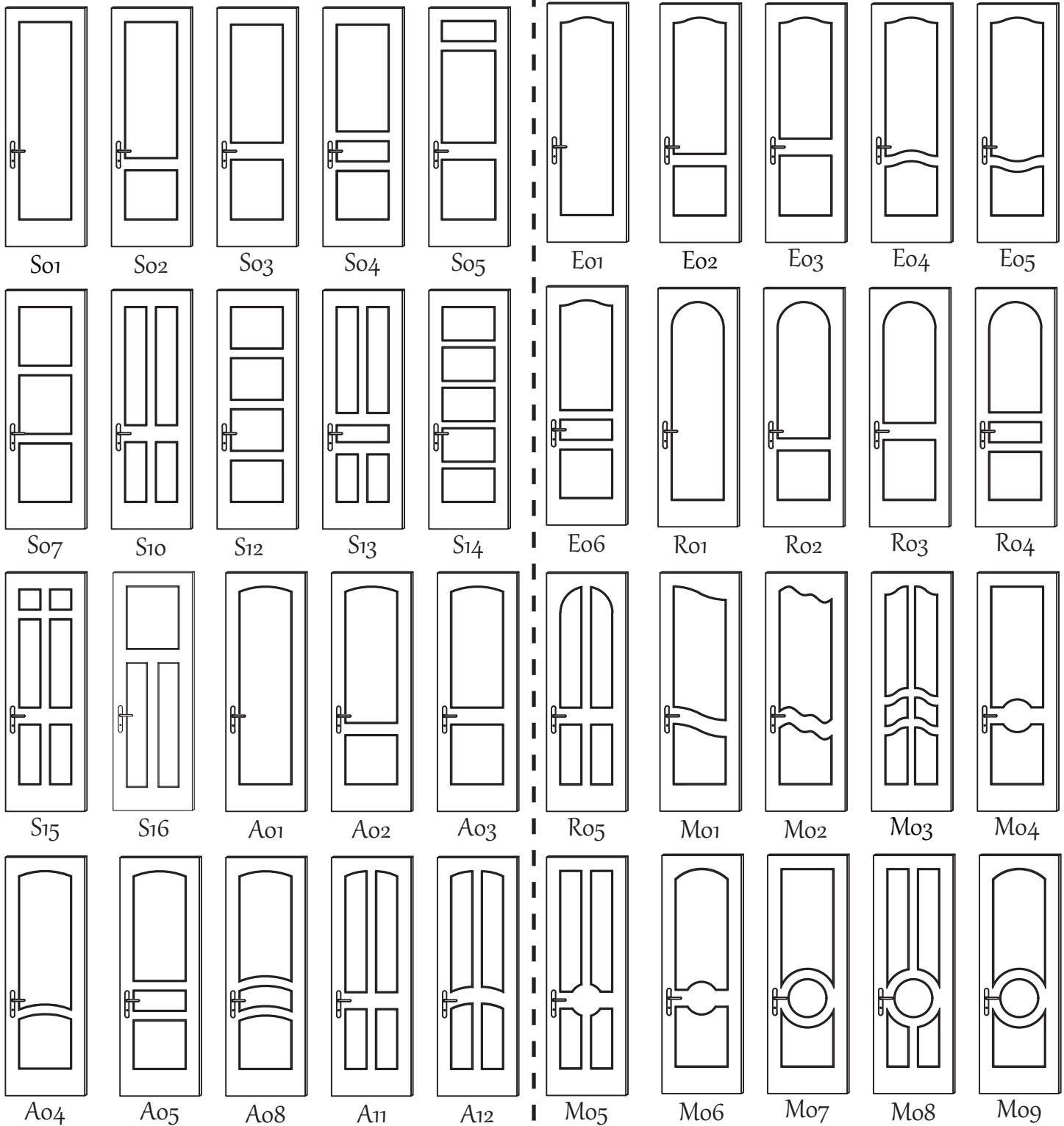
To ensure each and every door measures up to the Doorland standards of consistency and superior finish, our quality assurance team meticulously inspects the doors on all six sides. These scheduled quality checks are conducted throughout the factory finishing process. Our factory finished doors arrive on-site as per specification and are ready for installation.

How it's done?

- | | |
|----------|--|
| Step 1. | The unfinished door is placed into an automated conveyer system where the factory finishing process begins. |
| Step 2. | The door is put through a pre-sanding stage, where only the surface is sanded. |
| Step 3. | After the pre-sanding is complete, the door enters a denibbing machine, where only the raised panels are sanded. |
| Step 4. | Once the surface and the raised panels are sanded, the door is put through a vacuum system where any dust and wood particles are removed. |
| Step 5. | The sanded and cleaned door is sent to a preheating chamber. Preheating will allow the primer and paint to adhere suitably for the desired finish. |
| Step 6. | Once the door reaches the desired temperature, it enters the spray line where the automated spray guns apply an even amount of primer and paint. |
| Step 7. | The primed and painted door is stacked into a drying oven. |
| Step 8. | Once the primer and paint are dry, the door enters a cooling chamber where it is inspected for cracks or imperfections. |
| Step 9. | After careful inspection, the door travels through a final denibbing sanding stage where all excess primer is removed. |
| Step 10. | Once the excess primer is removed, the door enters an automated flipping system where it is flipped and the whole process is repeated. |
| Step 11. | Upon completion of the factory finishing process, all doors are inspected and approved by our quality assurance team. |



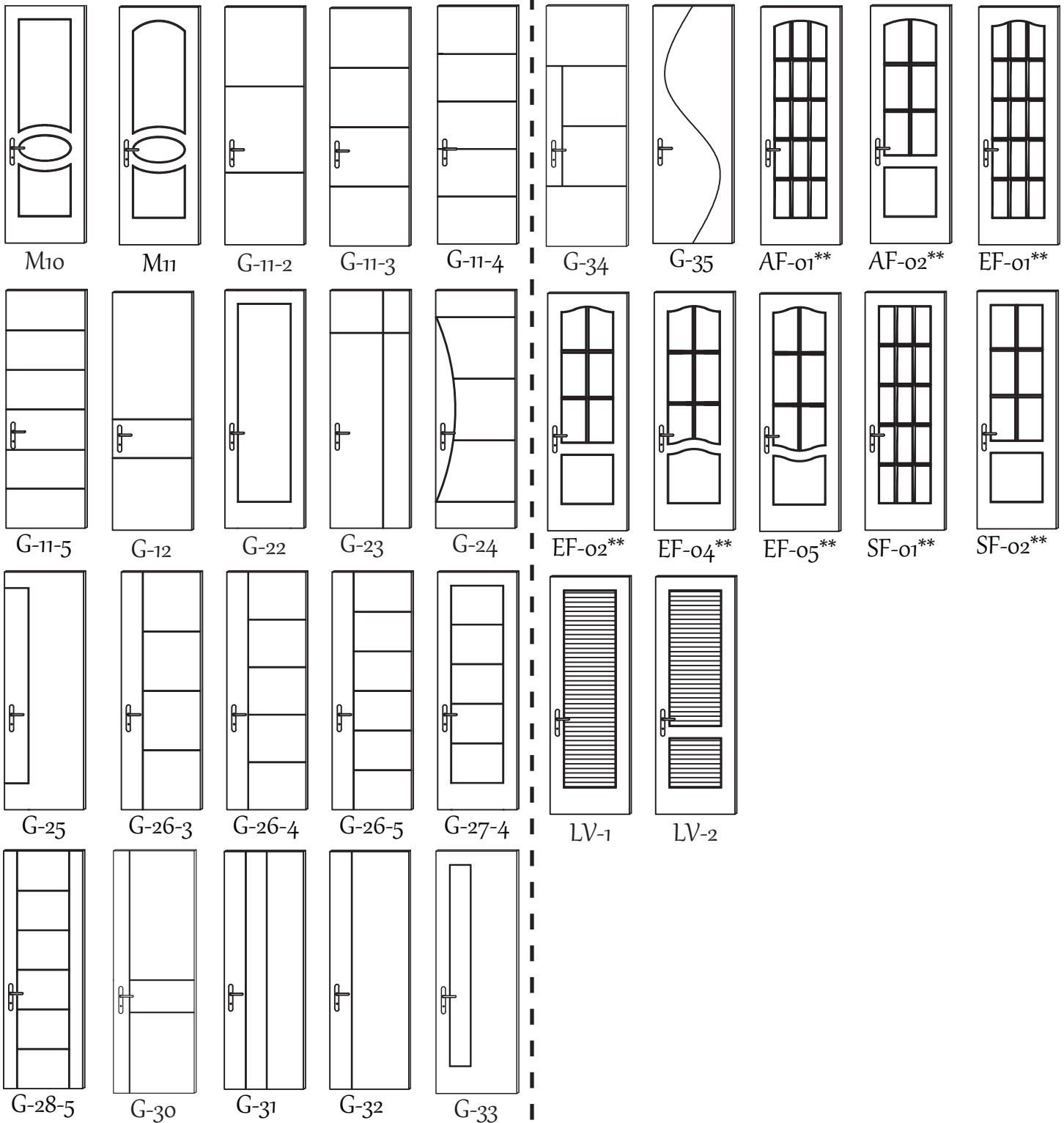
Door Styles



Typical Doorland door styles shown, Custom Designs and Sizing also available.

Door construction availability varies with Solid Wood, MDF, SCL, Extira, their composites, and the door style used.

Door Styles



Typical Doorland door styles shown, Custom Designs and Sizing also available.

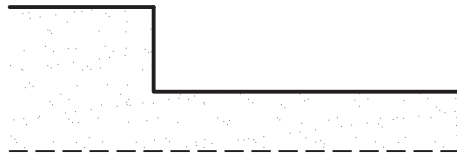
Door construction availability varies with Solid Wood, MDF, SCL, Extira, their composites, and the door style used.

**FRENCH DOORS AVAILABLE IN MULTIPLE DESIGNS- CONTACT OFFICE FOR DETAILS

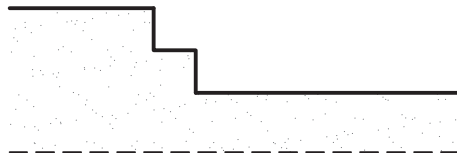


Sticking Profiles

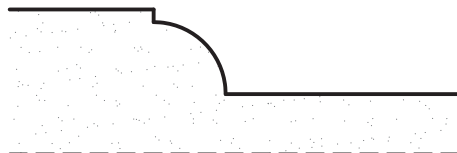
NOT ALL STICKING AVAILABLE IN ALL DOOR CONSTRUCTION.
PLEASE SEE SALES REP.



