



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, August 20, 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. GEHS Director's Report**
- C. Public Comment**
- D. Approval of Minutes**
 - 1) Approval of the Minutes from the June 18, 2026, Special Meeting of the Historic Preservation Commission
 - 2) Approval of the Minutes from the July 16, 2026, Special Meeting of the Historic Preservation Commission
- E. Old Business**
- F. New Business**
 - 1) Landmark Alteration - Preliminary Determination for the Property at 253 Anthony Street
- G. Chairman's Report**
- H. Trustee's Report**
- I. Staff Report**
- J. Adjourn**



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
June 18, 2026
7:00PM
Glen Ellyn Civic Center

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

Date: June 18, 2026
Called to Order: 7:00 p.m.
Adjourned: 9:03 p.m.

MEMBER ATTENDANCE:

Penn French	Chairperson	Present
Nathan Darga	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
Jeremy Schletz	Commissioner	Present
Zak Wilson	Commissioner	Present

Also Present:

Jordan Frahm	Associate Planner	
Kelley Kalinich	Village Trustee	

Public Present:

Daniel Schoenberg	Director, Glen Ellyn Historical Society	
Britta Albrecht	President, Civic Betterment Committee	
Bill and Rachel Ford	684 Highland Avenue	

A. CALL TO ORDER

The June 18, 2026 special meeting of the Historic Preservation Commission was called to order by Commissioner Margetts at 7:00 PM at the Glen Ellyn Civic Center.

B. GEHS Director's Report – Dan Schoenberg reports that the Glen Ellyn Historical Society will be opening a new exhibit on June 23rd honoring the 250th anniversary of the Declaration of Independence and the promotion of democracy. They will also include artifacts and interpretations of how Glen Ellyn celebrated the Bicentennial in 1976. On July 8th the GEHS is partnering with the Daughters of the American Revolution and Sons of the American Revolution at 4:30 p.m. for a reading of the Declaration of Independence as part of a national campaign. Chairperson French asked for a

clarification on the date and Mr. Schoenberg clarified that General Washington first read the Declaration to the Continental Army on July 8th, 1776. Mr. Schoenberg reiterates that although you can read the Declaration of Independence, it is truly meant to be heard. On July 25th Terry Lynch will portray George Washington in their lecture program. Mr. Schoenberg also notes that GEHS has begun an organizational support program.

C. PUBLIC COMMENT – Britta Albrecht, the President of the Civic Betterment Committee gives a review of the CBC, their background, their mission statement regarding fostering participation and pride in local government. The CBC is dedicated to a nonpartisan and transparent nomination process dedicated to finding and supporting quality candidates for key positions: “neighbors nominating neighbors”. CBC makes the logistical process of potential candidates easier. CBC wants to encourage those that have an interest in running to run. Four main roles of the CBC are: 1. Recruitment 2. Forum – interviews and communication 3. Town meeting – public meetings with constituents 4. “Support of the slate”. Ms. Albrecht encourages those present to think about those they know, or themselves, for consideration for Village Board or Library Board trustee positions. Commissioner Margetts inquired about the date of the Town Meeting, Ms. Albrecht and Commission Lemme describe how that date is set and note that it will be in the Fall, potentially late October.

D. APPROVAL OF MINUTES FROM May 21, 2026 – Commissioner Margetts motioned to approve the minutes from May 121, 2026; Commissioner Leak seconded the motion. The motion unanimously passed.

E. CURRENT BUSINESS – A Historic Preservation Incentive Program grant award application for siding and trim replacement on the second story of the building’s façade at 684 Highland Avenue. The applicants had previously attended the May meeting with engineered wood, LP Smartside for the half-timbering. The Department of Interior’s Preservation Standard #6 requires replacement in-kind when possible, and so this was the subject of conversation at the previous meeting, and the applicants were asked by the Historic Preservation Commission to seek quotes for natural wood (in-kind material) for the half-timbering. Chairperson French asked for clarification about the quotes, asking if their price is the same. Mr. Ford testifies that his quotes for the composite and the wood materials were indeed the same or similar in price point across the contractors where they sought bids. Commissioner Darga thanks the applicants for their due diligence. Commissioner Margetts asks the applicants what they are considering. Mr. Ford replies that they would rather have the LP Smartside but out of consideration they are open to either. Commissioner Wilson asks about the stucco and the homeowners clarified that the home uses a stucco board siding material now as opposed to true stucco walls. Commissioner Leak asks if the rationale for using the LP Smartside is for durability. Mr. Ford confirms that in his view the LP Smartside would be longer lasting. Chairperson French asked if there was a side-by-side comparison of these materials. There was none. Mrs. Rachel Ford reiterates that the homeowners are seeking the input and guidance for the preservation process from the Commissioners. Commissioner Darga discusses the idea that although they have approved engineered or composite materials in the past for alterations, for the grant program, the Commission may require using more authentic materials. Chairperson French discusses the importance of the

Commission in maintaining consistency and also asks if there is a warranty associated with the LP Smartside, and when the half-timbering was last replaced. The homeowners are unsure about the lifespan of the existing half-timbering. Chairperson French discusses the technology and how the appearance is so accurate. Commissioner Lemme notes problems about introducing more plastics or synthetic materials into the environment and Commissioner Schletz talks about the intent of the program and how the program does encourage the use of heritage materials. Commissioner Wilson discusses the difference between the stucco board and stucco. Commissioner Leak asks about the lifespan, to which the applicant says there is probably a 10 year difference. Chairperson French confirms the grant request is approximately \$6,000. Commissioner Darga says that the discussion is less about their case in particular, but instead whether that public money should be given for this project. Commissioner Margetts talks about treating the half-timbering to extend the life of the material. Commissioner Darga motions to approve the grant using the in-kind materials for 684 Highland, Lemme seconds the motion. The grant is recommended by a vote of 6 in favor and 1 opposed.

F. NEW BUSINESS

1. Zoning Code Update – Nonconforming Lots and Structures – Associate Planner Frahm gives an overview of the zoning code update, stating that the project began in February and aims to modernize zoning regulations and align them with the Village’s Comprehensive Plan. The process has included stakeholder interviews, public engagement, and a diagnostic report that sought to identify areas to address in the current zoning code by looking at long-range planning and strategic planning documents published by the Village in recent years. Specifically, the 2023 Comprehensive Plan encourages historic preservation and incentivizing restoration. The diagnostic report prepared by ZoneCo, a zoning code consulting group, includes the need for clearer pathways for modest expansions or reconfigurations of older homes to deter demolitions.

Frahm goes over the projected timeline of the project as a whole. Chairperson French asks about the scheduled open house – Frahm and Commissioner Darga discuss how those types of input sessions are normally operated. Frahm discusses particulars about the stakeholders groups and the community survey. Commissioner Margetts asked about how the zoning code is oriented to single-family homes and whether it will remain that way. Trustee Kalinich discusses community surveys that talk about a need for affordable housing and accessory dwelling units. Commissioner Margetts, Trustee Kalinich, Planner Frahm, and Commissioner Darga discussed the BUILD Act and opposition to the bills from the Village.

Frahm notes that in the free response category in the survey that people consistently noted the Village’s historic preservation efforts in a positive light. The commissioners discuss the importance of preserving small, historic homes and the potential impact of changes to lot coverage and setback regulations on historic properties. Suggestions found in the diagnostic report include controlling floor

area ratio to discourage oversized replacement homes and amending the compliance and nonconformity provisions to allow continuations of existing nonconforming setbacks. Frahm talks about how addressing the existing nonconforming setbacks in this way achieves many of the goals that the HPC had discussed when devising zoning incentives. Frahm talks about the changes matrix at the end of the diagnostic report as a great overview of the suggestions of ZoneCo and gives a brief overview of form-based code. Commissioner Darga discusses the most affordable housing is the housing stock we already have, and how important it is for our code to allow for the continuation of these historic homes without requiring approval from the ZBA, Plan Commission, Village Board etc.

Commissioner Lemme asks how they are expected to participate in this process and asks if they will be asked again if there are updates germane to the goals of the HPC. Frahm states that he intends to keep the HPC up to date on any changes he deems significant. Trustee Kalinich touches on items like lot coverage ratio and how homeowners currently take advantage of the lot coverage ratio zoning bonuses. Chairperson French asks if neighboring communities are being compared for their zoning regulations. Frahm states that in addition to looking at regional communities, we are also analyzing the Village's existing lots and attempting to analyze how many lots do not conform to the regulations for the district they are located.

Commissioner Darga talks about the possibility of including language that specifically addresses historic homes. Commissioner Lemme asks about the role of the Plan Commission in their various meetings and if they are simply being informed about different topics or if they are making actionable recommendations or decisions. Frahm and Trustee Kalinich describe the Plan Commission's role in the Zoning Code drafting process. The commissioners discuss together the issues in the community with the prevalence of nonconforming lot, and ZoneCo's analysis of these nonconforming lots. Commissioner Darga, who is a Community Development Director in another Illinois community, laments how it is a difficult process to write a code that does precisely what you want, while eliminating what you do not want. Frahm concurs with some examples of bulk zoning regulations that may have knock-on effects if not carefully thought through, and also talks about proposed changes or elimination of the C4-Office District to allow for mixed-use.

G. CHAIRMAN REPORT – No report

H. TRUSTEE'S REPORT – Trustee Kalinich provided several Village Board updates. First Trustee Kalinich elaborated on the Village's action in opposing the BUILD Act. Trustee Kalinich then described a newly proposed \$8,000 demolition fee to replace the current fee which ranges from \$600 to \$2,000. This increase in the demolition fee can help fund Historic Preservation Incentive Program initiatives like the matching grant and discourage teardowns. Trustee Kalinich and Planner Frahm note that this increased fee is aligned with comparable communities like Hinsdale.

- I. STAFF REPORT** – Frahm discusses an inquiry regarding the grant program, but it is for a rear terrace patio. Chairperson French and the Historic Preservation Commission reiterated that the intent for the program was the preserve principal structures. Frahm discusses a Special Meeting date for July, originally slated because the Village wanted to bring a Landmark Alteration application to the HPC regarding the Civic Center Doors, but now appears set only address preservation grant applications. Frahm talked about precedence in allowing applications that use engineered or synthetic materials in lieu of heritage materials. If the HPC consistently is recommending projects not receive grant funding for the use of say, engineered wood, it will be communicated to future applicants. Commissioner Leak affirms the idea that applicants should have the opportunity to come before the HPC. Chairperson French discussed his availability in July, and the group decided that proceeding with scheduling a special meeting was the proper course of action.
- J. ADJOURNMENT**– Commissioner Darga motioned to adjourn the meeting and Commissioner Schletz seconded the motion. The meeting was adjourned at 9:03 p.m.

Submitted by Jordan Frahm, Staff Liaison

Reviewed by Jordan Frahm, Staff Liaison



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

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

Date: July 16, 2026
Called to Order: 7:01 p.m.
Adjourned: 8:33 p.m.

MEMBER ATTENDANCE:

Penn French	Chairperson	Absent
Nathan Darga	Commissioner	Absent
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner (Acting Chairperson)	Present
Robert Margetts	Commissioner	Present
Jeremy Schletz	Commissioner	Present
Zak Wilson	Commissioner	Present

Also Present:

Jordan Frahm	Associate Planner	
Kelley Kalinich	Village Trustee	
Vic Sabaliauskas	Assistant Public Works Director	
Mike Bills	Facilities Superintendent	
Laura Musgraves	Recording Secretary	

Public Present:

Daniel Schoenberg	Director, Glen Ellyn Historical Society	
Jon Olenski	644 N. Main Street	
Ryan Scott and Holly Estler	671 Prairie Avenue	

A. CALL TO ORDER

Chairperson Penn French was absent. Commission member Barb Lemme filled in as Chairperson for the meeting. She called the meeting to order at 7:01 p.m. Staff Liaison Jordan Frahm called roll. Chairperson French and Commissioner Nathan Darga were absent; all other Commission members were present. Chairperson Lemme asked if there were any changes to the meeting agenda. There were none.

