



Glen Ellyn Historic Preservation Commission Meeting
Thursday, September 24, 2015 7:30 p.m.
Glen Ellyn Civic Center, Rm: 301
535 Duane St.

AGENDA

2. **Call Historic Commission Meeting to Order.**
3. **Approval of August 27, 2015 Meeting Minutes.**
4. **Public Comment.**
5. **Old Business.**
 - A. Historic Preservation/Restoration Awards
 - B. Status on Historic Preservation Brochure /Booklet for Builders, Realtors, and Architectural Community
 - C. Establish an annual program to pursue local landmark designation of individual buildings
 - D. Propose economic incentives for owners of local landmarks, i.e. building permit fee waivers
 - E. Encourage downtown landmarks to apply for Commercial Façade Rehab Program grants
6. **Public Hearing.**
 - A. Petition to Remove 272 Hill from Village's Historical Landmark List
6. **New Business.**
 - A. Development Updates
 - B. Resolution-Consideration of Mr. Karsten's and Mrs. Gia Abata's Petition to Remove their home at 272 Hill from the Village's List of Historical Local Landmarks
 - C. Landmarking Inquiry-425 Arlington
7. **Architectural Review Commission Report.**
8. **Historical Society Business.**
9. **Chairman's Report.**
10. **Village Board Trustee Report.**
11. **Staff Report.**
12. **Confirmation of next meeting date and Adjournment.**

cc: Historic Preservation Commission
Mark Senak, Trustee Liaison
Caroline Conlon, Executive Assistant
John Norton, Multimedia Specialist
Debbie Soloman, Recording Secretary

HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

TO: Historic Preservation Commission

FROM: Staci Hulseberg, Director of Planning & Development
Al Stonitsch, Assistant Village Manager

DATE: September 18, 2015

SUBJECT: 272 Hill Avenue– Request to Remove Landmark Status

Historic Designation Planning Report. This report is provided in accordance with Title 2, Chapter 13, Section 5 of the Village Code which requires a report on planning considerations prior to acting on a change in designation of any structure or object that is a Glen Ellyn Landmark (*Attachment 1*).

Location/Request. The home at 272 Hill Avenue is located on the north side of Hill Avenue between Kenilworth Avenue and Lorraine Avenue (*Attachments 2 & 3*). The property consists of one lot. The current property owners are Mr. Karston and Mrs. Gia Abata (“the Petitioners”), who have requested the removal of their property’s landmark designation in order to enhance its salability within the real estate marketplace (*Attachment 4*).

Existing Structure. The residential dwelling at 272 Hill is an original Sears catalog home, which was purchased, likely in the 1920’s, by the original owner, Henry J. Traver. The bungalow is the Crescent style, and was offered by Sears Roebuck in the early 1900’s through 1932. The home is in excellent condition, and has undergone renovations in the 1980’s, including a room addition to the rear of the home in 1987. Given the historical and architectural details of the home, 272 Hill was approved for local landmark designation by the Village Board on October 11, 1993 (*Attachment 5*). Parenthetically, according to the Glen Ellyn Historical Society, there is no record of this structure possessing their organization’s Historical and Architectural Recognition Program plaque¹.

Relationship to Comprehensive Plan. The Glen Ellyn Comprehensive Plan designates this parcel for Single-Family Detached Residential use, up to 5 dwelling units per acre. The Comprehensive Plan also states that “...homes...that have historic and/or architectural interest ...add to the charm and character to the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value...Property owners should be encouraged to retain and restore historic structures.” The current designation of the home at 272 Hill Avenue as a historic landmark is consistent with the recommendations of the Comprehensive Plan.

¹ This is a voluntary, non-regulatory recognition program coordinated by and through the Glen Ellyn Historical Society. This program, which continues today, was started in 1969 in order to recognize houses and buildings of historical and/or architectural significance.

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

Effect on the Neighborhood. Due to its unique architectural style, it is a property that qualifies for recognition, as evidenced by the Landmark Designation in 1993. According to the documents reviewed and the above report, there would be no apparent negative effects on the surrounding neighborhood resulting from the Petitioners' request.