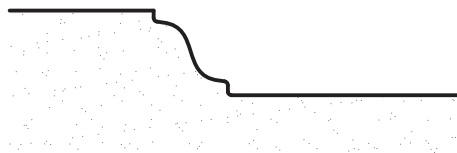
SHAKER STICKING (SHS)



STEP STICKING (STS)



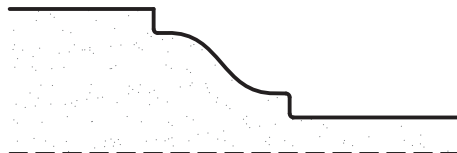
QUARTER ROUND STICKING (QRS)



OGEE STICKING (OGS)



SMALL BEVELED STICKING (SBS)



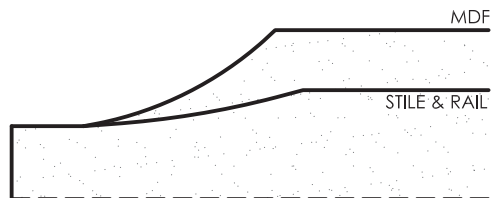
LONG OGEE STICKING (LOS)
NOT AVAILABLE IN MAJESTIC SERIES

Panel Profiles

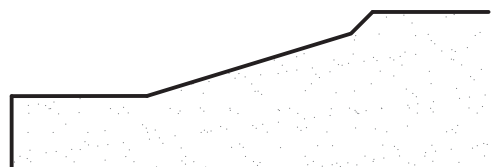
NOT ALL STICKING AVAILABLE IN ALL DOOR CONSTRUCTION.
PLEASE SEE SALES REP.



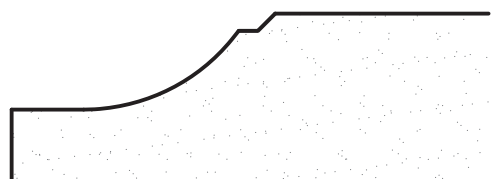
3/8" PANEL FOR 1-3/8" DOOR
FLAT PANEL (FLP)
NOT AVAILABLE IN MAJESTIC SERIES



SCOOP PANEL (SCP)



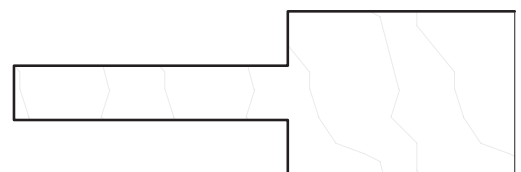
CONTEMPORARY PANEL (COP)



ARTISTIC PANEL (ARP)

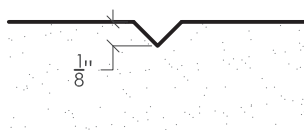


ROYAL PANEL (ROP)

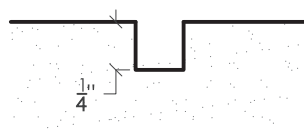


STEP PANEL (STP)

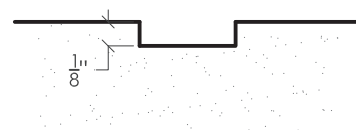
Groove Profiles



V GROOVE - 1/4" x 1/8"



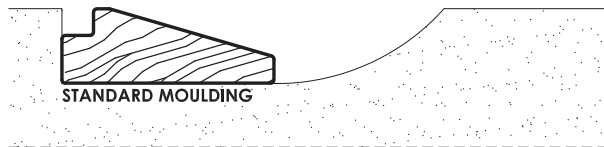
1/4" U GROOVE - 1/4" x 1/4"



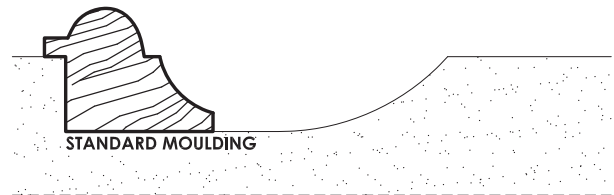
1/2" U GROOVE - 1/2" x 1/8"

Applied Moulding

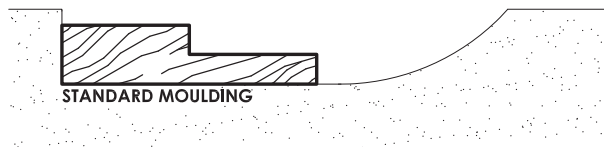
SOLID WOOD OR MDF



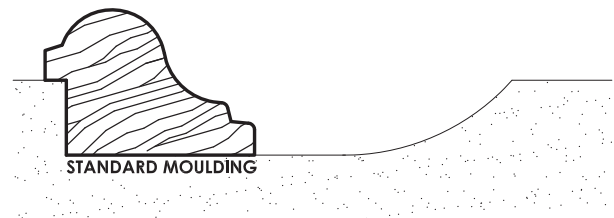
MODERN MOULDING (MOM)



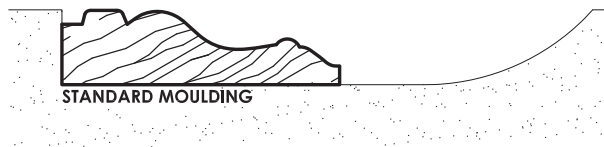
TOSCANA MOULDING (TOM)



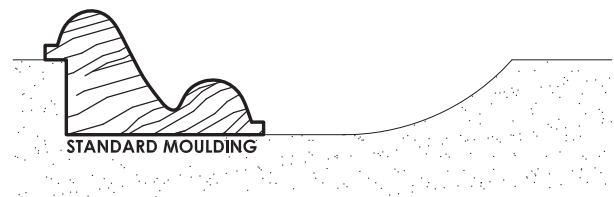
CONTEMPORARY MOULDING (COM)



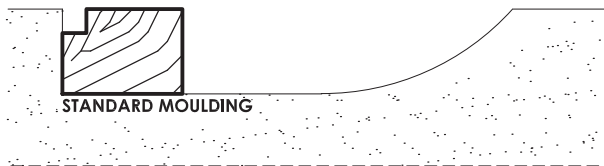
BAROCCO MOULDING (BAM)



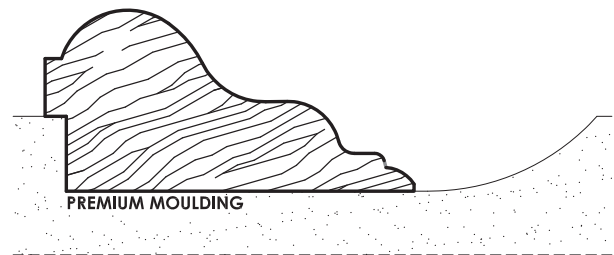
PROVINCIAL MOULDING (PRM)



CLASSIC MOULDING (CLM)



REVEAL MOULDING (RVM) M38DL



LUIS MOULDING (LUM)



List of World Wide Projects

THE WYNN

LAS VEGAS, NEVADA

THE PLAZA HOTEL

NEW YORK, NEW YORK

THE MARK HOTEL

NEW YORK, NEW YORK

COPLEY SQUARE HOTEL

BOSTON, MASSACHUSETTS

UNIVERSAL STUDIOS

ORLANDO, FLORIDA

RITZ CARLTON

BALTIMORE, MARYLAND

MANHATTAN BEACH MARRIOTT

MANHATTAN BEACH, CALIFORNIA

THE ARTISAN

ATLANTA, GEORGIA

HILTON GARDEN INN

CHARLOTTE, NORTH CAROLINA

"W" HOTEL

MIAMI BEACH, FLORIDA

St. REGIS HOTEL

FT. LAUDERDALE, FLORIDA

FANTASY SPRINGS CASINO

INDIO, CALIFORNIA

RENAISSANCE HOTEL

BALTIMORE, MARYLAND

CEASARS OCTAVIUS TOWER

LAS VEGAS, NEVADA

CHUCKCHANSI CASINO

COARSEGOLD, CALIFORNIA

ONE THOUSAND OCEAN

BOCA RATON, FLORIDA

PRINCE ARTHUR RESIDENCES

TORONTO, ONTARIO

THE BELLARIA

MAPLE, ONTARIO

THE REGENCY

YORKVILLE, ONTARIO

THE RENAISSANCE

MAPLE, ONTARIO



QUESTIONS?

Get your answer to doors online at
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Even More World Wide Projects

THE WYNN ENCORE
LAS VEGAS, NEVADA

**EAGLES NEST GOLF AND
COUNTRY CLUB**
TORONTO, CANADA

St. CLAIRE OF ASSISI CHURCH
TORONTO, CANADA

ANAHEIM MARRIOTT
ANAHEIM, CALIFORNIA

RADISSON HOTEL
NEWPORT BEACH, CALIFORNIA

THE FONTAINEBLEAU RESORT
MIAMI BEACH, FLORIDA

THE PLAZA SUITES
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LIMELIGHT HOTEL & LODGE
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DENVER, COLORADO