B. GEHS Director's Report – Dan Schoeneberg, executive director, Glen Ellyn Historical Society (GEHS) provided an update of current and upcoming events, including a recent public art dedication of a series of murals depicting the Village. GEHS held many events related to the 250th Celebration of America including a presence in the 4th of July parade and live readings of the U.S. Declaration of Independence. This month local historian and actor Terry Lynch will portray George Washington in the Battle of Independence and in August will return as Benjamin Franklin. Civil war historian Dan Fields has written a book about Civil War soldiers' roles in newspaper publishing during the war and he will provide a presentation/overview of his book in September. GEHS Pioneer Days will kick off on September 27.

Commissioner Lemme commented that the presentation by Dan Fields should be very interesting.

C. PUBLIC COMMENT – Britta Albrecht, the President of the Civic Betterment Committee gives a review of the CBC, their background, their mission statement regarding fostering participation and pride in local government. The CBC is dedicated to a nonpartisan and transparent nomination process dedicated to finding and supporting quality candidates for key positions: "neighbors nominating neighbors". CBC makes the logistical process of potential candidates easier. CBC wants to encourage those that have an interest in running to run. Four main roles of the CBC are: 1. Recruitment 2. Forum – interviews and communication 3. Town meeting – public meetings with constituents 4. "Support of the slate". Ms. Albrecht encourages those present to think about those they know, or themselves, for consideration for Village Board or Library Board trustee positions. Commissioner Margetts inquired about the date of the Town Meeting, Ms. Albrecht and Commission Lemme describe how that date is set and note that it will be in the Fall, potentially late October.

D. APPROVAL OF MINUTES FROM May 21, 2026 – Commissioner Margetts motioned to approve the minutes from May 121, 2026; Commissioner Leak seconded the motion. The motion unanimously passed.

E. OLD BUSINESS –None

F. NEW BUSINESS

1. Landmark Alteration Preliminary Determination – 535 Duane Street

Frahm gave an overview of a proposal to replace the exterior doors at several entrances of the Glen Ellyn Civic Center because the doors have deteriorated to a condition that warrants replacement. The applicant is the Village of Glen Ellyn and any alteration of landmark properties requires the review of the HPC. The entrance locations are the front entrance on Duane Street, the south entrance from the public parking garage, and the auditorium doors on the west side of the building.

The HPC previously directed the Village to explore natural wood options for exterior door replacement. Although the Facilities Department completed their research into natural wood, their recommendation is for Fiberglass Reinforced Plastic (FRP doors) because of their economy and durability. FRP doors have a wood-grain finish but the material is synthetic which adds durability and resistance to weather elements.

Frahm showed visual depictions of the doors in side-by-side comparisons of the existing doors and how they would look with the proposed changes.

Chairperson Lemme asked if the visual depictions reflected what the doors would look like. Frahm said regardless of the materials used, this is how the doors will look.

Frahm said the Commission is being asked to make a recommendation for preliminary approval and if the proposal is not approved, the Village must convene a conference within 10 days and hold a public hearing regarding the definition of in-kind material replacement. Staff of the Facilities Department, Mike Bills and Vic Sabaliauskas, were present at the meeting and Frahm deferred to them for further questions.

Trustee Liaison Kelly Kalinich asked about the fire requirements of the doors. Frahm said the fire ratings are the same for wood doors and FRP doors. The doors are not required to be fire-treated but both options have fire rating approval. Mike Bills had a physical sample of the fiberglass door materials, which he showed to the Commission members.

Commissioner Zak Wilson asked what type of material was used to replace the exterior doors on the east entrance of Civic Center last year. Mr. Sabaliauskas said wood, and the Village has had to make minor repairs and adjustments to the doors since 2025 due to wear and the nature of wood expansion and contraction.

Chairperson Lemme asked about the cost disparity of wood versus FRP material. Mr. Sabaliauskas said the wood doors may be more expensive, but the Village will bid out for both types of materials.

Commissioner Margetts suggested that the Commission table the decision until bids are received. Frahm said there is a time limitation and this cannot be tabled to a later meeting.

Commissioner Wilson asked why a center rail divider was on the front doors. Mr. Sabaliauskas said he was unable to find photos of the old doors which were metal in the 1980s. He reiterated the Village wishes to have a look that is consistent with the grid pattern and the look of the east and south entrance doors.

Matt Bickell, an architect of Wold Architects and Engineers, commented that the look of the Civic Center doors is iconic and the goal is to have a natural look that is comparable to the existing doors.

Chairperson Lemme commented that she appreciated the desire for consistency, and that homeowners are held to the same standards of consistency and use of historic materials in their own alteration projects. She added this was particularly important because the Civic Center is an iconic building in Glen Ellyn. Commissioners Schletz and Margetts agreed.

Commissioner Margetts asked how often the doors were assessed for repairs and Mr. Sabaliauskas said at least once a year.

Commissioner Leak said she agreed that the doors should have a consistent look, but she was worried about the required maintenance of wood.

After consideration, the request to use FRP materials was denied. The Commission moved for preliminary approval the landmark alteration of the doors using heritage materials to match the wood doors on the east entrance of the Civic Center.

Motion made by Commissioner Schletz and seconded by Commissioner Margetts and passed unanimously.

Mr. Sabaliauskas said the Village will seek bids and present the findings and costs to the Village Board for approval. The manufacturing of customized wood doors may take longer and may not be installed until Spring 2027.

Chairperson Lemme asked Trustee Kalinich if she had any other comments, and she said no.

2. Preservation of Incentive Program, Consideration of Candidates for Qualified Property List. 644 N. Main Street. Frahm gave an overview of the project proposal, including the reasons why it qualified under the five-point criteria of the grant program. He pointed out definitions of the architectural significance ratings “significant integrity” and he raised this point because architecture is subjective but we can work within these definitions and apply them to the program.

671 Prairie Avenue. Frahm said it became a landmark property in 2011 and is eligible for the program because the home is older than 50 years. The application meets the recommended requirements for the property to qualify.

Commissioner Margetts agreed that both properties qualify as meeting the criteria of the program and wished to approve the motion.

Commissioner Schletz seconded. The Commission voted to approve the motion to consider the candidates. No votes in opposition.

3. Preservation Grant Application of 644 N. Main Street. Frahm reviewed the application specifically citing Standards 6, 9, and 10 as they apply to the application. The homeowner had previously submitted preliminary applications in August and November 2025, before the Grant Incentive Program was in effect, and Frahm reviewed the differences in the previous applications. He noted comments the HPC had made about the application last year. Chairperson Lemme pointed out objections to the reveal and concerns about the gables and turret not being maintained.

The homeowner and applicant, Jon Olenski, attended the meeting. Frahm asked him about the removal of a shed on the property. He then asked the Commissioners if they had any questions for staff before he turned the discussion over to Mr. Olenski.

Commissioner Wilson asked for clarification of consideration of the application, since the work is already complete. Frahm said it is being considered “post-facto” and Wilson asked is the only application the Commission will consider retroactively? Frahm said yes.

Chairperson Lemme read the qualifications which specially state “Grant funds shall not be available for projects on a retroactive basis,” adding the approval of the application would be setting a precedent.

Mr. Olenski said he applied in 2025 in anticipation of the program because he thought the grant program may start before January of 2026. Frahm cited two other projects had been submitted in 2025 in anticipation of the program.

Mr. Olenski explained the events related to his 2025 application and the restoration work simultaneously being done at the property. Mr. Olenski said he understands that the grant application program was in the development stage at the time and although he does not anticipate receiving grant monies, he appreciates consideration by the Commission because it was an expensive project.

Frahm showed a visual depiction of the roof line of the home in a side-by-side comparison of old and restored. The restored version does not match the original roof line. Mr. Olenski said that making the reveal smaller added \$15,000 to the cost. Frahm pointed out the use of siding instead of replacing the scalloped edges in-kind. Mr. Olenski said he chose Hardy board over wood because it is superior material and the manufacturer did not make the material in scalloped edging. He said the turret detail is not added, but they did it in the original restoration. Mr. Olenski said they added the gables and he would have added the turret but the house was in bad shape. He added that some of the details are not traditional, but now it is after the fact and he wanted to attend the meeting to speak about these issues.

Chairperson Lemme asked if there were any other questions for the homeowner. There were none.

Ian Dawson, a Glen Ellyn historian and recipient of funding through the grant program, was present at the meeting and wished to make a comment. Chairperson Lemme recognized Mr. Dawson to speak.

Mr. Dawson spoke to timing issues of the grant program, saying he submitted an application and the restoration work was completed considerably later. He cited the grant limitation in which properties that receive grant funds are ineligible to apply for additional funds under the program for three years, and does that apply here?

Chairperson Lemme said yes.

Commissioner Schletz commented on the time issue.

Regarding alterations, he is more inclined to go with what the applicant wants but the grant program requirements are more specific as to materials, look, color, roof line, etc.

Chairperson Lemme said she agrees there is a difference between asking for approval of an alteration and asking for funding, and as a commission we need to be careful about approving this application retroactively. She said she did not like the idea of "breaking the rules" especially at the beginning of a program. Also, she was disappointed in the reveal in this project.

Chairperson Lemme asked the Commissioners if they were ready to vote.

Commissioner Leak spoke to the words in writing and if we approve this application, can we live with that decision?

Commissioner Margetts said the qualifications would not allow someone to apply who had completed alterations to their home a long time ago. We are just considering this specific case.

Commissioner Leak said the Commission should justify what we have already stated. We should be able to point to our process that disqualifies projects that are already completed.

Mr. Olenski said had he known the grant application program was not finalized, he would have waited until Spring 2026 to start his project.

There was a brief discussion of application timelines. Frahm suggested the Commission consider the substance of the application and not get hung up on the timelines.

In the discussion of the application, Commissioner Schletz said some of the materials used would not have qualified under the current application criteria. If he had a chance to review the application prior to the project, he would not have approved it.

Commissioner Wilson agreed. He said his objections are the lack of use of heritage materials, and the reveal.

Commissioner Margetts commented on the absence of the scalloped siding.

Commissioner Leak said she would like to approve the application.

Chairperson Lemme said we need to be cautious in setting a precedence.

Commissioner Leak agreed, but she didn't have a problem with the materials they used.

Commissioner Leak made a motion to approve the grant application of 644 N. Main Street. The motion was seconded by Commissioner Schletz. The motion was denied in a vote of 5-0.

4. Preservation Grant Application of 671 Prairie Ave -- Frahm gave an overview of the application, pointing out that the siding proposal matches the current siding of the home and the intention of the applicant is to preserve the original character of home. He cited Standards 2 and 6 apply here. Showing visual photos of the home, it is an old home that needs new siding and the applicant has chosen composite materials. Regardless of awarding of the grant, the applicant is seeking approval of the alteration and the material change.

Chairperson Lemme reiterated the Commission is being asked to consider two things: the landmark alteration and the grant application. She asked the applicants who were present at the meeting, Scott Ryan and Holly Estler, to address the Commission.

The homeowners spoke, saying they purchased the house in March 2026. Lots of restoration work needs to be done at the house, including the siding. The current siding is cedar and they have chosen LP engineered wood siding to closely match the historical appearance, texture, reveal and shadow lines of the current siding. LP engineered wood was recommended by several professionals they consulted to protect the integrity of the home and longevity of the siding, as well as budgetary

considerations. Natural woods are more expensive, and if not properly maintained, can cause wood rot and mold.

Chairperson Lemme asked if the reveal will remain the same and will they use different side boards with the lapse? The applicants said they want to make sure that everything looks the same. They mentioned LP wood has more options for window items and detailing such as scalloped edges. They want to pursue the restoration, as they are not confident the current siding can last another year.

There were no further questions for the applicants. Chairperson Lemme asked for a motion to approve the landmark alteration.