Planning Consideration. A review of the information available in the Village files, the Comprehensive Plan, and the zoning ordinance indicate that the home is:

1. A designated Glen Ellyn local landmark.
2. The Comprehensive Plan indicates that historic properties such as 272 Hill Avenue contribute to the character of Glen Ellyn because of its age, design, and construction.
3. The property is consistent with the zoning classification for the area.
4. The structure is harmonious with the surrounding neighborhood.
5. This structure is largely the same as when originally constructed and it represents a unique interpretation of a Sears catalog home during that era. It is an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Landmarked Properties with Additions/Alterations (2005-2015): At the Commission's request, attached is a list of permitted addition/alteration projects that have been approved by the Village at Landmarked Properties since 2005 (*Attachment 6*).

Economic Hardship Exception:

Under the Village Code (Title 2, CH. 13, Section 10, (D), 3-4), one criteria upon which a property may be considered for certain exemptions from the land marking ordinance is economic hardship. That is, a petitioner may file a request for an economic hardship exception if certain requirements under the landmark ordinance will result in the loss of reasonable and beneficial use of or return from the property. As part of this process, the Commission considers testimony and supporting evidence from the petitioner to determine the merits of the economic hardship request.

Requested Action. It is requested that the Historic Preservation Commission conduct a public hearing during its regular meeting on September 24, 2015, to discuss and consider the Petitioner's request to remove the home at 272 Hill Avenue from the list of designated Glen Ellyn Historic Landmarks, and to make a recommendation to the Village Board.

Attachments:

1. Village Code: Historic Preservation Commission "Powers and Duties", Title 2, Chapter 13, Section 2-13
2. 272 Hill, Location Map
3. 272 Hill, Property Photo/Description, 2009 Illinois Urban and Architectural Survey
4. Petitioner's Request for Removal of Landmark Designation, 272 Hill Avenue (Karsten & Gia Abata)
5. Ordinance #4053 re: Designation of 272 Hill Avenue as a Glen Ellyn Historical Landmark

6. List of Permitted Additions/Alterations on Landmarked Properties, 2005-2015

cc:

Mark Senak, Village Trustee/Village Board Liaison to the Commission
Michele Stegall, Village Planner

ATTACHMENT 1

Chapter 13

HISTORIC PRESERVATION COMMISSION

2-13-1: PURPOSE OF PROVISIONS:

It is hereby declared necessary for the general welfare of the citizens of the village to protect and encourage the continued utilization of areas, districts, places, buildings, structures, works of art, and other similar objects within the village, including "Stacy's Tavern", eligible for designation by ordinance as "Glen Ellyn landmarks". This declaration of intent shall incorporate the following purposes:

- (A) To identify, preserve, protect, enhance and encourage the continued utilization and the rehabilitation of such areas, districts, places, buildings, structures, works of art and other objects having a special historical, community, architectural or aesthetic interest or value to the village and its citizens;

- (B) To safeguard the village's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art and other objects determined eligible for designation by ordinance as "Glen Ellyn landmarks";

- (C) To preserve the character and vitality of the neighborhoods and central area, to promote economic development through rehabilitation, and to conserve and improve the property tax base of the village;

- (D) To foster civic pride in the beauty and noble accomplishments of the past as presented in such "Glen Ellyn landmarks";

- (E) To protect and enhance the attractiveness of the village to homeowners, home buyers, tourists, visitors, businesses and shoppers, and thereby to support and promote business, commerce, industry, and tourism and to provide economic benefit to the village;

- (F) To foster and encourage preservation, restoration, and rehabilitation of areas, districts, places, buildings, structures, works of art and other objects, including entire districts and

neighborhoods, and thereby prevent future urban blight and in some cases reverse current urban deterioration;

- (G) To foster the education, pleasure, and welfare of the people of the village through the designation of "Glen Ellyn landmarks";
- (H) To encourage the continuation of surveys and studies of Glen Ellyn's historical and architectural resources and the maintenance and updating of a register of areas, districts, places, buildings, structures, works of art and other objects which may be worthy of landmark designation;
- (I) To encourage public participation in identifying and preserving historical and architectural resources through public hearings on proposed designations, building permits, and economic hardship variations;
- (J) To aid in the development and restoration of "Stacy's Tavern" as it existed during the period between the years 1846 and 1850. (Ord. 3825, 4-22-1991)

2-13-2: COMMISSION ON GLEN ELLYN LANDMARKS:

(A) Creation, Membership; Terms:

1. **Creation And Membership:** There is hereby continued in existence the historic preservation commission of the village of Glen Ellyn, which commission shall be empowered to recommend the designation of historical and architectural landmarks within the village in compliance with the powers and duties enumerated herein. The commission shall consist of nine (9) members, appointed by the president with the approval of a majority of the board of trustees, to serve without compensation, except that the members of the historic preservation commission as it existed at the time of enactment of this chapter shall continue as members of said commission. Thereafter, an effort shall be made to select as members persons who are professionals in the disciplines of history, architecture, historic architecture, planning, archaeology, real estate, historic preservation, or related fields, or who have demonstrated special interest, knowledge or experience in architecture, history, neighborhood preservation, or related disciplines. A member of the board of trustees to be appointed by the president shall serve as an ex officio, nonvoting member for a term of two (2) years. The village president, with the advice and consent of a majority of the village board, shall designate one of the members as chairman. The chairman shall be appointed

annually in June of each year. A secretary, who is not a member of the commission, shall be provided by the manager's office. All commissioners shall reside, own property, or work in the village. The village president may choose commissioners with special knowledge or special interest in the village of Glen Ellyn who are not currently residing, property owners, or working within the village. (Ord. 5919, 2-14-2011; amd. Ord. 6064, 8-27-2012)

2. Terms: Each member shall serve for a term of three (3) years. All terms shall expire on May 31. (Ord. 6041, 6-25-2012)
3. Vacancies: Vacancies on the commission shall be filled for the unexpired term of the member whose place has been vacant in the same manner in which original appointments are required to be made.
4. Removal: A commission member may be removed by a majority vote of the village president and board of trustees.

(B) Meetings; Voting:

1. Regular Meetings: Regular meetings shall be monthly on a day certain as determined by the chairman of the commission.
2. Special Meetings: Special meetings of the commission may be called by the chairman from time to time. Members of the commission must receive notice not less than forty eight (48) hours prior to a special meeting. Notice of said special meeting must be posted in the civic center not less than forty eight (48) hours before said meeting. Special meetings may be called by the written request of any two (2) members of the commission. Such written request shall be received by the chairman no less than five (5) days prior to the requested date of meeting.
3. Notice Of Meetings: Whenever any action affecting an owner of property proposed or designated as a landmark is to be considered at a regular or special meeting of the commission, the owner shall be provided at least seven (7) days' advance written notice of such meeting except where different notice provisions are specified elsewhere in this chapter. (Ord. 3825, 4-22-1991)
4. Quorum: The presence of a majority of the commission members then in office shall be necessary to constitute a quorum to transact any commission business at any regular or special meeting of the commission. (Ord. 5751, 4-27-2009)
5. Manner Of Acting: Except as otherwise provided in this chapter, the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the members.
6. Rules Of Procedure: The commission shall enact rules of procedure and regulations not inconsistent with ordinances or statutes that further enhance the purpose of the commission.

(C) Reports And Records: The commission shall keep permanent records and minutes of its meetings, showing the vote of each member upon each topic submitted to it, and of all public hearings. The commission shall prepare and submit minutes of each meeting to the village board in a timely manner. The commission shall submit its recommendations to the village board in writing. A minority report may be attached to the majority recommendation.

(D) Commission Powers And Duties: The commission shall have and may exercise the following duties, powers, and responsibilities:

1. To conduct an ongoing survey of the village for the purpose of identifying those areas, districts, places, buildings, structures, works of art and other objects of historic or architectural significance;
2. Upon consent of the owner or owners thereof, to hold hearings and to recommend that the village board designate by ordinance areas, districts, places, buildings, structures, works of art and other objects as official "Glen Ellyn landmarks", if they qualify as defined hereunder, and to recommend that such designation include all or some portion of the property or any improvements thereon;
3. To cause plaques to be manufactured and installed that identify the significance of designated landmarks and landmark districts;
4. To prepare and publish maps, brochures and other descriptive and educational materials and to advise and assist residents about Glen Ellyn's landmarks and landmark districts and their designation and protection;
5. Subject to provisions set forth in subsection 2-13-10(A) of this chapter, to review permit applications for alteration, construction, reconstruction, erection, demolition, relocation or work of any kind affecting landmarks and structures or unimproved sites in landmark districts and to require the presentation of such plans, drawings, elevations and other information as may be necessary to review those applications;
6. To advise and assist owners or prospective owners of designated or potential landmarks or structures in landmark districts on technical and financial aspects of preservation, renovation and rehabilitation and to establish standards and guidelines therefor;
7. To apply for and accept any gift, grant or bequest from any private or public source, including government agencies, upon approval by the village board, for any purpose authorized by these provisions;
8. To spend and disburse such sums as may be appropriated for its use, upon approval of the village board;
9. To make recommendations to the village board concerning means to preserve, protect, enhance, rehabilitate and perpetuate landmarks and structures in landmark districts;