VILLAGE AT OCOTILLO
CHANDLER, ARIZONA

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NEW YORK, NEW YORK

**WYNDHAM NATIONAL
HARBOR RESORT**
OXON HILL, MARYLAND

EPIC HOTEL
MIAMI, FLORIDA

HILTON SAN DIEGO RESORT
SAN DIEGO, CALIFORNIA

**GAYLORD NAT. HOTEL &
CONVENTION CENTER**
BALTIMORE, MARYLAND

SOHO LOFTS
LAS VEGAS, NEVADA

JW MARRIOTT
HOUSTON, TEXAS

JW MARRIOTT STARR PASS
TUCSON, ARIZONA

LAX MARRIOTT
LOS ANGELES, CALIFORNIA

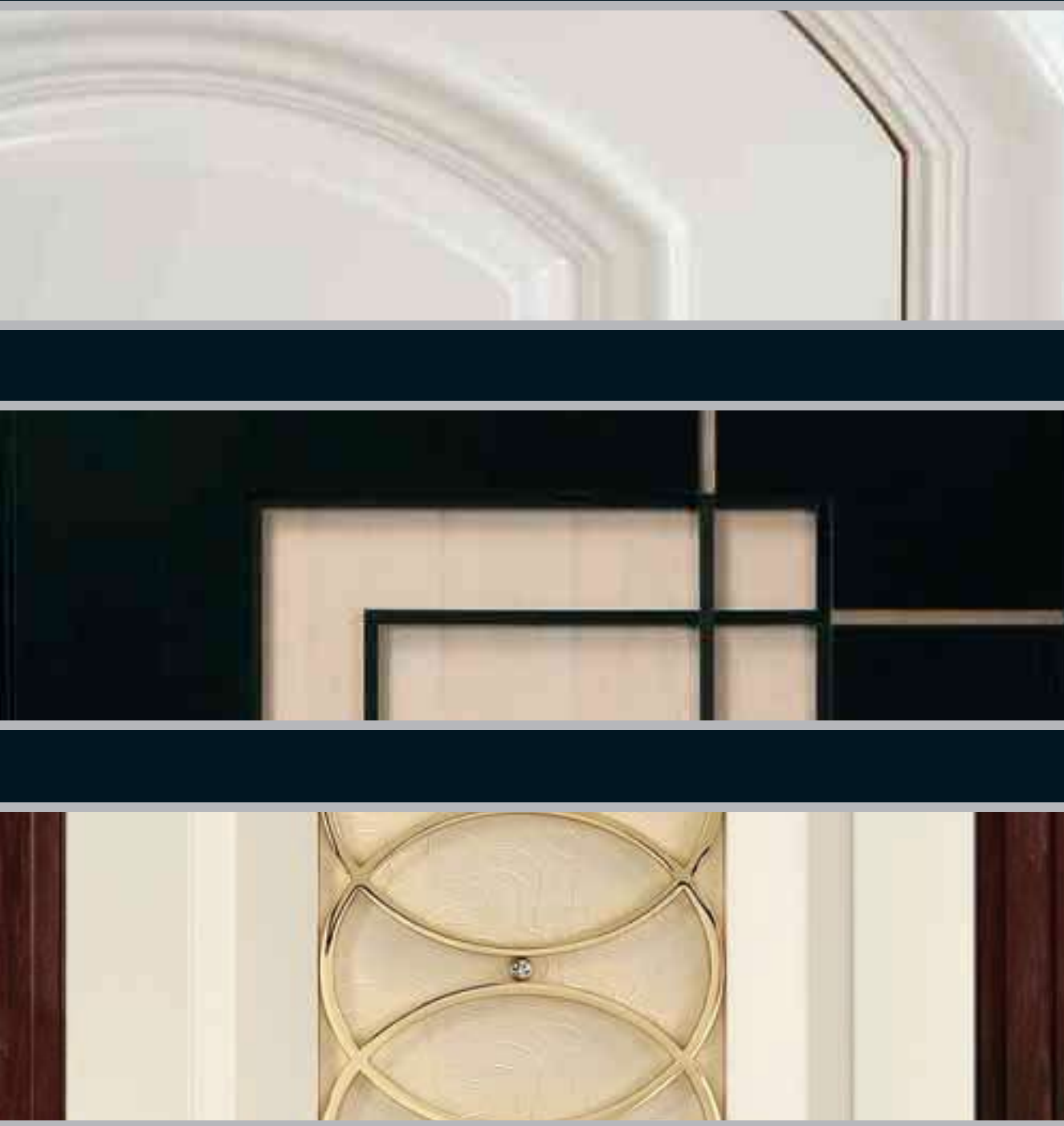
MARINA DEL REY MARRIOTT
MARINA DEL REY, CALIFORNIA

**MARRIOTT PORTLAND
CITY CENTER**
PORTLAND, OREGON

NEWPORT BEACH MARRIOTT
NEWPORT BEACH, CALIFORNIA

St. REGIS HOTEL
DEER VALLEY, UTAH

WATERFORD RESIDENCES
TORONTO, ONTARIO



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Woodbridge, ON
Canada L4L 9T1

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Built to Spec. Built for You.



WOOD GRAIN HYBRID FRP DOORS

The beauty of wood, without all the drawbacks. Special-Lite® Wood Grain Hybrid FRP Doors are an elegant option that are lightweight yet durable, with better thermal performance and less maintenance than real wood.

CLASSIC WOOD LOOK versatile applications

For more than 50 years, we have built a reputation of providing the most requested doors for educational, institutional, and other high-cycle commercial facilities. Our Hybrid FRP Doors are some of the most durable and thermally efficient doors available.

Durable and Beautiful, Without the Maintenance of Real Wood

Special-Lite® Wood Grain Hybrid FRP Doors offer the aesthetic benefits of a wood door, without the additional maintenance headaches of real wood. Hybrid FRP doors are thermally efficient, durable, and they won't retain moisture or rot.

Face sheets are created with advanced wood grain replication technology, beginning with a real wood door to create the mold. They are then stained or painted a color of your choice for an extremely realistic wood door appearance.



1. Strong yet lightweight aluminum chassis and edge for extreme durability
2. Mitered corner joints secured by angle blocks, for security and durability
3. Steel tie rods span the width of the door to secure the door perimeter, adding resilient strength to the door's structure
4. Structural, high-density polyurethane foam-injected core binds every door panel component together, insulates the door, and won't retain moisture
5. Door face sheets are slotted to lock into the channels on the door edge for a truly flush door face

Special-Lite® Wood Grain Hybrid FRP Doors outperform the alternatives—from the inside out! *How?*

- **Security and Durability:** Providing security where you need it most, these doors are lightweight yet heavy-duty and designed for durability in high-traffic areas.
- **Superior Weather and Moisture Resistance:** Choose from integrated weathering options including our exclusive adjustable bottom brush to keep out the elements, while the door itself is completely resistant to moisture.
- **Low Maintenance:** FRP and aluminum don't require frequent sealing or repainting to remain reliable and they're easy to clean!
- **Thermal Performance:** Hybrid FRP doors have excellent insulating properties, which can reduce energy consumption and lower heating and cooling costs.
- **Customization:** Choose from a selection of stains, paint colors, or any custom color to match your facility's aesthetic. Use custom vision lite and panel options to achieve your desired look or replicate a historic opening.
- **Warranty:** Experience peace of mind with a 10-year, 100% parts & labor warranty and a limited lifetime warranty against corrosion, failure of corner joinery, and more!



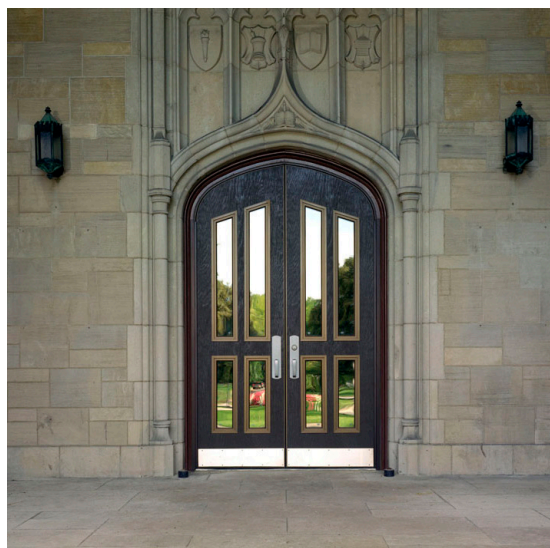
Resists
CORROSION



Thermally
EFFICIENT



Tested and Proven
DURABILITY



APPLICATIONS

- K-12 Schools
- Colleges and Universities
- Restaurants and Food Service
- Multifamily and Condo Buildings
- Municipal Government Buildings
- Healthcare and Assisted Living
- Religious Facilities
- Retail Storefronts
- Historical Replication

Customize Your Hybrid FRP Door:



SL-18

6-Panel Wood Grain Hybrid FRP

This model features a remarkable FRP face sheet that offers the appearance of a traditional wood 6-panel stile and rail door, right down to the realistic oak species wood grain detail. A secure entrance solution for restaurants, universities, churches, and more, this door features a special lite kit profile option that fits flush within the panel design.

Wood Grain Stain:



SL-19

Rustic Wood Grain Hybrid FRP

This versatile deeply-grained door can be used for building entrances, interior sliding door systems, and more. Our Rustic Wood Grain door face combines the beauty of an authentic oak flush wood door and the benefits of FRP for a beautiful and beneficial door system.

Wood Stain Match Paint Colors:

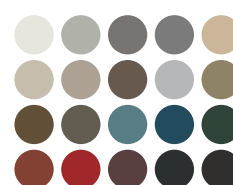


SL-19-1

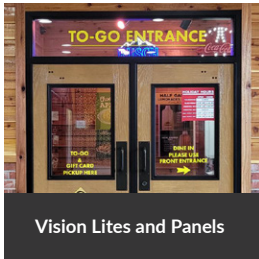
Contemporary Wood Grain Hybrid FRP

Contemporary Wood Grain Doors feature a realistic, refined cherry-based wood grain FRP door face for a sleek, modern, flush wood look. These doors provide a beautiful solution for interior and exterior applications requiring a smoother wood grain appearance.

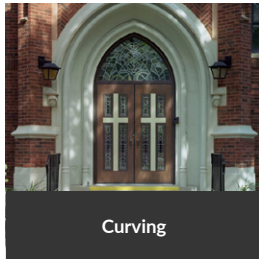
Paint Color Options:



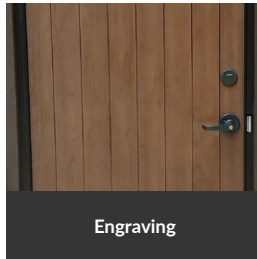
Nearly unlimited options to design your perfect door system:



Vision Lites and Panels



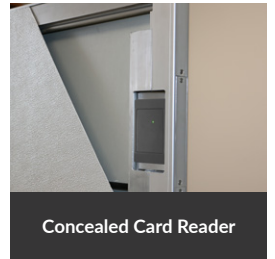
Curving



Engraving



Integrated Weathering



Concealed Card Reader

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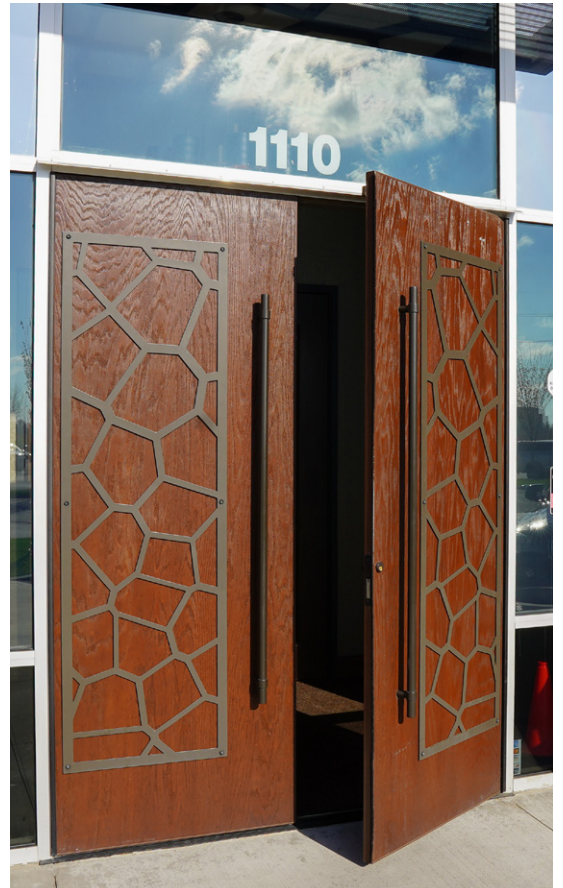
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BD

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 4214

AN ORDINANCE DESIGNATING THE PROPERTY
AT 535 DUANE STREET (GLEN ELLYN CIVIC CENTER)
AS A GLEN ELLYN LANDMARK

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 28TH DAY OF NOVEMBER, 1999.