Commissioner Leak motioned. Commissioner Wilson seconded. The Commission voted to approve the motion. No votes in opposition.

Frahm noted the lack of use of heritage materials, so they Commission's consideration may come down to the application of the standards.

Commissioner Wilson said he was leaning towards a no because the proposed LP material is not natural wood, and he voted no for the last applicant, in part, because of the non-use of natural wood.

Commissioner Margetts asked the applicants what color siding they have chose. The applicants said they have not yet chosen a color but they will probably keep the original color scheme.

Chairperson Lemme asked if the columns on the front porch will stay the same. The applicants said yes, they are maintaining the vertical wood around the front door and the columns.

Commissioner Schletz said it is unfortunate that we just made a decision about not approving applicants who do not use heritage materials, and now we are being asked to consider it again. He feels like he is waffling more in his consideration of this application.

Commissioner Leak said she felt less waffling. She was more confident in dealing with materials that are not in kind, and how can we say yes to one and no to the other? She wanted the criteria to be more flexible in considering other materials.

In their prior discussions of criteria, the Commission decided not to be too exact in the language to describe materials.

Chairperson Lemme said preservation projects are expensive and this application noted that using cedar siding would be cost prohibitive, with or without the grant funding. The Ryans spoke to other reasons they did not choose wood siding, such as required maintenance and deterioration issues.

Commissioner Margetts the applicants how long LP siding lasts. Chairperson Lemme said it is the homeowner's choice.

There was a discussion about cedar wood maintenance.

Chairperson Lemme asked if the Commission members were ready to make a vote. They were indecisive.

Chairperson Lemme asked Trustee Kalinich if she had any comments. Kalinich asked the applicants if they obtained a quote for cedar siding. They answered yes, and it was nearly double the quote of the material they chose.

Dawson spoke to his experience with cedar wood saying that cedar is durable and lasts a long time if maintained properly. This project involves rehabilitation and preservation. The standards are adopted by the State of Illinois and the U.S. Department of Interior and this application meets those standards.

Chairperson Lemme spoke to the preservation material language in the standard and the “youngest” house in Glen Ellyn that would meet the standard would be dated 1976.

Frahm asked the applicants if the projected costs included restoration and replacing the roof. The applicants did not know the extent of the roof repairs because they don’t currently live in the house. They said restoring the home is a huge undertaking.

Kalinich spoke to their efforts to preserve the home, as the applicants could have decided to knock it down.

Chairperson Lemme asked for a motion to approve the grant application.

Commissioner Schletz motioned. Commissioner Leak seconded. The motion carried 4-1 with one dissenting vote by Commissioner Wilson.

G. CHAIRMAN REPORT – No report

H. TRUSTEE’S REPORT – Trustee Kalinich reported that she is on an appointed committee to participate in the interview process of the Assistant Village Manager, which is currently a vacant position. The first phase of the interview process was today. They hope to narrow down the candidates and make a selection in August. C

Commissioner Schletz asked how long the position has been vacant. Kalinich said since April.

Commissioner Margetts asked about the Scripps printing press property that borders the Village and the City of Wheaton. Kalinich said there are some concerns about water retention in the area, but the preliminary proposal looks good. She said it will be a long time before the issue is settled.

I. STAFF REPORT – Frahm reported that a report on form base code in the Zoning Code Update project was presented to the Architectural Appearance Commission (AAC) at their meeting yesterday, July 15, 2026.

Chairperson Lemme asked if there were any other comments or questions. There were none.

J. ADJOURNMENT– Commissioner Margetts motioned to adjourn the meeting and Commissioner Wilson seconded the motion. The meeting was adjourned at 8:33 p.m.

Submitted by Laura Musgraves, Recording Secretary

Reviewed by Jordan Frahm, Staff Liaison



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

Meeting 8/20/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2026-642)**

DOC ID: 2026-642

Landmark Alteration - Preliminary Determination for the Property at 253 Anthony Street

Statement of the Issue:

The homeowners of 253 Anthony Street, Jake and Emilie McLain, have applied for a landmark alteration request preliminary determination. The homeowners are seeking to construct a rear yard addition. The proposed addition has received approval from the Village Board for a variation to be setback less than 10-feet from the existing detached garage after receiving a recommendation for approval at the June 9th, 2026, meeting of the Zoning Board of Appeals.

Analysis:

The home at 253 Anthony Street was designated a Village Landmark in November 2013 due to its excellent example of gable front cottage architecture. The home was built between 1890 and 1910 and also has received a Glen Ellyn Historical Society plaque, and was listed as potentially significant in the 2010 Architectural Resource Survey. The rear yard addition would not be visible per the proposed front elevation included with the application and will be designed in a way to complement the architectural style of the landmark property.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review the landmark alteration application and determine whether to grant preliminary approval, or if the project is not to be preliminarily approved.

Attachments:

1. Cover Letter or Narrative Statement (1)
2. Building Materials
3. Elevations
4. Site Plan
5. Floor Plan (1)
6. Cut Sheets (1)

7. Roof Shingles Cut Sheet
8. Back Door Cut Sheet
9. Basement Door Cut Sheet
10. Photo 2
11. Photo 3
12. Photo 4
13. Photo 5
14. Photo 6
15. Photo 1
16. Plat of Survey

To Whom It May Concern,

As the homeowners of the historic property at 253 Anthony Street in Glen Ellyn, we are writing to propose an alteration designed to accommodate our growing family. We have already secured a variance from the village to permit the property to reside in the proposed location. Our proposal details a two-story addition at the rear of the house, which will introduce a new living room on the main floor, as well as a primary suite, office space, and a laundry room on the second floor. Out of respect for the landmark status and historic character of our home, we intend to match the existing roofline, windows, exterior doors, siding style, and siding color. Additionally, we have no intention of altering the front facade or the porch.

We knew this was our home from the very first moment we saw it. It possesses the exact character we cherished in our previous residence, featuring beautiful details such as arched doorways, original oak hardwood floors, antique wall vents, a stunning stone fireplace, and original brass door hardware. We immediately recognized its potential for everything from day-to-day family life to hosting special events, and we easily envisioned raising our future children here. Throughout the past six years, every design choice we have made has stayed true to the home's roots as an early 1900s farmhouse. Now, as a family with two young children, this addition will provide the essential space we need to continue thriving in our beloved home for many years to come.

Our highest priority is to keep our home's history alive as we write its next chapter. Thank you very much for your time and consideration of our proposal.

Sincerely,

Jake and Emilie McLain

McLain Residence
253 Anthony St.
Glen Ellyn, IL 60137

Exterior Materials: 08/06/26

Siding: LP Smartside Lap siding on FULL LOWER WALLS. Size- 6 7/8" exposure. Color: Sherwin Williams Studio Blue Green (SW0047).

Siding: LP Smartside SHAKE siding with straight edge detail on DORMERS and GABLE WALLS. Color: Sherwin Williams Studio Blue Green (SW0047).

Exterior Corners: LP Smartside TRIM. Size -1x6. Color: Sherwin Williams Studio Blue Green (SW0047).

Soffit and Fascia: Aluminum to match existing. Color: WHITE

Gutters: K style 5" gutters with 4" downspouts. Color: WHITE

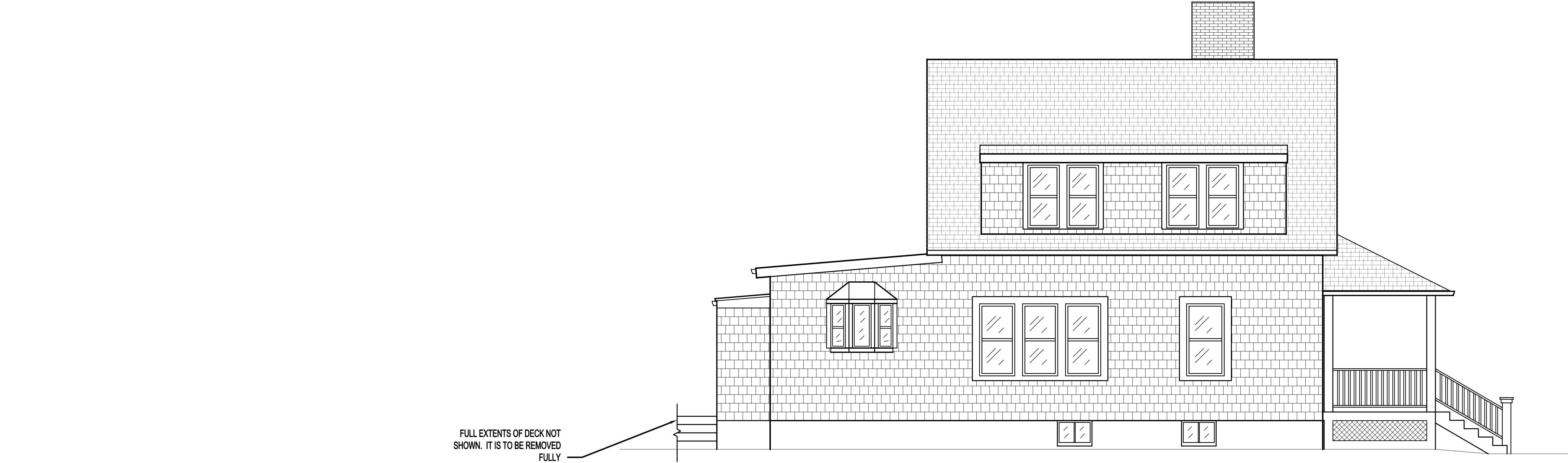
Roofing: Iko Dynasty Premium Asphalt Shingles To Match Existing Newer Shingles. Color: CORNERSTONE

Exterior Family Room Side door: Mastercraft Fiberglass Door with Rain Security Glass to Match Existing Front Entry Door. Color: Dark Oak Woodgrain with a WHITE door frame.

Side Basement Door: Mastercraft® Aspen 36"W x 80"H White Steel Mission Lite 2-Panel Plank Composite Frame Prehung Exterior Door with chord glass.

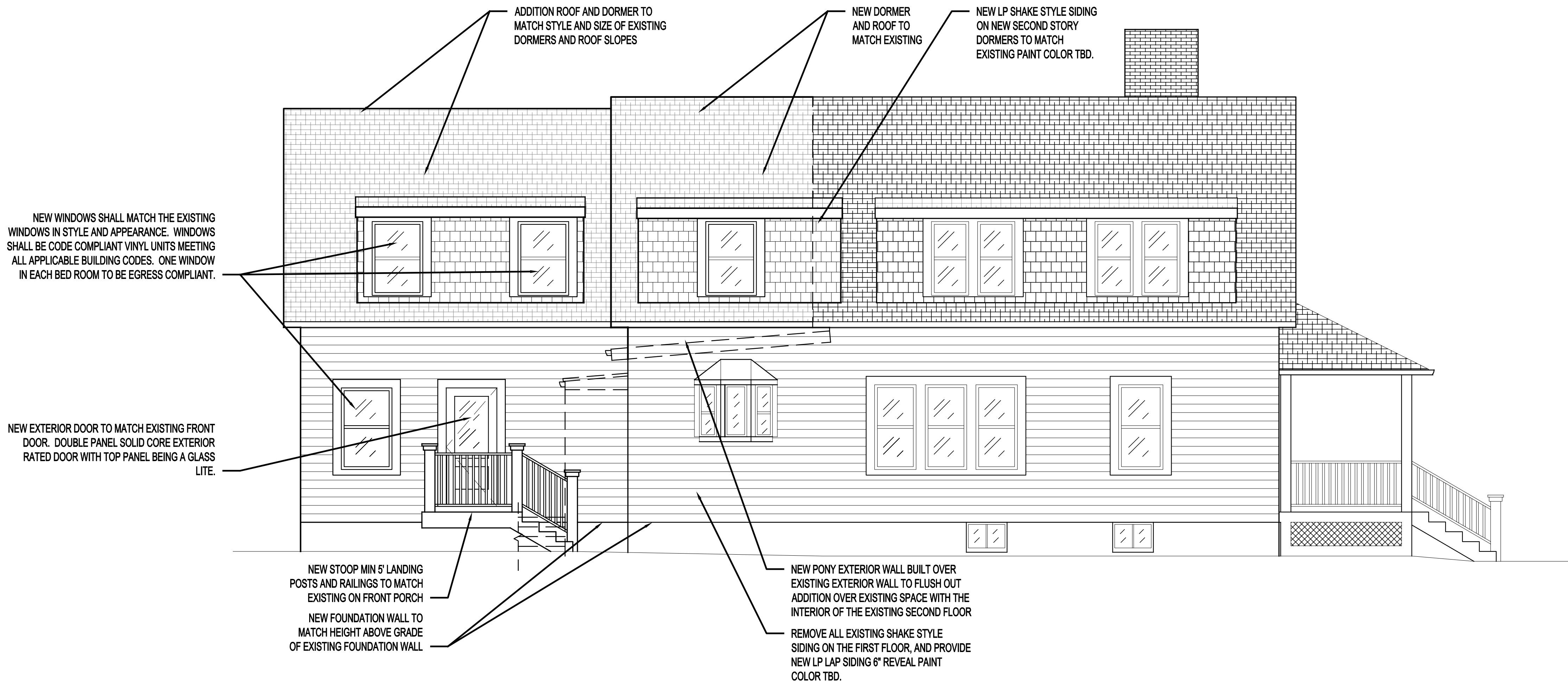
Windows: ClimateGuard brand Double Hung with Colonial grills on top sash and clear glass on lower sash. Color: WHITE with White Aluminum Trim to match existing.