10. To adopt, publish and make available rules of procedure and other regulations for the conduct of commission meetings, hearings and other business;
11. To prepare and present nominations of landmarks and historic districts to any state or federal registers of historic places;
12. To assume whatever responsibility and duties may be assigned to it by the state under certified local government provisions of the national historic preservation act of 1966, as amended;
13. To cooperate with and enlist the aid of persons, organizations, corporations, foundations and public agencies in matters involving historic preservation, renovation, rehabilitation and reuse;
14. To advise any village department or agency concerning the effect of its actions, programs, capital improvements or activities on designated or potential landmarks;
15. To hold hearings and make recommendations to the village board regarding applications for permits to alter, relocate or demolish landmarks or proposed landmarks and applications of property owners for economic hardship exceptions;
16. To exercise any other power or authority necessary or appropriate to carry out the purpose of these provisions. (Ord. 3825, 4-22-1991)

2-13-3: DESIGNATION OF LANDMARK OR LANDMARK DISTRICT; RECOMMENDATION AND PRELIMINARY DETERMINATION:

- (A) Criteria For Designation: The commission shall familiarize itself with areas, districts, places, buildings, structures, works of art and other objects within the village which may be considered for designation by ordinances as "Glen Ellyn landmarks", and maintain a register thereof. In making its recommendation to the village board for designation, the commission shall limit its consideration solely to the following criteria concerning such area, district, place, building, structure, work of art and other objects:
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 location as a site of a significant historic event;
 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 identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the village of Glen Ellyn, the state of Illinois, or the United States;
6. 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;
7. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the village.

In the case of residences, the commission shall limit its consideration of landmark status to the exterior of the structure.

- (B) Recommendations Of Landmarks And Landmark Districts; Preliminary Determination: The commission or any person may recommend districts, places, buildings, structures, works of art and other objects for landmark designation. If other than the commission, such person shall complete and submit a form provided by the planning and development department. Following a recommendation, the commission may, by resolution, make a preliminary determination of landmark designation; provided, that the proposed area, district, place, building, structure, work of art or other object meets one or more of the criteria for landmark designation. (Ord. 3825, 4-22-1991)

2-13-4: NOTICE OF PRELIMINARY DETERMINATION; REQUEST FOR OWNER CONSENT:

Within fifteen (15) days of its preliminary determination, the commission shall, by certified mail, return receipt requested, notify the owner(s) of the property of the reasons for and effects of the proposed designation and request that the owner(s) consent in writing to the proposed designation, and shall forward a copy of such notice to the village board. The owner(s) shall have forty five (45) days from the date of mailing of the request to respond to the request.

- (A) Proposed Designation Of Building, Etc.: In the case of the proposed designation of an area, place, building, structure, work of art or other object, an owner may, within the forty five (45) day period, request an extension of time, not to exceed ninety (90) days, to submit a response. (Ord. 3825, 4-22-1991; amd. Ord. 4458, 1-13-1997)

- (B) Proposed Designation Of District: In the case of the proposed designation of a district, an owner or any trustee may, within the forty five (45) day period, request an extension of

time, not to exceed ninety (90) days, for owners of property within the district to submit responses. Of all owners in a proposed landmark district, sixty six and two-thirds percent ($66\frac{2}{3}\%$) of the property owners within the proposed landmark district must consent before the commission may proceed under sections 2-13-5 through 2-13-7 of this chapter. (Ord. 5266, 6-14-2004)