Published in pamphlet form by
the authority of the President
and Board of Trustees of the
Village of Glen Ellyn, DuPage
County, Illinois, this 29TH
day of NOVEMBER, 1999.

✓
PREPARED BY & RETURNED TO:
VILLAGE CLERK
VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, IL 60137

ORDINANCE NO. 4214

AN ORDINANCE DESIGNATING THE PROPERTY
AT 535 DUANE STREET (GLEN ELLYN CIVIC CENTER)
²¹² AS A GLEN ELLYN LANDMARK

WHEREAS, on July 28, 1994, the Historical Sites Commission ("Commission") made a preliminary determination that the nominated property at 535 Duane Street (known as The Glen Ellyn Civic Center) be designated as a Glen Ellyn landmark; and

WHEREAS, following notification of said determination, the Village of Glen Ellyn, owner of the subject property, submitted written consent to the proposed designation; and

WHEREAS, in accordance with procedures established in Article 2, Ch. 13 of the Village Code, known as the Historical Preservation Ordinance ("Ordinance"), the Commission conducted a public hearing on November 17, 1994, on the question of whether the subject property meets one or more of the criteria set forth in Section 2-13-3(A) of the Ordinance and should be permanently designated a Glen Ellyn historical/architectural landmark and considered the evidence and testimony presented at the public hearing; and

WHEREAS, the Commission has submitted to the Board of Trustees of the Village of Glen Ellyn its final report of said hearing and its recommendation that the subject property be officially designated a historical/architectural landmark, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, the Village Board has reviewed the report and recommendation of the Commission and the applicable landmark designation criteria and finds that the subject property satisfies one or more of said criteria;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: That the preamble of this ordinance is hereby incorporated into and made a part hereof as findings of the Village Board.

SECTION 2: That the Village Board hereby adopts the findings set forth in the report and recommendation of the Commission, Exhibit "A" appended hereto, regarding subject property located at 535 Duane Street in Glen Ellyn, Illinois, and legally described as follows:

Lot 3 and Lot 4 in Block 12 in County Clerk's Fifth Assessment Division, in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055, in DuPage County, Illinois and Lot 1 (except the South 19.96 feet of the West 212.8 feet thereof and except the West 100 feet thereof) in Subdivision of Lot 6 in Block 12 in Assessment Division of Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois

P.I.N.# 05-11-328-024.

SECTION 3: That the subject property is hereby determined to be a Glen Ellyn landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance: (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 exemplification of an architectural type or style distinguished by rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; (3) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the Village of Glen Ellyn.

SECTION 4: That by virtue of its satisfying the criteria specified herein, the subject property is hereby declared and designated a Glen Ellyn landmark, and the owner(s) of subject property is requested to affix a plaque to the property denoting said designation.

SECTION 5: That the Commission is authorized and directed to send a certified copy of the Ordinance and a summary report of the effects of designation to the owner(s) within ten(10) days of the passage of the 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, and Milton Township Assessor and appropriate Village departments.

SECTION 6: 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 7: 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 Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 28TH day of NOVEMBER, 1994, on first reading, second reading not being requested.

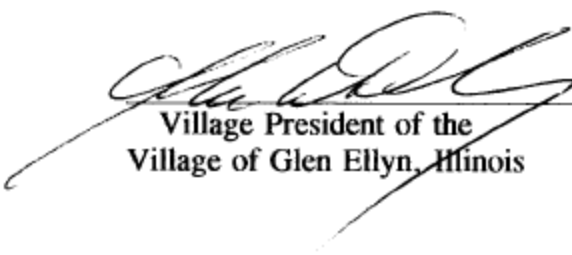
AYES: RENNARD, WARR, ELLERSON, MATHEWS, POEPEL

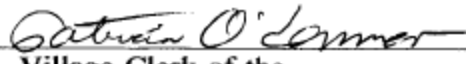
NAYS: -0-

ABSENT: FRANKE

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 28TH day of NOVEMBER, 1994.

ATTEST:


Village President of the
Village of Glen Ellyn, Illinois


Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 29TH day of NOVEMBER, 1994.)

**REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN HISTORICAL SITES COMMISSION
ON THE DESIGNATION OF
535 DUANE STREET
(GLEN ELLYN CIVIC CENTER)
AS A GLEN ELLYN LANDMARK**

**TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
GLEN ELLYN, ILLINOIS.**

The Glen Ellyn Civic Center at 535 Duane Street has been nominated for designation as a Glen Ellyn Historical/Architectural Landmark.

The nomination was referred to the Historical Sites Commission to consider such a designation and conduct a public hearing thereon pursuant to the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (#3825-VC). At its regular meeting on Thursday, July 28, 1994, the Historical Sites Commission made a preliminary determination that the nominated property be designated as a Glen Ellyn landmark. The Historical Sites Commission set the public hearing date for Thursday, November 17, 1994, and the meeting was held as scheduled. Notice of the hearing was published in the Glen Ellyn News on November 2, 1994, and distributed to properties within 250 feet of the subject property. A sign was also placed on the property announcing that there would be a public hearing concerning this site.

The Historical Sites Commission issued the following report and recommendation:

I. REPORT

- A. Location - The subject property is located on the south side of Duane Street one lot east of Main Street. The common address is 535 Duane Street.
- B. Characteristics of the Surrounding Area - The property is in the C5B District in the Central Business District. Businesses exist on two sides. Immediately to the east is a church and to the south is single and multifamily housing.

Report/Recommendation
Historical Sites Commission
535 Duane Street

- C. Public Hearing - Commissioner Marks noted the following for the record.

The property is eligible for the National Register of Historic Places and is an excellent example of adaptive reuse.

It was also noted that this property is an example of the Colonial Revival style of architecture.

The following exhibits were presented at the public hearing and made part of the official record concerning the designation of this property as a Glen Ellyn Landmark:

- Exhibit 1 - Historical landmark nomination form
- Exhibit 2 - Minutes from the meeting of July 28, 1994 showing a motion of resolution proposing property 535 Duane Street for designation as a Glen Ellyn landmark approved by the Historical Sites Commission. (Preliminary determination).
- Exhibit 3 - Written and notarized consent from a representative of the owners of record received October 4, 1994.
- Exhibit 4 - Planning report from the Planning and Development Director.

D. Historical Sites Commission findings -

1. The property was originally built as the Duane Street Junior High in 1927. The building was designed in a Colonial Revival Architectural style.
2. The property is eligible for the National Register of Historic Places.
3. The property is an excellent example of adaptive reuse of an historic structure. The property houses the Glen Ellyn Village offices and the Glen Ellyn Civic Center.

Report/Recommendation
Historical Sites Commission
535 Duane Street

II. Recommendation

The Historical Sites Commission recommends that the Village Board approve the designation of property at 535 Duane Street as a Glen Ellyn landmark. The designation would be appropriate in that the property meets the following criteria set forth in Section 2-13-3(A) of Ordinance #3825-VC as follows:

(1) Its value as an example of the architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

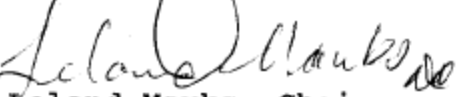
(2) Its exemplification of an architectural type of style distinguished by rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

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

The proposed designation will not have an adverse effect on the property or the neighborhood.

Upon motion to recommend approval, all members present voted "aye."

Respectfully submitted,



Leland Marks, Chairman
Historical Sites Commission

Date of Hearing: November 17, 1994



C E R T I F I C A T I O N

I, Patricia A. O'Connor, 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. 4214 passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the REGULAR Meeting of said Board held on the 28TH day of NOVEMBER, 1994, and that the same was signed and approved by the President of said Village on the 28TH day of NOVEMBER, 1994.

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 18TH day of JANUARY, 1995.

Patricia A. O'Connor
Village Clerk

CORPORATE SEAL



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

Meeting 7/16/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2026-571)**

DOC ID: 2026-571

Preservation Incentive Program - Consideration of Candidates for Qualified Property List

Statement of the Issue:

The homeowners of 644 N. Main Street and 671 Prairie Avenue have submitted applications 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 the qualification is required before the grant submittal can be considered.

Analysis:

644 N. Main was designated as a Village Landmark in 2013 per Ordinance No. 6162 because 1.) the property was built in 1904; 2.) Its value as an example of architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; 3.) 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; 4.) Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship; 5.) 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. This home would fit the criteria for inclusion on the qualified property list due to its status as a Village Landmark.

671 Prairie was designated as a Village Landmark in 2011 per Ordinance No. 5923 because 1.) the house on the property being maintained to preserve the original architecture reminiscent of the early 1950s time period and is valued as an example of the architectural, cultural, economic, historic, and social aspects of life in the Village of Glen Ellyn during that time period; and 2.) the subject property was built in 1952 and is an excellent example of a ranch style home. The home has an inset front porch, attached garage, rectangular massing and historic horizontal wood windows. This home would fit the criteria for inclusion on the qualified property list due to its status as a Village Landmark.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review the criteria as expressed in the policy documents and determine whether 644 N. Main Street and 671 Prairie Avenue qualify for the Historic Preservation Incentive Program.

Attachments:

1. Ord 6162 - 644 N Main - Glen Ellyn Local Landmark
2. Ord 5923 - 671 Prairie Ave - Glen Ellyn Local Landmark



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 09, 2013

2:10 PM

OTHER

05-11-123-013

016 PAGES

R2013-142395

Village of Glen Ellyn

Ordinance No. 6162

An Ordinance Designating the Property

At 644 N. Main Street, 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 9th day of September, 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 10th
Day of September, 2013.