Deck and Railing: Pressure treated wood side deck landing and stairs with decorative top rail and lower rail and 2x2 balusters to match existing, Railing Color: WHITE



A EXISTING EAST ELEVATION

SCALE
1/2"=1'-0"



B NEW EAST ELEVATION

SCALE
1/2"=1'-0"

DUKE consulting, llc.

35 E Division St.
Villa Park, IL 60181
p: 630.991.7574

REVISIONS:	DATE:
D.D. DOCUMENTS	03/07/2026
D.D. REV #1	03/16/2026
D.D. REV #2	04/21/2026
PERMIT SET	
REVISION #1	
REVISED PERMIT SET	
ISSUE FOR CONSTRUCTION	
ISSUE FOR PERMIT REVISION	
ISSUE FOR PERMIT REVISION	

.Monica IL Stamp.bmp

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

EAST
ELEVATIONS

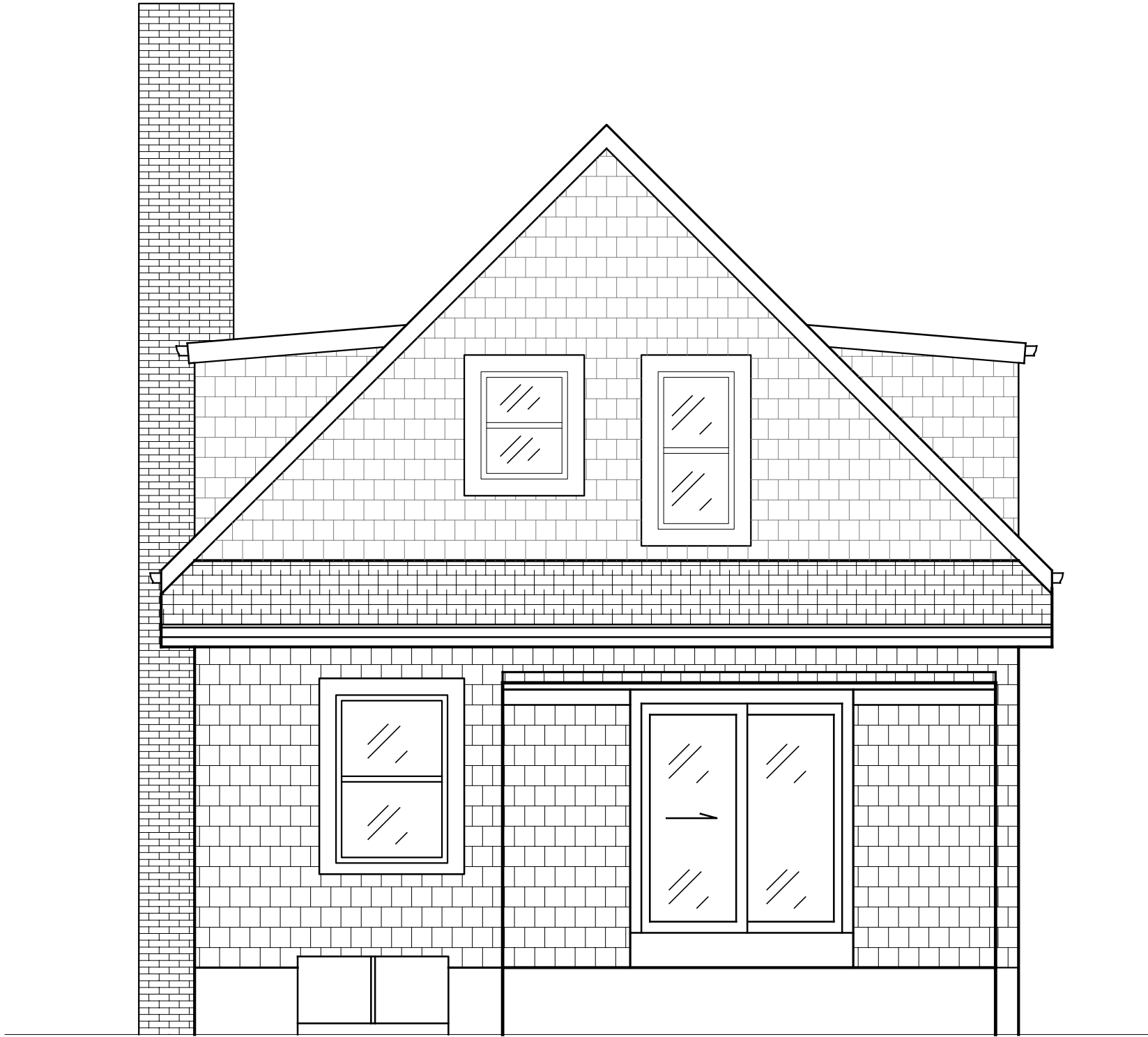
DRAWN BY
SM
CHECKED BY
MM
JOB NUMBER
26001
SHEET NAME

A3.0



C EXISTING NORTH ELEVATION

SCALE
1/2"=1'-0"



A EXISTING SOUTH ELEVATION

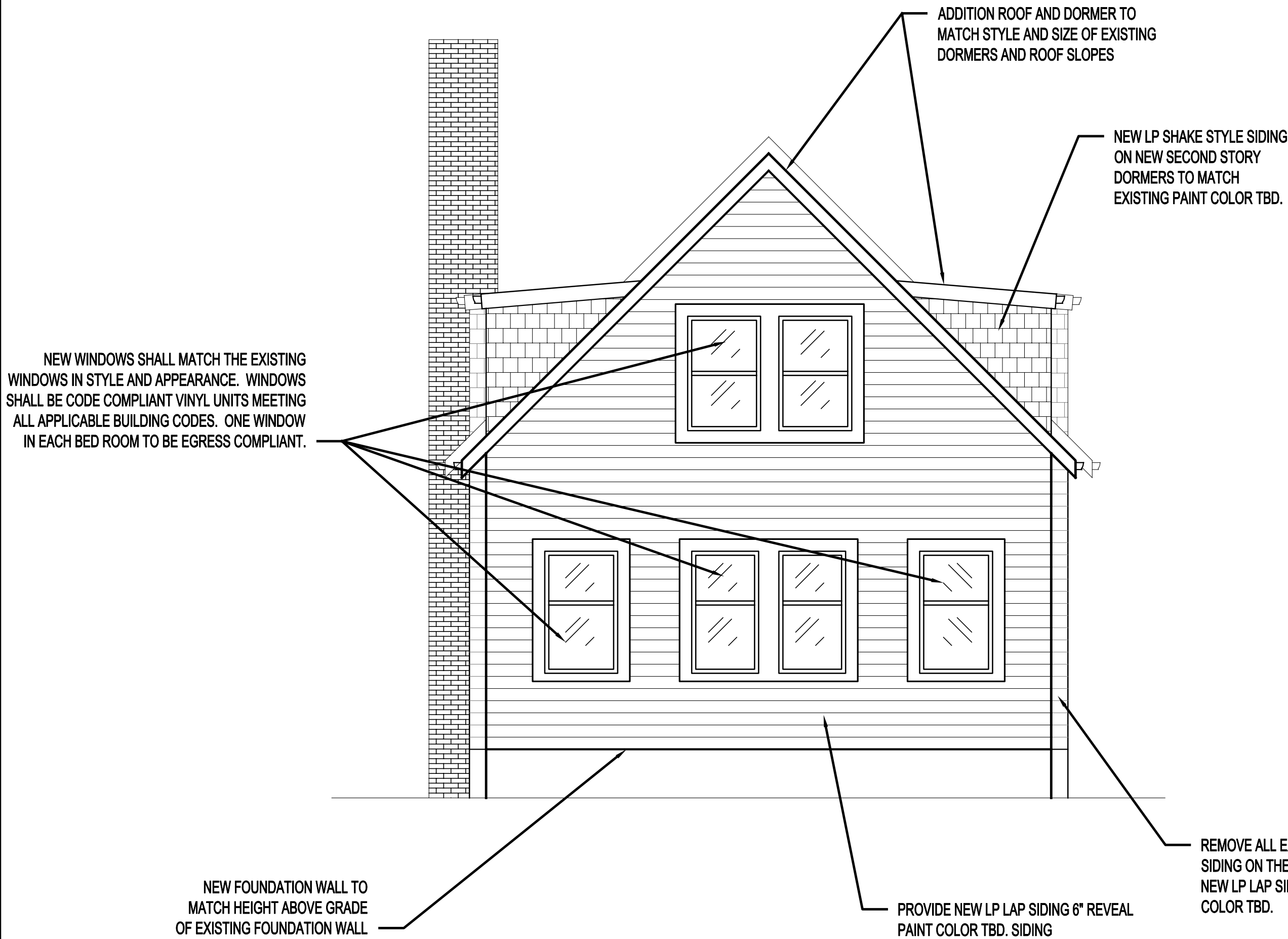
SCALE
1/2"=1'-0"



SIDING COLOR AND FORMAT TO
REMAIN MATCH EXISTING. NO
CHANGES THIS ELEVATION

D NEW NORTH ELEVATION

SCALE
1/2"=1'-0"



B NEW SOUTH ELEVATION

SCALE
1/2"=1'-0"