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

Ordinance No. 6162

**An Ordinance Designating the Property
At 644 N. Main Street, Glen Ellyn, IL
as a Glen Ellyn Local Landmark**

Whereas, Elizabeth and Bob Lambert, owners of the property commonly known as 644 N. Main Street ("Property"), Glen Ellyn, DuPage County, Illinois, and legally described as follows:

THAT PART OF LOT 5, IN BLOCK 2 IN GLEN ELLYN ADDITION TO PROSPECT PARK, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5 FOR A PLACE OF BEGINNING; AND RUNNING THENCE WEST 177.5 FEET ALONG THE SOUTH LINE OF LINDEN STREET; THENCE SOUTH PARALLEL TO THE WEST LOT LINE, 66.45 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 159.09 FEET, MORE OR LESS, TO THE WEST LINE OF MAIN STREET; THENCE NORTHERLY ALONG THE WEST LINE OF MAIN STREET, 69.3 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, SAID GLEN ELLYN ADDITION BEING A SUB DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-11-123-013

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 August 22, 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 September 3, 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 764 Lenox 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 1904.
- B. Its value as an example of architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
- C. 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:

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

Section Four: The determination of landmark designation is based upon the owner's written request and the evidence, exhibits, and testimony presented at the August 22, 2012 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 9th day of September, 2013, on first reading, second reading not being requested.

Ayes: Trustees Clark, Elliott, Friedberg, Jaderus and McKinley.

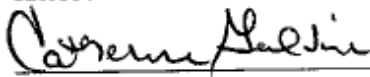
Nays: 0

Absent: Trustee O'Shea

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 9th day of September, 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 10th day of September 2013.)



PAUL M. HORN/DAILY HERALD

**REPORT AND RECOMMENDATION
OF THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION
ON THE REQUEST OF ELIZABETH AND BOB LAMBERT
FOR THE DESIGNATION OF THE PROPERTY
LOCATED AT 644 N. MAIN STREET
AS A HISTORIC LANDMARK**

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

DATE: September 3, 2013

Background. Elizabeth and Bob Lambert ("Petitioner"), property owners of 644 N. Main Street ("Property"), filed a petition to have their home designated as a Glen Ellyn Historic Landmark on May 31, 2013. On June 27, 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, August 22, 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 644 N. Main Street, 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 May 31, 2013 from the Petitioner for the Property along with submittals.

Exhibit 2: Notice of Public Hearing published in the August 1, 2013, edition of the Daily Herald.

Exhibit 3: Minutes from the June 27, 2013, regular Historic Preservation Commission meeting.

Exhibit 4: Minutes from the August 22, 2013, regular Historic Preservation Commission meeting.

C. May 23, 2013, Public Hearing.

The Commission reviewed the landmark designation of the home at 644 N. Main Street 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 architectural, cultural, economic, 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:
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.
4. 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.

- 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 644 N. Main Street. The motion carried with a vote of nine (9) "Yes," zero (0) "No".

Respectfully submitted,

Leland Marks, Chairman
Historical Preservation Commission

Date of Meeting: August 22, 2013

Present: Commissioners Christiansen, Fisher, Loftus, Manak, Rasnic, Saliamonas, Schreiber, Wilson, Student Commissioner Davis, and Chairman Marks

Absent: None

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

GLEN ELLYN HISTORIC PRESERVATION COMMISSION

HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received 5/31/13

1. Name of Property/Site: Christian A Sievert House
2. Address of Property: 644 N Main St, Glen Ellyn, IL 60137
3. Attach photographs of the property site itself as well as important features (if available).
4. 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

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

☒ 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 location as a site of a significant historic event which may have taken place within or involved the use of any existing improvements;

☒ 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;

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

☒ 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 of Glen Ellyn.

____ Other reasons. Please specify. _____

6. Additional details and history. Summarize why this property/site should be designated a "Landmark." Please indicate the year this building was constructed.

Built in 1904, this homestead is a beautiful example of unique Victorian structure

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

Name: Robert & Elizabeth Lambert
Address: 644 N Main St Glen Ellyn IL
Area Code: 630 Phone Number: 469-0588

8. Name, address, telephone number and signature of person(s) submitting this nomination. (Please attach additional sheets if necessary)

Name: Elizabeth Lambert
Address: (see above)
Area Code: _____ Phone Number: _____

EL Lambert 5/31/13
Signature Date

If you have questions, please phone the Village of Glen Ellyn staff liaison for the Historic Preservation Commission at 630/469-5000.

Please return this form to:

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

x:\admin\histcommission\historic preservation commission\landmarkapp.doc

Village of GLEN ELLYN

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	644
DIRECTION	N
STREET	MAIN
SUFFIX	ST
IN	
LOCAL SIGNIFICANCE	PS
POTENTIAL IND	
R? (Y or N)	N
CRITERIA	
Contributing to a DISTRICT?	C
Contributing secondary structure?	C
Based on existing SURVEY?	GEHS Plaque; IHSS (HD)



GENERAL INFORMATION

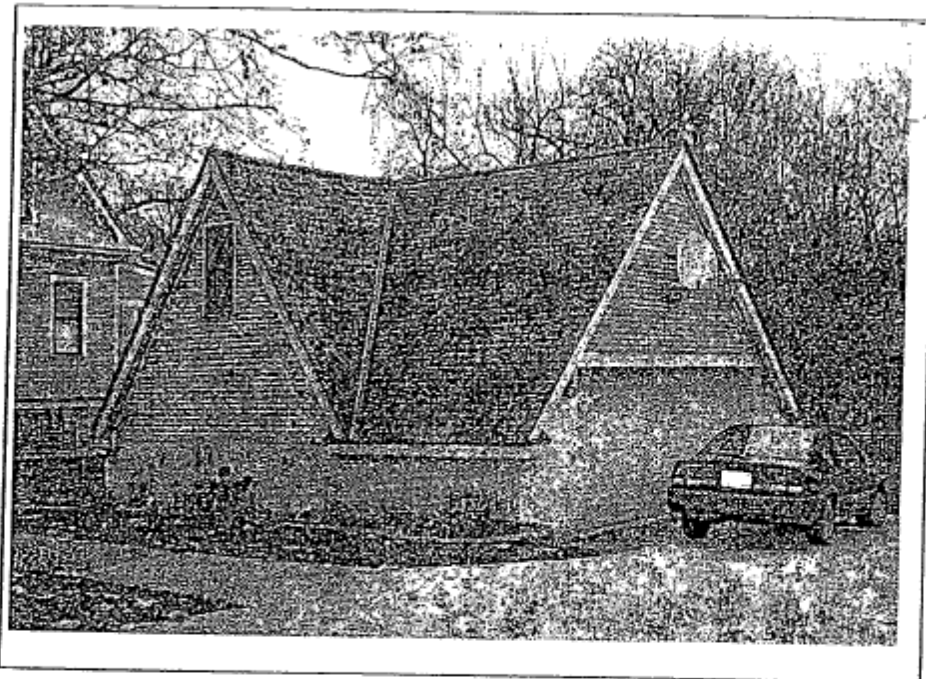
CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	An attractive Queen Anne with a lovely inset polygonal tower.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne	PLAN	rectangular
DETAILS		NO OF STORIES	2.5
DATE of construction	1904	ROOF TYPE	Cross gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
RESOURCE	GEHS Plaque	FOUNDATION	Stone
ALL MATERIAL (current)	Wood	PORCH	Front
ALL MATERIAL 2 (current)	Wood shingle	WINDOW MATERIAL	Wood
ALL MATERIAL (original)	Wood	WINDOW MATERIAL	Vinyl
ALL MATERIAL 2 (original)	Wood shingle	WINDOW TYPE	double hung/casement
		WINDOW CONFIG	1/1; multi-pane
SIGNIFICANT FEATURES	Asymmetrical facades; combination of wood clapboard and wood shingle cladding; polygonal tower "dormer"; three-sided projecting side bay; raised porch with triangular pediment and turned wood posts; ornamental rows of brackets below various rooflines.		
ALTERATIONS	Addition and alteration, screen porch (1964); 1 room addition to residence (1972); porch railing and post replacement (1996); some vinyl replacement windows.		

HISTORIC INFORMATION

HISTORIC NAME	Sievert, Christian A. House
COMMON NAME	
PERMITNO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	



HISTORIC INFO	
---------------	--

PERMIT INFO
#9551 -- addition and alteration, screen porch (5/11/1964) #B-2233 -- 1 room addition to residence and remodeling (6/8/1972) 23000 #B16257 -- porch railing and post replacement (7/31/1996)

LANDSCAPE	Corner lot; front and side sidewalks; rear driveway; similar setbacks; mature trees.
-----------	--

SURVEY INFORMATION

PREPARER	Greg Rainka
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/1/2008
SURVEYAREA	Glen Ellyn 2008

PHOTO INFORMATION

PHOTO ID	/Images/Main644.jpg
PHOTOID2:	/Images/Main644_2.jpg

ImageNote: Image found and displayed.
ImageID: 552

44 MAIN

DRAFT
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 8/22/13

MEETING: Regular

CALLED TO ORDER: Public Hearing: 7:32 p.m.; Regular Meeting: 7:37 p.m.

QUORUM: Yes

ADJOURNED: 9:23 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Loftus, Manak, Rasnic, Saliamonas, Schreiber, Wilson, Student Commissioner Davis

EXCUSED: Commissioner Fisher

ALSO PRESENT: Staff Liaison Schrader, Trustee Liaison McGinley, Recording Secretary Solomon

1. Public Hearing – 644 N. Main Street – Landmark Designation



Commissioner Rasnic made a motion to open the Public Hearing at 7:32 p.m. regarding the house at 644 N. Main Street seeking designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation ordinance. Commissioner Manak the motion, and the motion carried unanimously by a vote of 8-0.

Commissioner Manak stated the house is a fine prospect for landmarking, and he thinks the HPC should move forward with it. As this item was previously discussed at the June 27, 2013 meeting, there was no other discussion on the landmark nomination. Home owner Bob Lambert was present at the meeting in case of any additional questions.

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;

3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art of other objects that may or may not be contiguous.

Chairman Marks asked for a motion to recommend landmarking status for the property at 644 N. Main Street. Commissioner Manak made a motion to recommend Village of Glen Ellyn landmarking status to the Village Board, under criteria numbers 1, 3, 4 and 5 on the application. Commissioner Schreiber seconded, and the motion carried unanimously by a vote of 8-0.

Chairman Marks asked for a motion to close the Public Hearing at 7:35 p.m. Commissioner Schreiber made a motion to close the Public Hearing, and Commissioner Manak seconded. The motion passed unanimously by a vote of 8-0.

2. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:37 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

3. Approval of July 25, 2013 Minutes

Two errors were corrected on Page 1. Commissioner Schreiber made a motion to approve the amended minutes of July 25, 2013, and Commissioner Christiansen seconded. The motion carried unanimously by a vote of 7-0 as Commissioner Manak abstained from voting as he was not present at that meeting.

4. Public Comment

None

5. Old Business

A. Neighborhood Pushes

Commissioner Rasnic stated there are some towns where neighbors are getting together to discuss historically-significant buildings in order to help save these important buildings. He stated people who have already landmarked are being enlisted to send letters about their landmarked homes to their neighbors. Chairman Marks

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN HISTORIC PRESERVATION
COMMISSION

An application has been received by the Historic Preservation Commission to consider the property at 644 N. Main Street for designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

This property is being considered for designation of landmark status for the following reasons:

1. Its value as an example of architectural, cultural, economic, 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:
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.
4. 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.

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, August 22 at 7:30 p.m.** in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject property is legally described as follows:

THAT PART OF LOT 5, IN BLOCK 2 IN GLEN ELLYN ADDITION TO PROSPECT PARK, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5 FOR A PLACE OF BEGINNING; AND RUNNING THENCE WEST 177.5 FEET ALONG THE SOUTH LINE OF LINDEN STREET; THENCE SOUTH PARALLEL TO THE WEST LOT LINE, 66.45 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 159.09 FEET, MORE OR LESS, TO THE WEST LINE OF MAIN STREET; THENCE NORTHERLY ALONG THE WEST LINE OF MAIN STREET, 69.3 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, SAID GLEN ELLYN ADDITION BEING A SUB DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-11-123-013

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Administration Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to Justin Keenan, Administrative Intern, 630-547-5203.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Justin Keenan,
Administrative Intern



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. 6162, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Board Meeting of said Board held on the 9th day of September 2013, and that the same was signed and approved by the President of said Village on the 9th day of September 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 9th day of September, 2013.

Catherine Galvin

Village Clerk

CORPORATE SEAL

FRED BUCHOLZ

DUPAGE COUNTY RECORDER
421 NORTH COUNTY FARM ROAD
WHEATON, IL 60187

(630)407-5400



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

SEP.22,2016

RR

11:40 AM

OTHER

\$36.00 05-11-114-006

010 PAGES R2016-102634

RECORDING COVER PAGE



*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
APR. 08, 2011 12:28 PM
OTHER 05-11-114-006
009 PAGES R2011-046414

*Re-record - Owner
Corrected on
page 1*

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5923

AN ORDINANCE DESIGNATING THE PROPERTY
AT 671 PRAIRIE AVENUE
AS A GLEN ELLYN LANDMARK

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 14th DAY OF March, 2011.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 15th
day of March, 2011.

Prepared by &
RETURN TO:

**VILLAGE CLERK
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL 60137**

ORDINANCE NO. 5923

AN ORDINANCE DESIGNATING THE PROPERTY
AT 671 PRAIRIE AVENUE
AS A GLEN ELLYN LANDMARK

WHEREAS, Don Ohlinger, owner of the property commonly known as 671 Prairie Avenue,
Glen Ellyn, DuPage County, Illinois, and legally described as follows:

671 PRAIRIE AVENUE, GLEN ELLYN, ILLINOIS, 60137: THE SOUTH 75 FEET
OF LOT 4 IN BLOCK 15 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 42867, IN DU PAGE
COUNTY, ILLINOIS.

P.I.N.: 05-11-114-006

have requested Village of Glen Ellyn Historic Landmark Designation for the house and property in
accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historical
Preservation Ordinance ("Ordinance"); and

WHEREAS, on January 27, 2011, the Historic Preservation Commission ("Commission")
approved a motion "Granting Preliminary Determination as a Glen Ellyn Local Landmark;" and

WHEREAS, upon receipt of notification of said determination made by the Historical
Preservation Commission, the owner(s) of the subject property submitted a written request for
designation as a Landmark; 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 February 24, 2011, at which the petitioner presented evidence, testimony, and exhibits 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 subject property be officially designated a historical/architectural landmark, as recommendation found in the draft minutes of the February 24, 2011 Historic Preservation Commission meeting, an excerpt 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 exhibits presented at the aforesated public hearing and have considered the report and recommendation of the Glen Ellyn Historic Preservation Commission, and finds that the subject 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; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The draft minutes of the February 24, 2011 Glen Ellyn Historic Preservation Commission meeting, Exhibit "A" appended hereto, is hereby accepted, and the findings and conclusions set forth in the preamble above are hereby adopted as the findings of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby designate the house and property located at 671 Prairie Avenue in Glen Ellyn, Illinois, and legally described below as a Glen Ellyn Landmark:

671 PRAIRIE AVENUE, GLEN ELLYN, ILLINOIS, 60137: THE SOUTH 75 FEET OF LOT 4 IN BLOCK 15 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 42867, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-114-006.

SECTION THREE: That the subject property is hereby determined to be a Glen Ellyn Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance:

- A. The house on the property has been maintained to preserve the original architecture reminiscent of the early 1950s time period and is valued as an example of the architectural, cultural, economic, historic, and social aspects of life in the Village of Glen Ellyn during that time period; and
- B. The subject property was built in 1952 and is an excellent example of a ranch style home. The home has an inset front porch, attached garage, rectangular massing and historic 2/2 horizontal wood windows.

SECTION FOUR: The determination of Landmark designation is based upon the owner(s), written request and the testimony presented at the February 24, 2011 Historic Preservation Commission Meeting including the documents listed below that 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:

- Letter dated February 2, 2011 from Don Ohlinger
- Historical Landmark Nomination Form for Individual Buildings or Art Objects
- Planning Report dated February 18, 2011
- 2007 Architectural Resources Survey Information Sheets
- 1967 and 1969 Multiple Listing Service Information Sheets
- Photographs

SECTION FIVE: That by virtue of its satisfying the criteria specified herein, the subject property is hereby declared and designated a Glen Ellyn landmark, and the owner(s) of subject property is requested to affix a plaque to the property denoting said designation.

SECTION SIX: The Commission is authorized and directed to send a certified copy of the Ordinance and a summary report of the effects of designation to the owner(s) within ten (10) days of the passage of the 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.

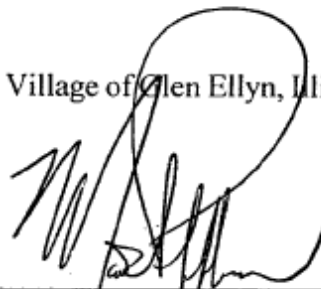
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 14th day of March, 2011, on first reading, second reading not being requested.

AYES: *Comerford, Thorrell, Ladesic, Henninger, Cooper, Hartweg*

NAYS: - 0 -

ABSENT: - 0 -

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 14th day of March, 2011.



Village President of the Village
of Glen Ellyn, Illinois

ATTEST:

Suzanne R. Connors
Village Clerk of the Village
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 15th day of March 2011.)

X:\Admin\HistCommission\Landmarks\671 Prairie\Landmark Ordinance.doc

New Business

Public Hearing Regarding Landmark Designation – 671 Prairie Avenue

Commissioner Manak made a motion, and Commissioner Loftus seconded, to begin the public hearing. The motion passed unanimously and the public hearing began at 7:46

Commissioner Manak discussed the planning and legal requirements that are needed in order for the public hearing to take place. Chairman Marks stated all the necessary information and documents have been provided including a published public notice.

Commissioner Manak stated that based on the application, this property would be eligible for landmark status based on Section 2-13-3(A)1 of the Village Code.

Commissioner Wright stated that this is a ranch style home and it should be considered for landmark status because of the need to preserve this style of home before it is lost. She went into detail about how this home was built during a time of changing home styles in the Midwest.

Commissioner Ford questioned if the pillars on the front of the home were added after the home was built. General discussion took place over the pillars on the porch and it was found they were put into place at after 1969. Chairman Marks stated this does not affect the historic character of the home.

Chairman Marks stated that the windows were found to be original.

Commissioner Ford questioned whether a ranch style home is architecturally significant in Glen Ellyn. Chairman Marks stated both the state and national preservation agencies look to preserve all styles of homes as long as they meet certain criteria. He added although this may not be as significant as other homes that have been nominated in the past, it certainly meets the requirements as stated in the Village Code to be nominated for landmark status. General discussion took place over the criteria needed for the nomination of a home for landmark status. Commissioner Isaac stated this home meets the criteria because it represents the era of architecture from the 1950's.

Commissioner Manak referred to the 2007 Architectural Resources Survey conducted by Granacki Historic Consultants and stated this home was described as well preserved and significant.

Commissioner Isaac moved to recommend that the home at 671 Prairie Avenue receive local landmark status in accordance with Section 2-13-3(A) of the Glen Ellyn Village Code. Commissioner Manak seconded the motion. The motion passed unanimously.

Commissioner Manak motioned to close the public hearing. Commissioner Ford seconded. The motion passed unanimously.

Discussion of Downtown Historic District Nomination

Chairman Marks presented an outline and sketch also prepared by Commissioner Loftus of a potential borders for the potential historic district that the Commission has been discussing over the last few months. He discussed certain properties that would be labeled as contributing and also properties that would be labeled as non-contributing in the district and stated each block would need to be calculated to determine the ratio of contributing to non-contributing homes in each block.

Commissioner Ford questioned how the ratio will need to be determined. Chairman Marks stated this will be up for discussion and stated he will check with a representative from the National Parks Service to see what has been done in past nomination. General discussion took place over certain buildings that were not included and buildings and areas that may need to be omitted from the application.

Discussion of the Commission's Goals for 2011

Chairman Marks summarized the list of goals provided by Commissioners and asked the Commission what goals they thought would be more important for the 2011 calendar year. Commissioner Ford stated a number of the goals presented could be categorized and organization is needed before the Commission could choose what goals to focus on. General discussion took place over the goals presented and how to organize them.

General discussion took place over if a member of the Commission needed to be from the Historical Society. Chairman Marks stated this is appreciated, but is not necessary under Village rules.

Other

Chairman Marks provided several examples from downtown signage from the east coast and stated if the Village required this type of signage it could add ambiance to the downtown and potentially bring more people into the downtown to shop. General discussion took place over what the Village would need to do in order to require signage similar to this and if the signage would need to be uniform or with only certain guidelines. Chairman Marks stated the Village is currently



CERTIFICATION

I, Suzanne R. Connors, duly appointed/elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 5923, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 14th day of March 2011, and that the same was signed and approved by the President of said Village on the 14th day of March 2011.

I do further certify that the original 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 15th day of March 2011.

Suzanne R. Connors
Village Clerk

CORPORATE SEAL



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

Meeting 7/16/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Grant
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2026-
572)**

DOC ID: 2026-572

Preservation Grant Application - 644 N. Main Street

Statement of the Issue:

The owner of 644 N. Main Street has requested consideration for a Preservation Grant award for the siding project at their home, a landmark property.