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35 E Division St.
Villa Park, IL 60181
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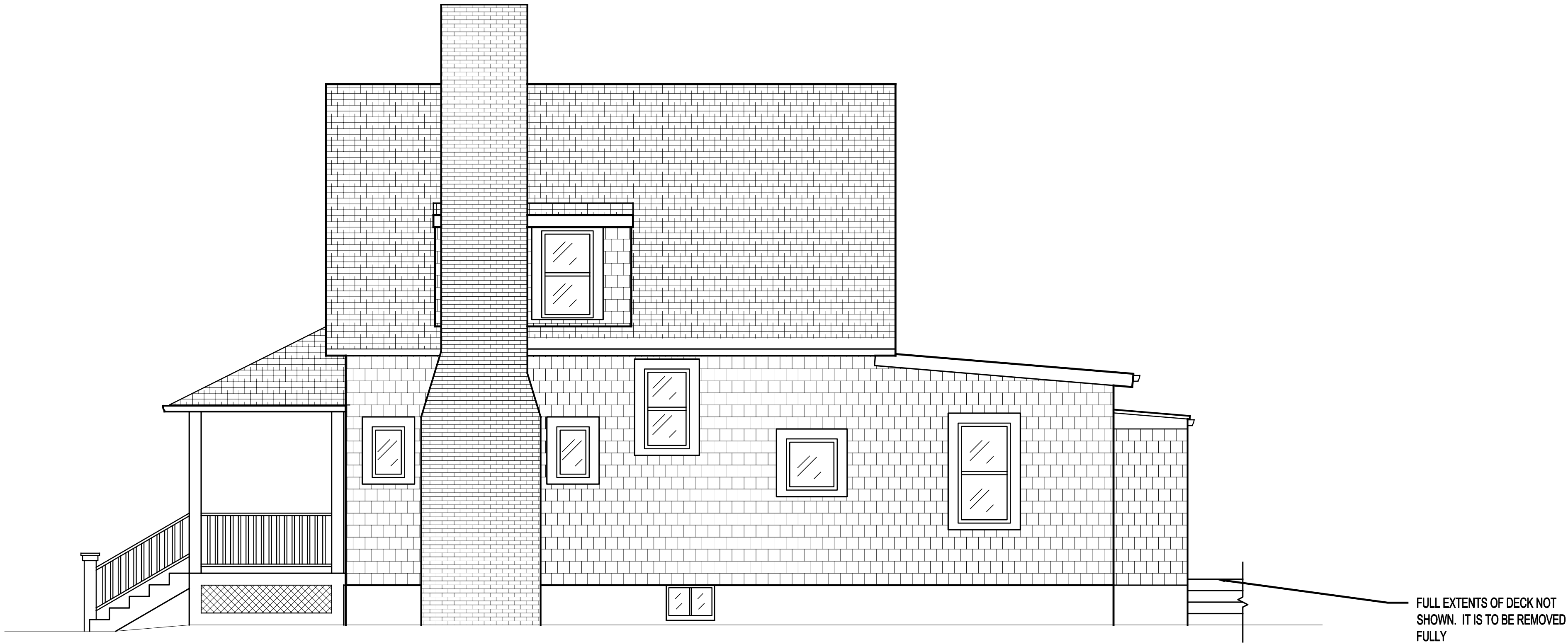
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McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

SOUTH
ELEVATIONS

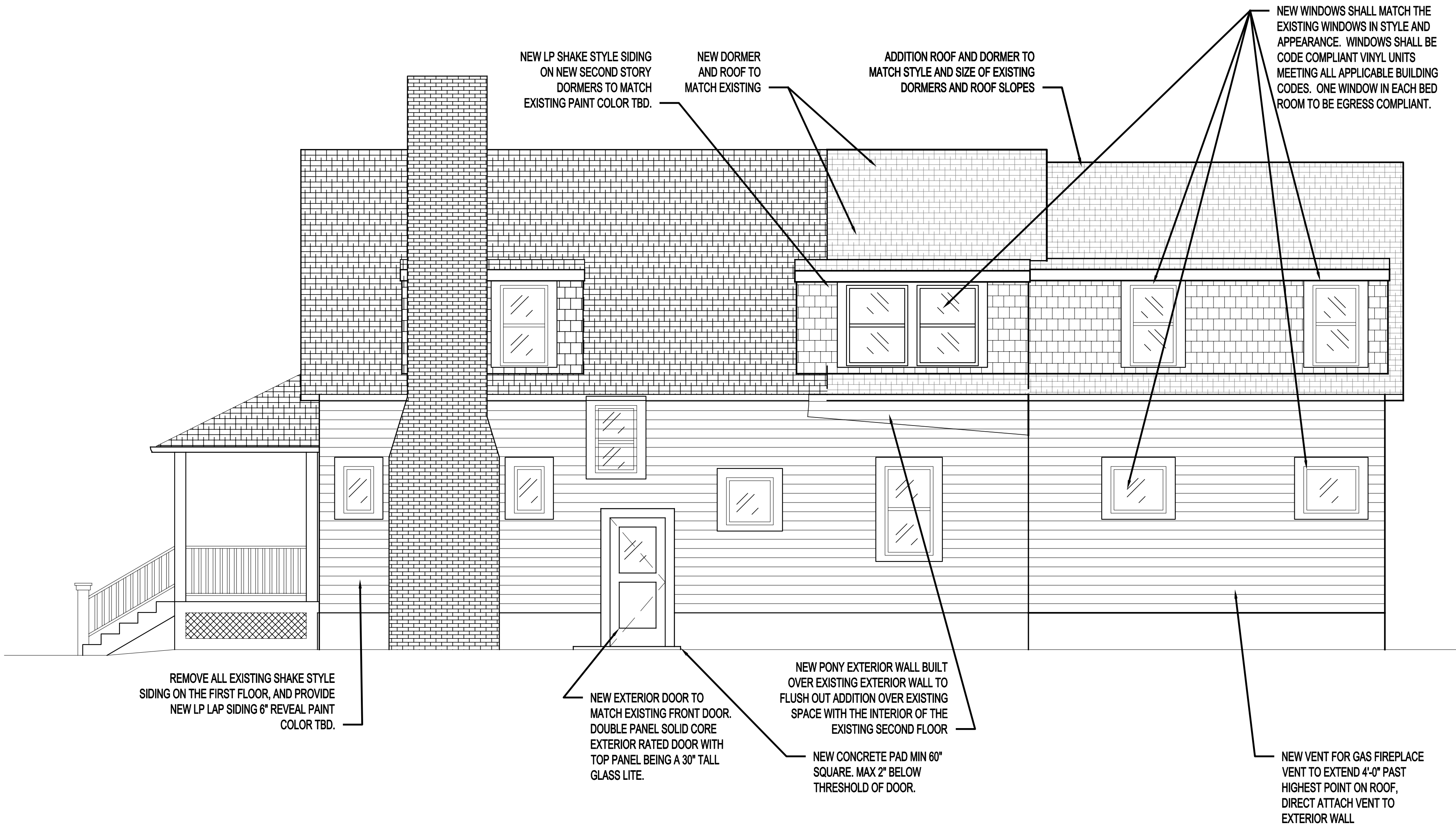
DRAWN BY
SM
CHECKED BY
MM
JOB NUMBER
26001
SHEET NAME

3.1



A EXISTING WEST ELEVATION

SCALE
1/4"=1'-0"



C NEW WEST ELEVATION - OPTION #2

SCALE
1/4"=1'-0"

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35 E Division St.
Villa Park, IL 60181
p: 630.991.7574

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McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

WEST
ELEVATIONS

DRAWN BY
SM
CHECKED BY
MM
JOB NUMBER
26001
SHEET NAME

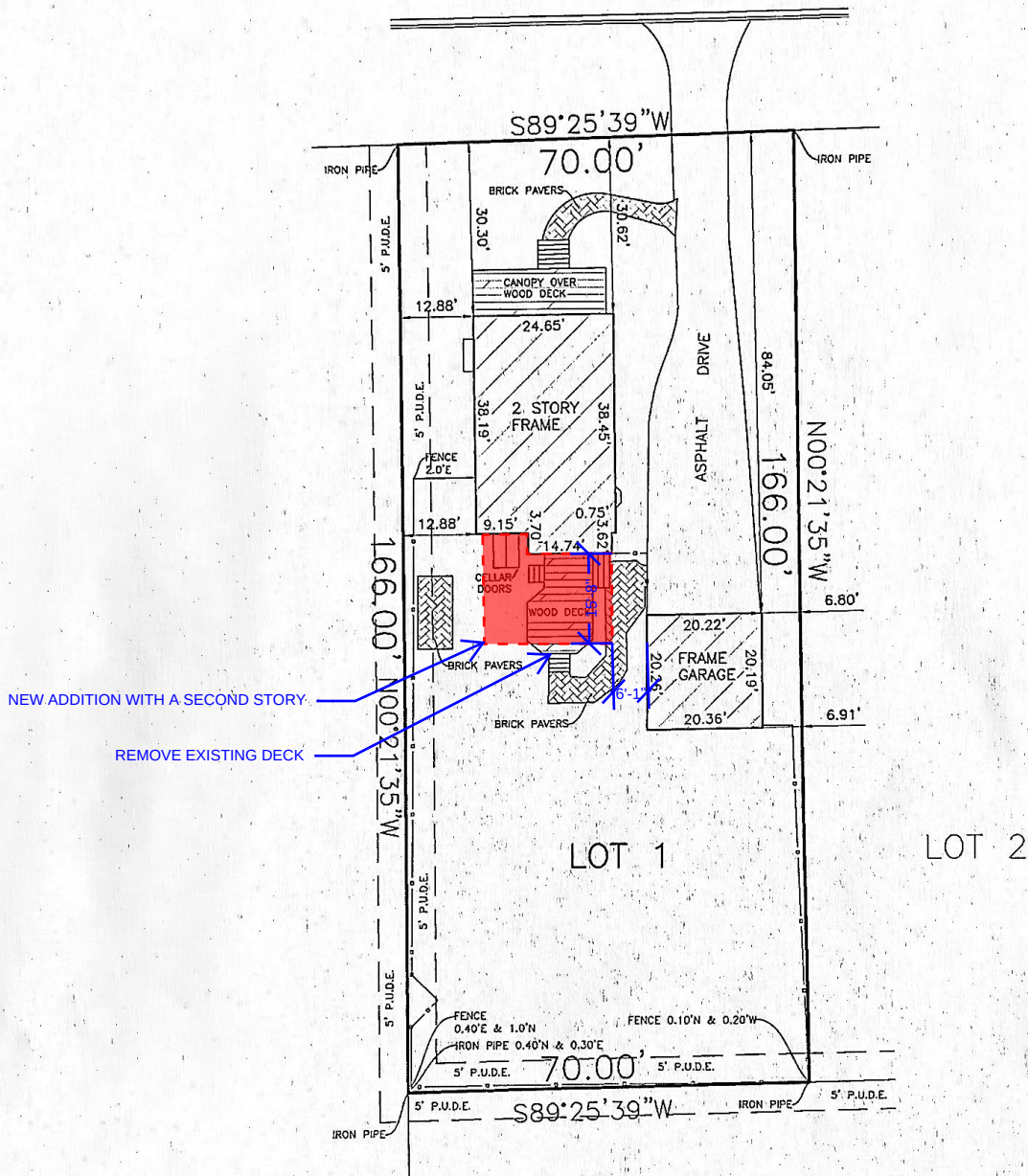
3.2

618 S. Broadway St.
Mchenry, Il. 60050

LOT 1 IN SCRIPTURE PUBLICATIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7 IN BLOCK 3 OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN IN THE EAST 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION RECORDED AUGUST 7, 1991 AS DCOUNTMENT R91-101194, IN DuPAGE COUNTY, ILLINOIS.



ANTHONY STREET



ALL DISTANCES IN FEET AND DECIMAL

SCALE: one inch = 20 feet

FILE NO. TA3128

ORDERED BY:

NOVIT & NOVIT, LLC

ADDRESS: 253 ANTHONY STREET

GLEN ELLYN, ILLINOIS

NOTE: ONLY THOSE BUILDING
LINE RESTRICTIONS OR
EASEMENTS SHOWN ON A
RECORDED SUBDIVISION PLAT
ARE SHOWN HEREON.

COMPARE YOUR DESCRIPTION
AND SITE MARKINGS WITH
THIS PLAT AND AT ONCE
REPORT ANY DISCREPANCIES
WHICH YOU MAY FIND.



STATE OF ILLINOIS
COUNTY OF MCHENRY } SS.