Analysis:

This project was reviewed by the Historic Preservation Commission in August 21, 2025 and received preliminary approval for a landmark alteration as a siding permit application was entered to the Village on August 7, 2025. The preliminary approval was granted two weeks later at the Regular Meeting of the Historic Preservation Commission. The permit was issued September 22, 2025, inspections were approved on December 2, 2025, and the permit was finalized on January 15, 2026. Concurrent to this process the homeowner was in contact with Village Staff about a possible grant application on August 25, 2025. The applicant was provided with a provisional application in August 2025. In November the homeowner reached out to Village Staff regarding the grant program, and was informed by Staff that a project is not eligible if it has already been completed. The Village Board passed the Historic Preservation Incentive Program (the "Program") on December 8, 2025 and the program was launched on January 1, 2026. The applicant communicated with Village Staff again in March 2026 requesting consideration of the project, and in June 2026 Village Staff was directed to include the grant application at an upcoming Historic Preservation Commission meeting.

Although the Program states that grant funds shall not be available for projects on a retroactive basis, the property owner believed that the grant application he submitted on November 17, 2025 (prior to the completion of the project) would be considered by the Village. As such, the application was made retroactively and can be considered under the terms of the Program.

The project included removal of the existing cedar siding, soffit/fascia/gutter replacement, and the installation of James Hardie 7 and 1/4" Color Plus Cedar mill lap siding with James Hardie Straight Edge Shake in the gables, dormers and front turret.

644 N. Main was designated as a Village Landmark in 2013 per Ordinance No. 6162 because 1.) the property was built in 1904; 2.) Its value as an example of architectural, cultural, economic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States; 3.) 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; 4.) Its exemplification of an architectural type or style distinguished

by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship; 5.) 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. This home would fit the criteria for inclusion on the qualified property list due to its status as a Village Landmark.

Per the application provided by the homeowner: "This application requests a \$10,000 Residential Preservation Matching Grant to support the comprehensive restoration of the landmark home at 644 N Main Street. The project removes deteriorated cedar siding, reconstructs historic trim profiles, corrects non-historic roofline alterations, and installs durable, historically sympathetic James Hardie siding. These improvements preserve the architectural integrity of the property, restore character-defining features, and ensure the long-term stability of this important Queen Anne–style landmark."

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review the grant application materials and make a recommendation for approval or a recommendation to not approve to the Village Board regarding the Preservation Grant Award at 644 N. Main Street.

Attachments:

1. Grant Application
2. HPC Grant Program Requirements Jan 1 26 FILLABLE FORM - OLENSKI
3. Staff Photo 1
4. Staff Photo 2
5. Staff Photo 3
6. Staff Photo 4

Glen Ellyn Residential Preservation Matching Grant Application



644 N Main Street, Glen Ellyn, IL 60137

Property Owner: Jon Olenski & Sons (Maxwell & Anderson)

Landmark Property

Grant Request: \$10,000

Staff Summary Sheet

This application package includes all required narrative, contractor documentation, photo appendices, and preservation compliance statements for complete review by Village staff and the Historic Preservation Commission. The packet follows a staff-first layout for efficient evaluation.

Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137

RE: Residential Preservation Matching Grant Application – 644 N Main Street

Dear Village Staff and Members of the Historic Preservation Commission,

I am pleased to submit this Residential Preservation Matching Grant application for restoration work on my landmark home at 644 N Main Street. This project restores historic Queen Anne features through siding replacement, trim reconstruction, and roofline correction consistent with the Secretary of the Interior's Standards. Restoring these Queen Anne features will help preserve the architectural integrity of Glen Ellyn's historic district and serve as a model for future preservation efforts.

Two competitive contractor bids were obtained, and Craftsmen Revival was selected based on superior preservation methodology and pricing. Attached are copies of both contractor bids and a detailed scope of work outlining the preservation methods to be used, ensuring transparency and thoroughness.

The total project cost is \$ \$88,993. I respectfully request consideration for the maximum grant amount of \$10,000.

Thank you for your time and continued support of historic preservation in Glen Ellyn.

Sincerely,
Jon Olenski
644 N Main Street
Glen Ellyn, IL 60137

Executive Summary

This application requests a \$10,000 Residential Preservation Matching Grant to support the comprehensive restoration of the landmark home at 644 N Main Street. The project removes deteriorated cedar siding, reconstructs historic trim profiles, corrects non-historic roofline alterations, and installs durable, historically sympathetic James Hardie siding. These improvements preserve the architectural integrity of the property, restore character-defining features, and ensure the long-term stability of this important Queen Anne-style landmark.

Historical and Architectural Significance

Constructed circa 1904, the home at 644 N Main Street is a designated Village Landmark and represents one of Glen Ellyn's most intact examples of the Queen Anne architectural style. Significant features include a prominent front-facing gable, a polygonal turret, multi-texture siding, ornate trim, and asymmetrical façade composition. Over time, certain non-original alterations—such as shed-style roof additions—diminished the historic appearance. Restoring these elements strengthens the historic character of the North Main corridor and aligns with Glen Ellyn's preservation priorities.

Preservation Standards Alignment

This project complies with the Secretary of the Interior's Standards for Rehabilitation:

- Standard 2: Retains and restores historic character by removing inappropriate additions.
- Standard 5: Preserves distinctive Queen Anne features including the gable, turret, and textured siding.
- Standard 6: Replaces deteriorated materials with compatible alternatives that match historic appearance.
- Standard 9: Ensures alterations are compatible with the existing structure in scale, massing, and materials.
- Standard 10: All work is reversible and does not preclude future restoration using traditional materials.

These improvements collectively maintain authenticity while providing modern durability.

Project Scope of Work

The project includes full removal of failing cedar siding, installation of HardieWrap weather barrier, replication of historic trim profiles, installation of James Hardie lap and shake siding, reconstruction of the original roofline geometry, and repainting. All penetrations will receive

proper flashing. Trim, corner boards, siding exposures, and textures will closely reflect the home's original 1904 appearance.

Methodology & Materials

The restoration uses high-quality, preservation-appropriate materials:

- Siding: James Hardie Lap Siding with 6" exposure, Cedarmill texture
- Gables/Turret: Hardie Straight-Edge Shake
- Weather Barrier: HardieWrap + seam tape
- Trim: HardieTrim boards for corners, windows, and doors
- Flashing: Stainless or coated steel per best practices
- Fastening: Corrosion-resistant fasteners

Installation will follow James Hardie best practices and preservation-focused techniques emphasizing reversibility and visual authenticity.

Project Challenges & Hardship

The Queen Anne architecture introduces several complexities:

- Steep rooflines and turret geometry require precision trim work
- Non-historic roof extensions must be carefully removed
- Multi-texture siding patterns increase labor time
- Landmark designation requires higher craftsmanship
- Replacement must align with historic proportions and detailing

These complexities elevate project costs, making grant support essential.

Contractor Quotes Summary

Two competitive bids were obtained:

Craftsmen Revival (selected):

- House: \$72,665
- Garage: \$16,338
- Total: \$88,993.00

Square Exteriors:

- House: \$82,744.48
- Garage: \$10,415.58
- Total: \$93,160.06

Both proposals cover siding replacement, trim work, weatherproofing, and debris removal.

Craftsmen Revival Proposal Summary

Craftsmen Revival submitted a highly detailed, preservation-conscious proposal. Their work includes full siding removal, HardieWrap installation, trim reconstruction, precise flashing, turret detailing, and James Hardie siding installation. Their methods align strongly with historic preservation standards, and their pricing is significantly more favorable.

Square Exteriors Proposal Summary

Square Exteriors submitted complete proposals for the house and garage but at a substantially higher total cost. Their documentation features fewer historic detailing notes and less specificity regarding trim reconstruction and flashing.

Contractor Selection Rationale

Craftsmen Revival was selected because of:

- Strong preservation expertise
- Detailed and transparent methodology
- Superior flashing and trim reconstruction techniques
- Better alignment with historic Queen Anne detailing
- Significantly lower cost for a more complete scope
- Proven experience with Hardie materials and historic homes

This selection ensures best-value preservation.

Preservation Impact Statement

The proposed improvements will restore historic proportions, textures, and architectural features lost due to non-historic additions and aging materials. The original roofline geometry will be reinstated, siding textures will be corrected, and historically appropriate trim will be

restored. This work greatly enhances the home's architectural authenticity and contributes to the historic character of the surrounding neighborhood.

Appendix B – Full-Size Images

Front Elevation – Full Size



Front Elevation – Full Size

Front Roofline – Full Size



Front Roofline – Full Size

Rear Roofline – Full Size



Rear Roofline – Full Size

Side Elevation – Full Size



Side Elevation – Full Size

Rear/Side Elevation – Full Size



Rear/Side Elevation – Full Size

Garage Rear – Full Size



Garage Rear – Full Size

Garage Side – Full Size



Garage Side – Full Size

Garage Interior – Full Size



Garage Interior – Full Size

Rendering – Front Roofline – Full Size



Rendering – Front Roofline – Full Size

Rendering – Rear Roofline – Full Size



Rendering – Rear Roofline – Full Size

Rendering – Garage – Full Size



Rendering – Garage – Full Size

Appendix C – Contractor Proposal Summaries

Craftsmen Revival – Summary

Craftsmen Revival total project cost: \$88,993.00

House: \$72,665

Garage: \$16,338

Craftsmen Revival provided a detailed, preservation-centric proposal including siding removal, HardieWrap installation, trim reconstruction, turret detailing, and historically accurate siding exposures. Their methodology aligns strongly with preservation standards and offers superior value.

Square Exteriors – Summary

Square Exteriors total project cost: \$93,160.06.

House: \$82,744.48

Garage: \$10,415.58

Square Exteriors submitted a complete but significantly higher-priced proposal with less emphasis on historic detailing and trim replication. Their pricing and scope were less favorable for preservation-oriented restoration.

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:

Property Owner Name:	Jon Olenski
Property Owner Address:	644 N Main Street
Property Owner Phone:	
Property Owner E-mail:	

OVERVIEW OF HISTORICAL IMPORTANCE OF THE HOME

Constructed circa 1904, the residence at 644 N Main Street is a designated Village of Glen Ellyn Landmark and represents one of the community's most intact examples of Queen Anne architecture. The home features hallmark characteristics of the style, including a prominent front-facing gable, polygonal turret, asymmetrical façade composition, multi-texture siding, and ornate trim detailing.
As a Landmark property, the home contributes significantly to the architectural integrity of the North Main Street corridor and reflects Glen Ellyn's early 20th-century residential development. Its preservation reinforces neighborhood character, civic pride, and the Village's long-standing commitment to historic stewardship.