I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

CERTIFIED AT MCHENRY, ILLINOIS THIS 18th DAY OF OCTOBER, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266
MY LICENSE EXPIRES NOVEMBER 30, 2018

McLAIN RESIDENCE ADDITION

253 ANTHONY ST
GLEN ELLYN, IL 60137

1

SCALE
N/A

APPLICABLE CODES (INCLUDING ALL VILLAGE OF ST CHARLES AMENDMENTS):

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2014 ILLINOIS PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2018 ILLINOIS ACCESSIBILITY CODE

SHEET LIST:

A0.0 - TITLE SHEET, EXISTING 1ST FLOOR PLAN, DEMOLITION PLAN
A0.1 - EXISTING AND DEMOLITION BASEMENT PLAN
A1.0 - BASEMENT AND 1ST FLOOR CONSTRUCTION PLAN
A1.1 - SECOND FLOOR OPTION 1 & 2 PLAN
A1.2 - ROOF PLANS
A3.0 - EAST ELEVATIONS
A3.1 - SOUTH ELEVATIONS
A3.2 - WEST ELEVATIONS

2

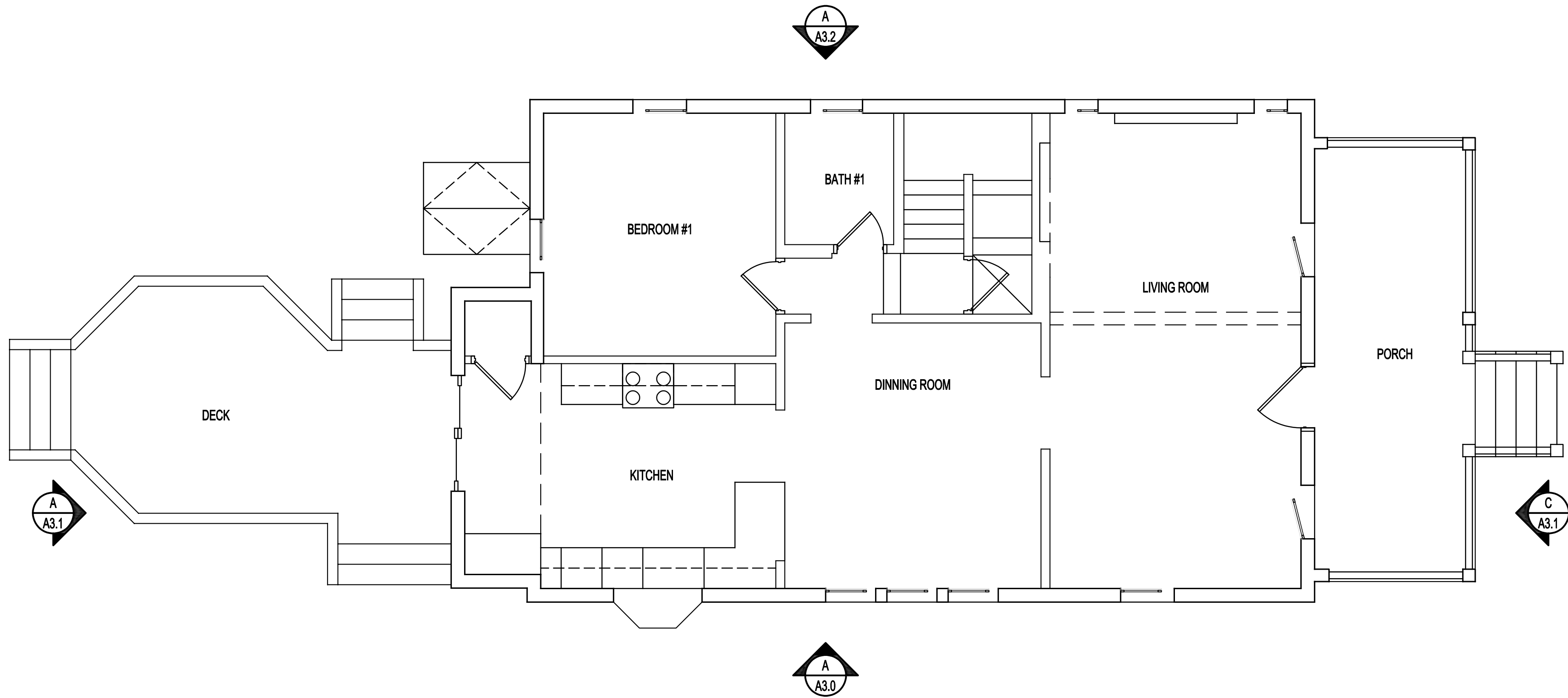
PROJECT INFORMATION

SCALE
N/A

B

FIRST FLOOR DEMOLITION PLAN

SCALE
1/4"=1'-0"

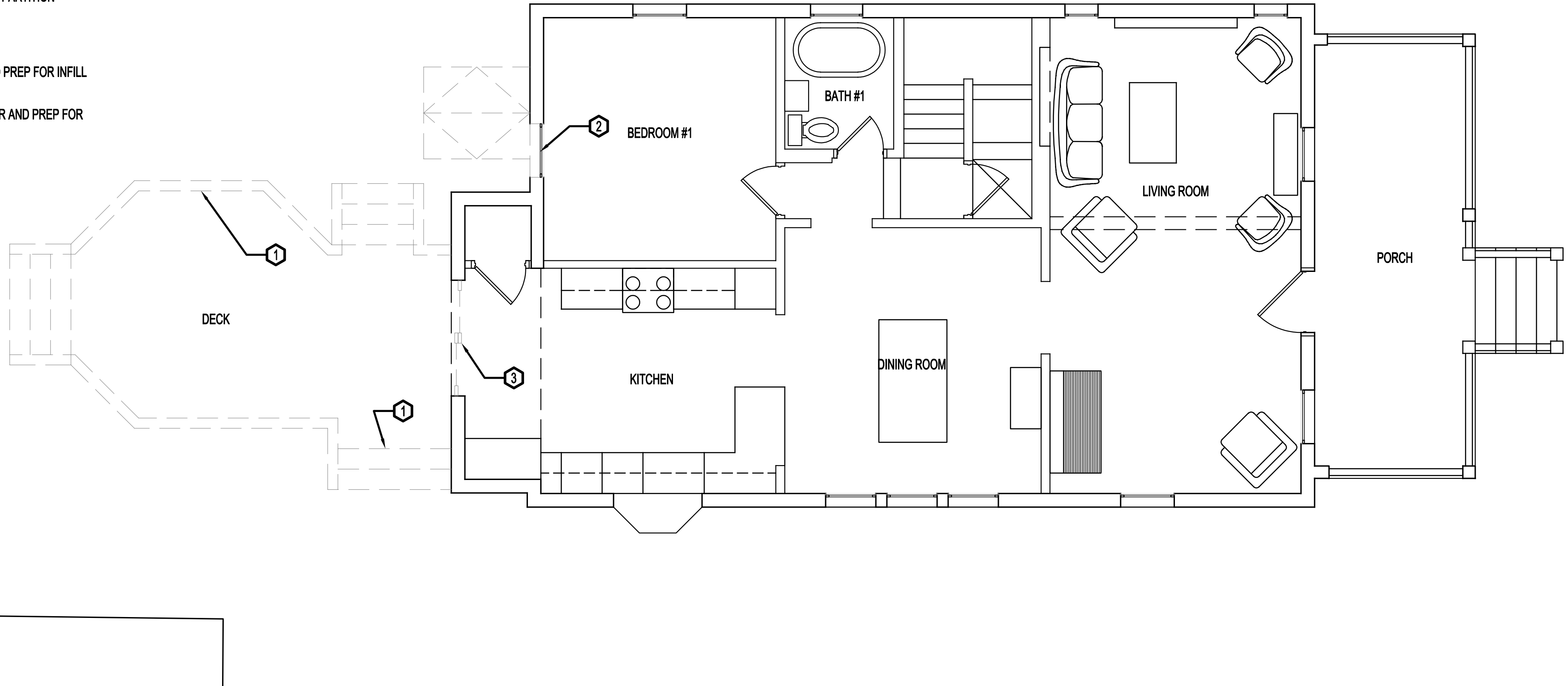


A

EXISTING FIRST FLOOR PLAN

SCALE
1/4"=1'-0"

- EXISTING PARTITION TO
--- BE DEMOLISHED
--- EXISTING PARTITION
- ① REMOVE EXISTING DECK FULLY
② REMOVE EXISTING WINDOW AND PREP FOR INFILL
③ REMOVE EXISTING SLIDING DOOR AND PREP FOR
FRAMED OPENING



DUKE consulting, llc.

35 E Division St.
Villa Park, IL 60181
p: 630.991.7574

REVISIONS:	DATE:
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McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

TITLE SHEET
EXISTING FLOOR PLAN
DEMOLITION PLAN

DRAWN BY
SM
CHECKED BY
MM
JOB NUMBER
26001
SHEET NAME

A0.0

REVISIONS:	DATE:
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McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

SECOND FLOOR
OPTION
1 & 2
PLAN

DRAWN BY

SM

CHECKED BY

MM

JOB NUMBER

26001

SHEET NAME

A1.1

BLOCKING NOTES:

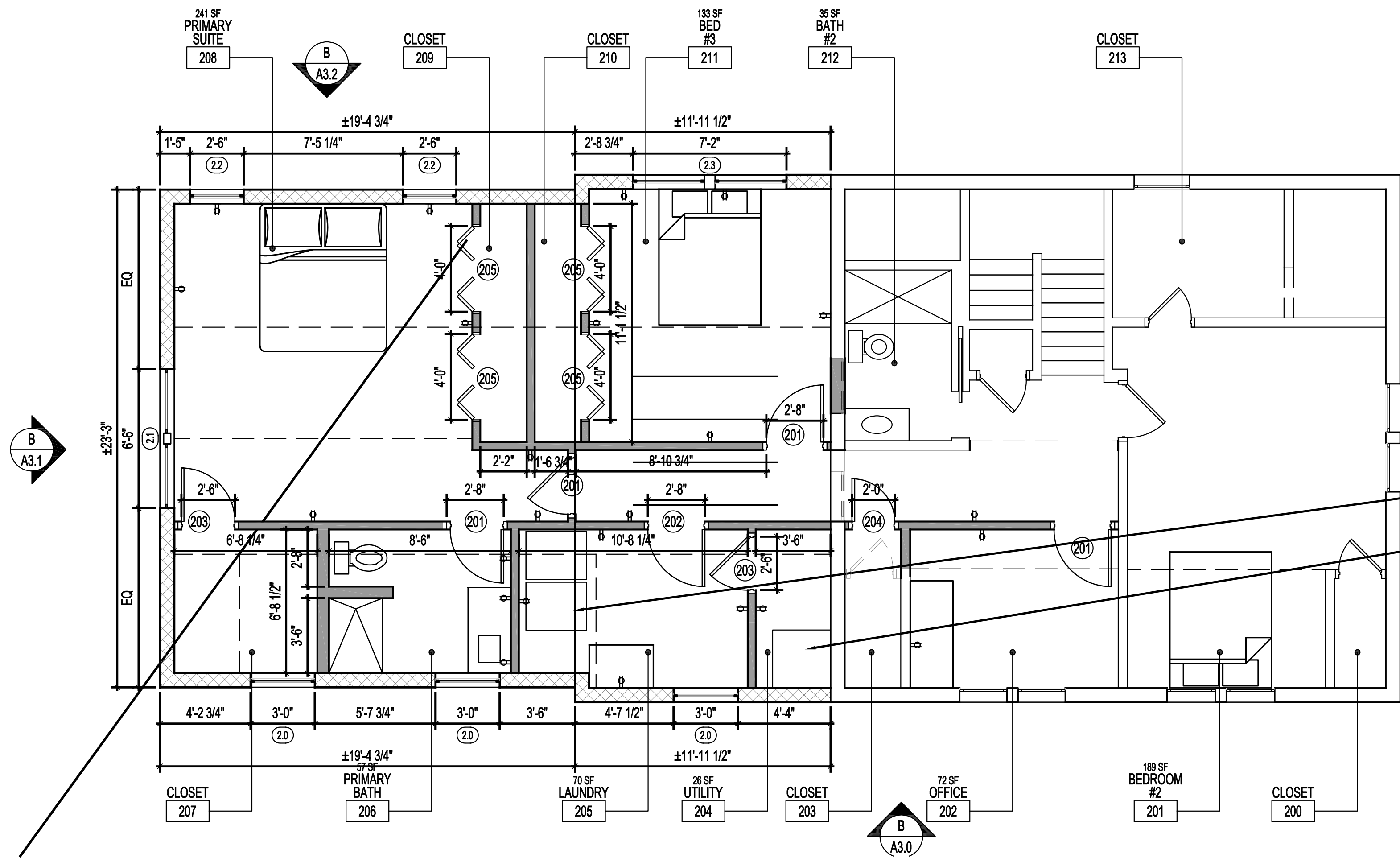
GENERAL:

1. PROVIDE IN WALL BLOCKING PER PARTITION NOTES.
2. PROVIDE TOP OF WALL AND CORNER BLOCKING AS NEEDED FOR GYP. BD. INSTALLATION.