DESCRIPTION OF PROPOSED IMPROVEMENTS

Removal of deteriorated cedar siding
Installation of HardieWrap weather barrier system
Installation of James Hardie lap siding (6" exposure, Cedar mill texture)
Installation of Hardie straight-edge shake siding at gables and turret
Restoration of original roofline geometry by removing non-historic shed additions
Installation of historically proportioned corner boards and fascia
Proper flashing at all penetrations
Repainting upon completion
The garage will receive coordinated siding replacement to maintain architectural consistency with the primary structure.
All improvements are exterior in nature and significantly enhance the home's historic appearance and streetscape contribution.

OVERVIEW OF HOW PROPOSED IMPROVEMENTS MEET PRESERVATION STANDARDS

he proposed improvements comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties in the following ways:
Standard 2: Retains and restores historic character by removing inappropriate non-historic roofline alterations.
Standard 5: Preserves distinctive Queen Anne features including the turret, gable detailing, and varied siding textures.
Standard 6: Replaces deteriorated materials with compatible materials that match historic scale, exposure, and visual appearance.
Standard 9: Ensures alterations are compatible in massing, materials, and architectural detailing.
Standard 10: Work is reversible and does not preclude future restoration using traditional materials.
The project restores lost architectural proportions and enhances the historic streetscape along North Main Street.

RELEVANT EXPERIENCE OR EXPERTISE OF CONTRACTORS

Craftsmen Revival was selected after obtaining multiple competitive bids. The firm demonstrated strong preservation knowledge and detailed methodology specific to historic homes.
Their proposal includes:
Full siding removal with substrate inspection
Installation of HardieWrap weather barrier
Accurate replication of historic trim profiles
Turret-specific detailing
Proper flashing techniques to preserve long-term integrity
Experience installing James Hardie products on architecturally sensitive properties
Their detailed scope and preservation-focused approach align strongly with Village preservation expectations.

DESCRIPTION OF ANY EXPECTED HARDSHIPS OR DIFFICULTIES

The architectural complexity of this Queen Anne structure presents several challenges:
Steep rooflines and turret geometry require specialized trim fabrication and installation
Removal of non-historic shed additions must be carefully executed to restore proper proportions
Multi-texture siding patterns increase labor intensity
Landmark designation requires heightened craftsmanship standards
Replicating historic exposures and detailing increases project costs
These factors substantially elevate construction complexity and cost, making grant assistance essential to complete historically appropriate restoration.

ITEMIZED ACTIVITY DESCRIPTION

Removal of existing cedar siding – House
Removal of existing siding – Garage

COST

72,665
16,338
88,993
10,000

TOTAL PROJECT COST:**AMOUNT OF AWARD REQUESTED:**

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.

Jon Olenski

Applicant Name (PRINT)

Date: 2/1/2026

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



1904

6
4
4









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

Meeting 7/16/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Grant
Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2026-
570)**

DOC ID: 2026-570

Preservation Grant Application - 671 Prairie Avenue

Statement of the Issue:

The owner of 671 Prairie Street has requested consideration for a Preservation Grant award for the siding project at their home, a landmark property.

Analysis:

The homeowner has submitted an application for the Historic Preservation Grant award for their property at 671 Prairie Street. Designated a Village Landmark in 2011 due to its status as an excellent example of a mid-20th century Glen Ellyn home in contributing to architectural, cultural, economic, social or other aspects of the heritage of the Village in that time period, and more specifically the property as an excellent example of a ranch style home with its inset front porch, attached garage, rectangular massing and horizontal wood windows.

Per the applicant narrative, the siding project proposal "consists of removal and replacement of deteriorated exterior siding and trim materials" as the wood siding has reached the end of its useful life. The proposed material for replacement is LP engineered wood siding "selected to closely match the existing historic appearance, texture, reveal, and shadow lines of the current wood shingle-style siding." LP Smart side is an engineered wood created with compressed aspen. Per the application, the proposed project is "intended to preserve the historic appearance of the residence while improving durability, weather resistance, and long-term maintenance performance." No alterations are being proposed to the architectural design, massing, window openings, rooflines or character defining features, however, this proposed project would require landmark alteration approval as the proposed siding is not an in-kind material.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review the grant application materials and make a recommendation for approval or a recommendation to not approve to the Village Board regarding the Preservation Grant Award at 671 Prairie Avenue.

Attachments:

1. 671 Prairie Ave - HPC Application
2. Ryan Siding
3. Ryan.red
4. Applicant submitted photos

1

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:

Property Owner Name:	Scott Ryan
Property Owner Address:	671 Prairie Ave
Property Owner Phone:	
Property Owner E-mail:	

OVERVIEW OF HISTORICAL IMPORTANCE OF THE HOME

The residence at 671 Prairie Avenue is a designated local landmark within the Village of Glen Ellyn and contributes to the historic character of the neighborhood through its traditional residential architecture and historic materials. The home reflects the early twentieth-century architectural character common to Glen Ellyn's established historic residential districts, including wood siding with a shingle-style appearance, traditional trim detailing, and scale and proportions consistent with the surrounding historic homes. Preservation of the home's exterior materials and architectural appearance helps maintain the historic streetscape and protects the architectural integrity of the Village's landmark properties.

DESCRIPTION OF PROPOSED IMPROVEMENTS

The proposed project consists of removal and replacement of deteriorated exterior siding and trim materials on the residence. Existing wood siding that has reached the end of its useful life will be replaced with LP engineered wood siding products selected to closely match the existing historic appearance, texture, reveal, and shadow lines of the current wood shingle-style siding. Replacement trim will replicate the existing trim profiles and dimensions to maintain the home's architectural character.

The project is intended to preserve the historic appearance of the residence while improving durability, weather resistance, and long-term maintenance performance. No significant alterations are proposed to the home's architectural design, massing, window openings, rooflines, or historic character-defining features.

OVERVIEW OF HOW PROPOSED IMPROVEMENTS MEET PRESERVATION STANDARDS

The proposed improvements are consistent with historic preservation standards because the replacement materials are being selected to maintain the existing architectural appearance and historic character of the home. The new LP siding will closely replicate the scale, texture, and visual appearance of the existing wood shingle-style siding while providing improved resistance to moisture and deterioration.

The project preserves the home's defining exterior features rather than altering or removing them, and replacement trim will match the original trim profiles and proportions. The work is intended to ensure the continued preservation of the landmark property by using durable materials that remain visually compatible with the historic architecture and surrounding neighborhood context.

RELEVANT EXPERIENCE OR EXPERTISE OF CONTRACTORS

The contractors selected for the project have experience performing exterior restoration and siding replacement work on older residential homes and understand the importance of maintaining historic architectural character during renovation work. The project will be completed using materials and installation methods intended to preserve the appearance, proportions, and detailing of the original exterior siding and trim. Coordination with the Village and adherence to applicable preservation requirements will be maintained throughout the project.

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.

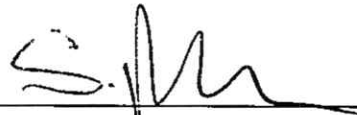
Furthermore, I/we, on behalf of my/ours successors, executors, agents, contractors and assigns, agree to save, hold harmless, indemnify and defend the Village of Glen Ellyn and any of its officers, officials, employees, agents and volunteers from all costs, injuries and damages to any person or property 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.

Scott Ryan

Applicant Name (PRINT)

Date:

6/18/2026



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

The project involves the repair and replacement of deteriorated exterior siding and trim on a designated historic landmark home. Existing wood siding and trim have experienced age-related deterioration, including peeling paint, weathering, and areas of wood rot that require repair or replacement to prevent further deterioration of the structure. Due to the age of the home, there is also the potential for concealed deterioration or water damage to be uncovered during the course of the work once existing materials are removed.

The project must be completed in a manner that preserves the historic character and appearance of the home while using materials compatible with the original architectural design. Historically appropriate replacement materials and methods are more costly and labor-intensive than standard siding replacement and require careful attention to maintaining the existing character, proportions, and detailing of the structure. Grant assistance would help support the long-term preservation and continued maintenance of this historic property.

Page 156 of 172



Siding	Stone Veneer
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			Lp Smartside - LP	James Hardie - JH	Cedar - C
	Cost to Complete	\$ 26,408.00	The estimate is for the		

Shutters		You have been provided with the following:	
Color		☐	IL "Know Your Rights"
# of Pairs		☐	Installation Check-List
Cost	\$ -	☐	Contract Terms & Conditions

All work to be performed in a workmanlike manner according to standard practices. All Material is guaranteed to be as specified.

Village permits will be an additional cost . The proposal may be withdrawn if not accepted in 15 days. Total Contracted

There will also be an additional 5% added to the total cost of the job if using a credit card or financing.

Price Payment as follows: \$ - 50% Deposit due at signing, & 100% Due upon SUBSTANTIAL COMPLETION

Respectfully submitted by: *Phil Davis* Harris Exteriors & More Inc.

Date: _____	Signature: _____
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RED K CONSTRUCTION, INC.

147 Basswood Dr.
Elk Grove Village, IL 60007
(847) 815-5005
RedKConstruction@sbcglobal.net

PROPOSAL

PROPOSAL SUBMITTED TO:
Mr. Scott Ryan
671 Prairie Ave
Glen Ellyn, IL 60137

WORK TO BE PERFORMED AT:

same address

We hereby propose to furnish all the materials and perform all the labor necessary as described below for the completion of:

New Siding Installation

Demo: Remove existing cedar siding, haul away all debris

Siding: Install Tyvek on walls; install new Hardy cement board siding; corners to be 5/4 x 3.5 inches Hardy corners.

Siding and corners are pre-finished; color to be determined by homeowner.

Additional work: repair one corner of deck approximately 4'x4'.

SPECIAL NOTES: The following are NOT included as a part of this contract and are the homeowner's responsibility: Landscaping, painting or staining, gutters, roofing, flashing or window replacements. Any unforeseen changes will be billed at \$45 per hour plus materials. No permit will be pulled for this project and there are no allowances for any historical circumstances if required.

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 **\$28,460.00** with a payment schedule as follows:

6/16/2026

- \$ 8,538.00 at signing of contract
- \$ 5,000.00 when siding delivered
- \$ 5,000.00 when demo completed
- \$ 5,000.00 when siding installed
- \$ 4,922.00 upon completion of all above stated work

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Homeowner to carry fire and other necessary insurance upon above work. Public Liability Insurance on above work to be taken out by Red K Construction, Inc.

Respectfully submitted _____
Per Red K Construction, Incorporated

NOTE: This proposal may be withdrawn by us if not accepted with 30 days.

.....

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED: SIGNATURE _____

DATE _____ SIGNATURE _____