- NEW PARTITION WALLS, SEE WALL TYPES FOR FURTHER INFORMATION
- EXISTING PARTITION
- NEW INSULATED PARTITION, SEE WALL TYPES FOR FURTHER INFORMATION

NEW WASHER AND DRYER FRONT LOAD. NEW GREY BOX, GAS TUB, AND DRYER VENT.

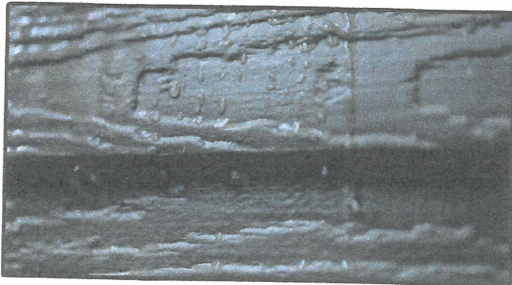
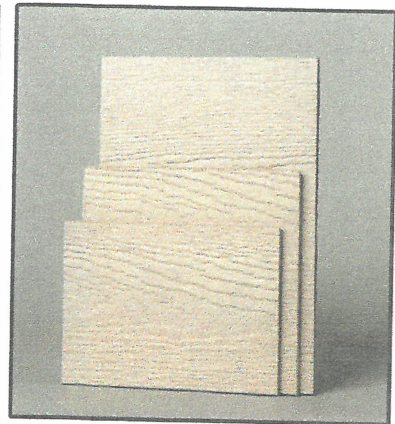
NEW FURNACE WITH DUCTED RETURN SEPARATE FROM EXISTING SYSTEM THAT SERVICES FIRST FLOOR AND BASEMENT LOCATED IN CLOSET. ALL DUCTS AND FILTER BOXES SHALL BE SEALED. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE. SUPPLY AND RETURN DUCTS SHALL BE INSULATED AT R-8 MIN. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. MECHANICAL SYSTEM PIPING SHALL BE INSULATED TO A MIN R-3.



LP SmartSide

Lap Siding

NOMINAL SIZE	ACTUAL SIZE	SURFACING	EXPOSURE
3/8 x 6 x 16'	3/8" x 5-7/8"	Woodgrain	15.5 pcs per square @ 4-7/8" exposure
3/8 x 8 x 16'	3/8" x 7-7/8"	Woodgrain	11 pcs per square @ 6-7/8" exposure
3/8 x 12 x 16'	3/8" x 11-7/8"	Woodgrain	7 pcs per square @ 10-7/8" exposure



SEMI
NATURALS
BY EDMUND ALLEN

- LP siding and trim offer outstanding impact resistance, performing better than vinyl and fiber cement in field tests.
- LP has over 20 years of exceptional performance as a full home siding solution.

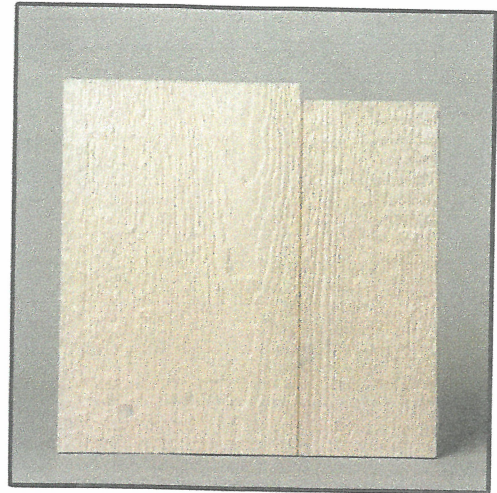
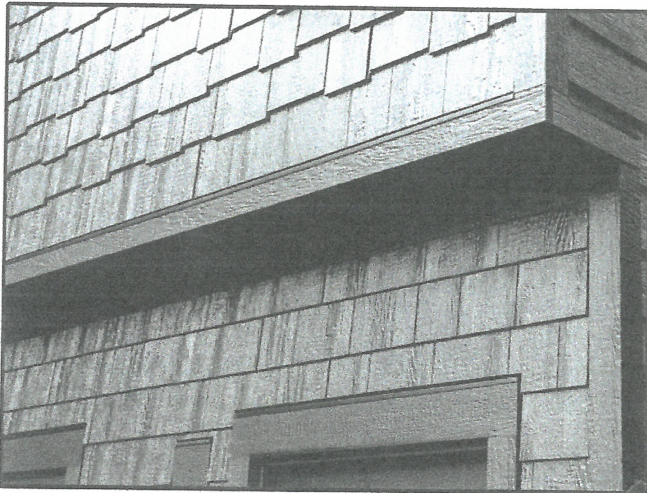


LP SmartSide

Shakes

STYLE	PANEL SIZE	EXPOSURE
Reversible - Straight or Staggered Edge	3/8" x 11-5/8" x 48"	30 panels per square @ 10" exposure

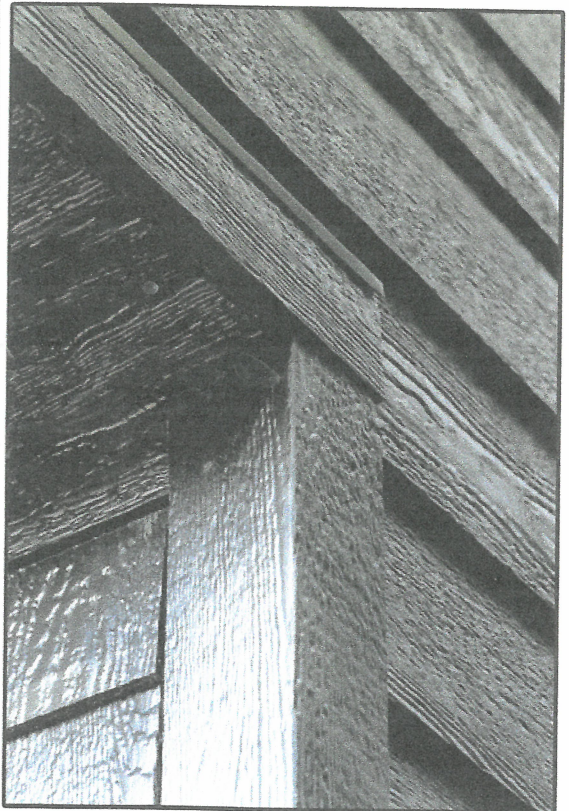
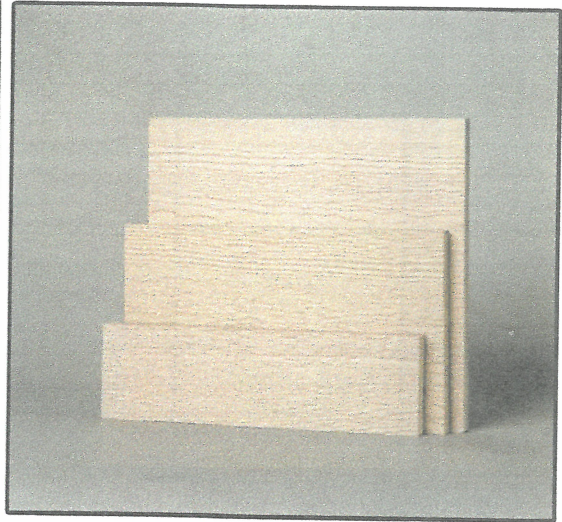
- LP shake panels can be installed for the straight edge or the staggered edge exposed.*
- LP is the #1 brand of engineered wood siding, offering refined durability, workability, and longer lasting curb appeal.*



LP SmartSide

Trim

NOMINAL SIZE	ACTUAL SIZE	SURFACING
1 x 2 x 16'	11/16" x 1-1/2"	Woodgrain
1 x 3 x 16' Batten Strip	17/32" x 2-1/2"	Woodgrain
1 x 3 x 16'	11/16" x 2-1/2"	Woodgrain
1 x 4 x 16'	11/16" x 3-1/2"	Woodgrain
1 x 6 x 16'	11/16" x 5-1/2"	Woodgrain
1 x 8 x 16'	11/16" x 7-1/4"	Woodgrain
1 x 10 x 16'	11/16" x 9-1/4"	Woodgrain
1 x 12 x 16'	11/16" x 11-1/4"	Woodgrain
5/4 x 2 x 16'	1" x 1-1/2"	Woodgrain
5/4 x 3 x 16'	1" x 2-1/2"	Woodgrain
5/4 x 4 x 16'	1" x 3-1/2"	Woodgrain
5/4 x 6 x 16'	1" x 5-1/2"	Woodgrain
5/4 x 8 x 16'	1" x 7-1/4"	Woodgrain
5/4 x 10 x 16'	1" x 9-1/4"	Woodgrain
5/4 x 12 x 16'	1" x 11-1/4"	Woodgrain





2622 N. PULASKI ROAD * CHICAGO, IL 60639-2118
Phone: (773) 278-3600 * Fax: (773) 235-6712



ESTIMATE NO.: E1000673

DATE: 08/05/2026

Page 1 of 2

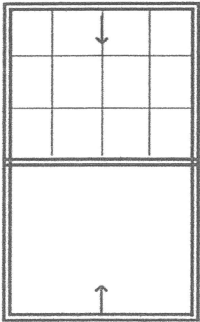
224642
RDB REMODELING GROUP
SOLD TO 1879 N NELTNOR BLVD
WEST CHICAGO, IL 60185-5932
224-226-2275

PICKUP
PU
SHIP TO 253 ANTHONY ST
GLEN ELLYN, IL 60137-4415
224-226-2275

SALESPERSON	CUSTOMER ORDER NO.	TAX EXEMPT NUMBER	
cristine			PICKUP
METHOD OF PAYMENT	APPROVAL NUMBER	APPROVED BY	CASH POINTS
			0

Line 1: 18276190
DOUBLE HUNG WINDOW
W 39 X H 64 EXACT SIZE
LOCATION: ** GRIDS TOP SASH***

ULTRAVIEW 2550-B VYL WINDOW THERMAL
DOUBLE HUNG WHITE
W 39 X H 64 EXACT SIZE
GLASS: LOW-E HD COAT / E-270/ARGON
1/2-SCRN, MUT-SQ/1-SH
INTEGRATED NAILING FLANGE
GRIDS/SASH: HORIZ 2, VERT 3 = 12 LITE
Specifications
Egress: 5.713 SF - Complies
U-value: 0.25, Solar heat: 0.26, Visible light: 0.47



Inside view

Initials: _____

Quantity: 1

2622 N. PULASKI ROAD * CHICAGO, IL 60639-2118
Phone: (773) 278-3600 * Fax: (773) 235-6712



ESTIMATE NO.: E1000673

DATE: 08/04/2026

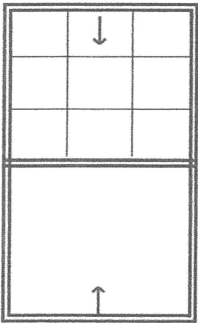
Page 1 of 2

224642
RDB REMODELING GROUP
SOLD TO 1879 N NELTNOR BLVD
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224-226-2275

PICKUP
PU
SHIP TO 253 ANTHONY ST
GLEN ELLYN, IL 60137-4415
224-226-2275

SALESPERSON	CUSTOMER ORDER NO.	TAX EXEMPT NUMBER	
cristine			PICKUP
METHOD OF PAYMENT	APPROVAL NUMBER	APPROVED BY	CASH POINTS
			0

Line 1: 18276190
DOUBLE HUNG WINDOW
W 33 X H 55 EXACT SIZE
LOCATION: ** GRIDS TOP SASH**



Inside view

Initials: _____

ULTRAVIEW 2550-B VYL WINDOW THERMAL
DOUBLE HUNG WHITE
W 33 X H 55 EXACT SIZE
GLASS: LOW-E HD COAT / E-270/ARGON
1/2-SCRN, MUT-SQ/1-SH
INTEGRATED NAILING FLANGE
GRIDS/SASH: HORIZ 2, VERT 2 = 9 LITE
Specifications
Egress: 3.830 SF - Does not comply
U-value: 0.25, Solar heat: 0.26, Visible light: 0.47

Quantity: 1





 Carol Stream **10PM**

 60188

W.





 Carol Stream **10PM**

 60188

 Shop All Services

 DIY

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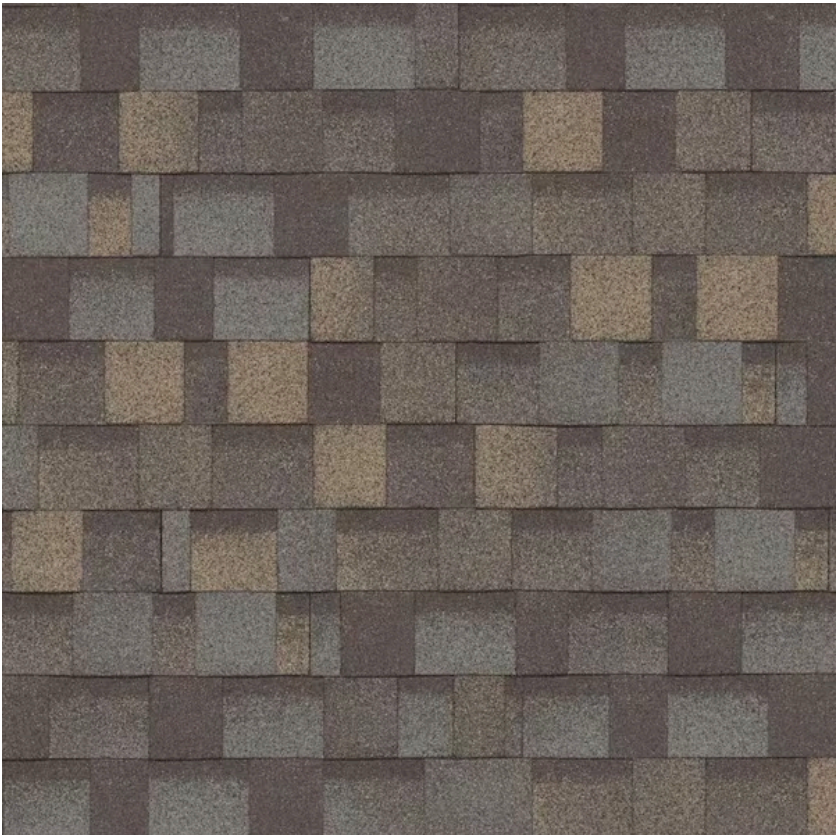
Internet # 325669445 Model # 4973056 Store SKU # 1010298470

Shop IKO

IKO Dynasty Premium Asphalt Performance Class 3 IR Performance Architectural Shingle - Cornerstone 4973056 (3 BD/SQ)

★★★★★

Questions & Answers (1)



Hover Image to Zoom

 Share

 Print

- Class 3 impact resistance rating for residential properties
- FastLock sealant strips prevent wind-driven rain
- Copper coated to inhibit growth of blue green algae
- [View More Details](#)

 **Special Order**

Please visit your local Pro Desk or call our Pro Support Team to discuss pricing and availability. Call **1-844-410-5464**. Delivery and availability may vary by zip code.

$\wedge$

 Feedback

 $\wedge$

Date: Thu Aug 06 09:19:11 2026

Design Name: Mastercraft Designer

Design ID: 317555959385

Estimated Price: \$962.00

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.



How to recall and purchase your design at home:

Scan here to recall your design or chat
with a specialist

OR

- 1 On Menards.com, enter "Design & Buy" in the search bar
2. Select the Your Door, Your Way Designer
3. Recall your design by entering Design ID: 317555959385
4. Follow the on-screen purchasing instructions

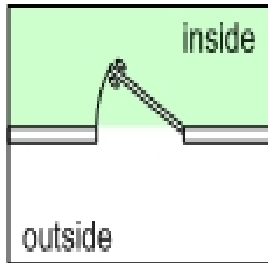
How to purchase your design at the store:

1. Enter Design Id: 317555959385 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions. See a Menards Team Member if you have questions.

QTY	DESCRIPTION	SKU
1		4090989

- Door Only 36" x 80" 2 Panel w/ 22"x48" Lite Steel
- Interior Dark Oak, Exterior Dark Oak
- Rain Security 22" x 48" [RA-104]
- Actual Size 35.75 X 79
- No Bore with No Deadbolt Bore and Not Mortised
- ** Estimated lead time for this item is 7 days **

Outside View



Right Hand Inswing

****PLEASE NOTE THE FOLLOWING****

Door image and accessories are for representation only. Door units ordered without deadbolt will still have the deadbolt prep in the frame. A deadbolt coverplate is included.

TODAY'S ESTIMATED PRICE**\$962.00**

Price is good for all items on this page.

Total price for all items

\$962.00

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other helpful Designers search "Design & Buy" on Menards.com

Date: Thu Aug 06 09:17:18 2026

Design Name: Mastercraft Designer

Design ID: 317555959372

Estimated Price: \$488.00

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.



How to recall and purchase your design at home:

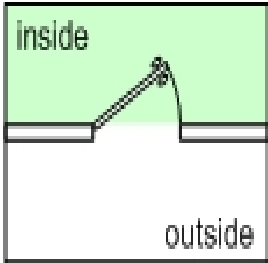
Scan here to recall your design or chat
with a specialist

OR

- 1 On Menards.com, enter "Design & Buy" in the search bar
2. Select the Your Door, Your Way Designer
3. Recall your design by entering Design ID: 317555959372
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design Id: 317555959372 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions. See a Menards Team Member if you have questions.

QTY	DESCRIPTION	SKU
1		4000446
• Single Door System 36" x 80" 2 Panel Mission Plank w/ 22"x14 1/2" Lite Steel • Interior Primed Ready to Paint, Exterior Primed Ready to Paint • Chord 22" x 14.5" [CR-214] • Rough Opening 38.25" X 82", Brick Opening 40" X 82.75" • Bore with Deadbolt Bore and Mortised for hinges • 4 9/16" [2x4 construction] White Composite frame with matching Brickmould ** Estimated lead time for this item is 7 days **  Left Hand Inswing Outside View   Zones: N, NC, SC, S U Factor: 0.2 VT Factor: 0.1 Coefficient: 0.1		

Components Selected:

White Composite with
matching Brickmould

Matte Black sill

Bronze Hinges

No Kickplate

PLEASE NOTE THE FOLLOWING

Door image and accessories are for representation only.

TODAY'S ESTIMATED PRICE

\$488.00

Price is good for all items on this page.

Total price for all items

\$488.00

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other helpful Designers search "Design & Buy" on Menards.com









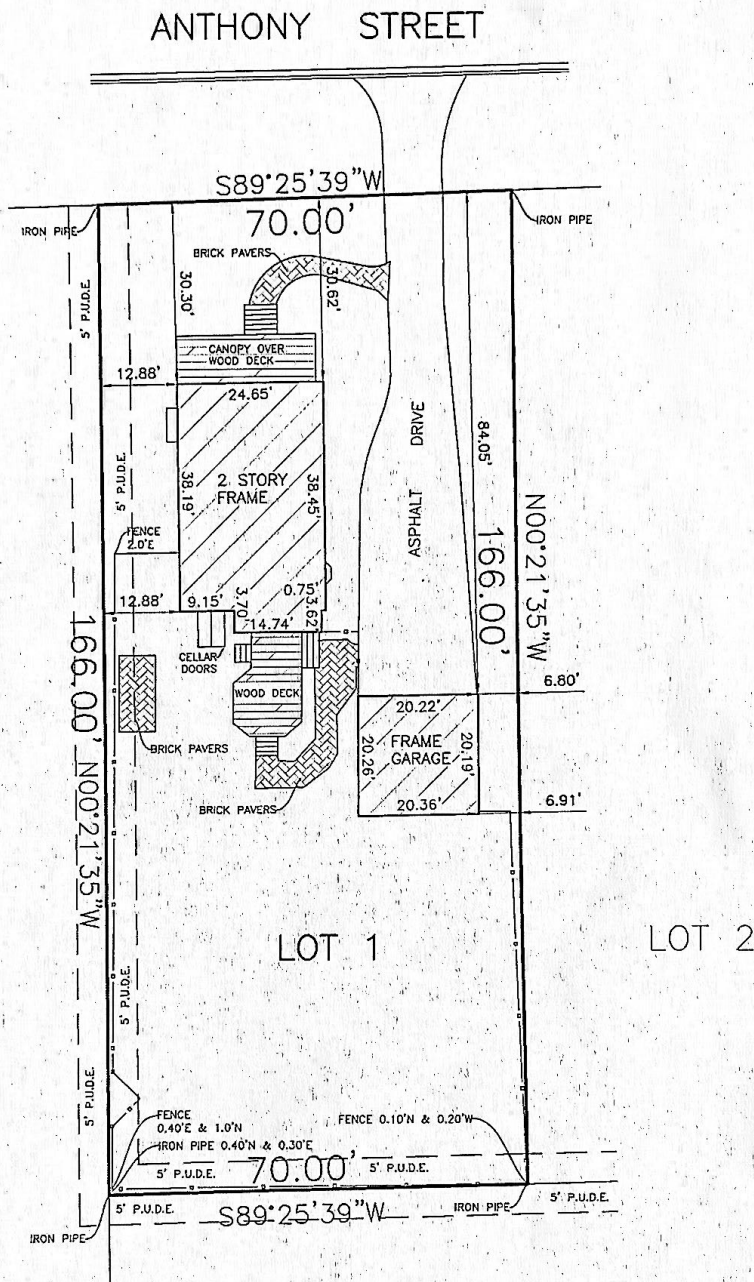
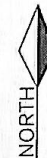




TOM W. ATKINS P.L.S. PLAT OF SURVEY

618 S. Broadway St.
Mchenry, IL 60050

LOT 1 IN SCRIPTURE PUBLICATIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7 IN BLOCK 3 OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN IN THE EAST 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION RECORDED AUGUST 7, 1991 AS DCOUMENT R91-101194, IN DuPAGE COUNTY, ILLINOIS.



ALL DISTANCES IN FEET AND DECIMAL
SCALE: one inch = 20 feet
FILE NO. TA3128
ORDERED BY: NOVIT & NOVIT, LLC
ADDRESS: 253 ANTHONY STREET
GLEN ELLYN, ILLINOIS

NOTE: ONLY THOSE BUILDING
LINE RESTRICTIONS OR
EASEMENTS SHOWN ON A
RECORDED SUBDIVISION PLAT
ARE SHOWN HEREON.
COMPARE YOUR DESCRIPTION
AND SITE MARKINGS WITH
THIS PLAT AND AT ONCE
REPORT ANY DISCREPANCIES
WHICH YOU MAY FIND.



STATE OF ILLINOIS
COUNTY OF MCHENRY } SS.
I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE
STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT
OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS
FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
APPLICABLE TO BOUNDARY SURVEYS.

CERTIFIED AT MCHENRY, ILLINOIS THIS 18th DAY OF OCTOBER, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266
MY LICENSE EXPIRES NOVEMBER 30, 2018