For purposes of this chapter, a "district" shall mean an area which contains, within definable geographic boundaries, one or more landmarks along with such other buildings, places, or areas which, while not of such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark(s) located within the district; and/or an area which contains within definable geographic boundaries such buildings, places, or areas which, while not of such individual significance to be designated as landmarks, nevertheless, as an aggregate, possess historic significance for the village in:

1. Establishing a sense of time and place unique to the village; and/or
2. Exemplifying or reflecting the cultural, social, economic, political, or architectural history of the nation, the state, or the village; and/or
3. Representing distinguishing characteristics of an architectural type which is inherently valuable for studying a period, style, method of construction, indigenous materials, or unique craftsmanship. (Ord. 3825, 4-22-1991)

(C) Owner Consent: If the owner of a proposed individual landmark or if sixty six and two-thirds percent ($66\frac{2}{3}\%$) of owners in a proposed landmark district fail(s) or refuse(s) to consent to the proposed designation within the applicable time periods, the designation process shall terminate as to that property without further action, and the subject of the proposed designation shall not be reconsidered for a period of two (2) years. If the owner (s) consent(s) within the applicable time period, the commission shall schedule a public hearing on the proposed designation pursuant to section 2-13-6 of this chapter to be held within sixty (60) days of receipt of consent by the commission. (Ord. 5266, 6-14-2004)

2-13-5: REQUEST FOR PLANNING REPORT:

Upon adoption of a resolution making a preliminary determination, and receipt of owner's consent in writing, the commission shall advise the board of trustees of such resolution and consent and shall request a report from the planning and development director which evaluates the relationship of the proposed designation to the comprehensive plan of the village and the effect of the proposed designation on the surrounding neighborhood. The report shall also include the director's opinion and recommendation regarding any other planning consideration relevant to the proposed designation and the director's recommendation of approval, rejection or modification of the proposed designation. The report shall be submitted to the commission within forty five (45) days of the request, if the

proposed designation is of an area, place, building, structure, work of art or other object, or within sixty (60) days, if the proposed designation is a district, and shall become part of the official record concerning the proposed designation. The commission may make such modifications concerning the proposed designation and recommendation as it deems necessary. If the director fails to submit a report within the time provided herein, the commission may proceed with the designation process. (Ord. 3825, 4-22-1991)

2-13-6: PUBLIC HEARING; RECOMMENDATION OF COMMISSION:

- (A) **Notice Requirements:** Prior to conducting a public hearing as provided hereunder, the commission shall give at least fifteen (15) days' written notice of the date, time and place of the hearing to any owner of the subject property. The commission shall also cause to be posted, for a period of not less than fifteen (15) days immediately preceding the hearing, a placard stating the time, date, place and matter to be considered at the hearing and such other information as directed by the planning and development director. The placard shall be prominently displayed on the place, building, object or structure, or on the public ways abutting the property, and, in the case of designation of areas or districts, the placards shall be placed on the principal boundaries thereof. In addition, not more than thirty (30) nor less than fifteen (15) days prior to the hearing, the commission shall cause a legal notice to be published in a newspaper of general circulation in the village setting forth the nature of the hearing, the property, area or district involved, and the date, time and place of the scheduled public hearing.
- (B) **Presentation Of Evidence; Designation Of Parties:** The commission shall provide a reasonable opportunity for all interested persons to present testimony or evidence under such rules as the commission may adopt governing the proceedings of a hearing. The hearing may be continued to a date certain, and a transcript and record shall be kept of all proceedings. A person, organization or other legal entity whose use or whose members' use or enjoyment of the area, district, place, building, structure, work of art or other object proposed for designation may be injured by the designation or the failure of the commission to recommend designation, may become a party to the proceeding. The foregoing shall include, without limitation, persons, organizations or other legal entities residing in, leasing or having an ownership interest in real property located within two hundred fifty feet (250') of the property line of the proposed or designated landmark or landmark district.
- (C) **Commission Recommendation Following Hearing; Objections; Vote Of Commission:** No later than its next regular meeting after the conclusion of the public hearing, the commission shall vote upon whether to recommend the proposed landmark designation to the board of trustees. The affirmative vote of five (5) members of the commission shall be required to recommend a designation to the board of trustees. If the commission

recommends a designation, it shall set forth its recommendation in writing, including findings of fact relating to the criteria for designation in subsection 2-13-3(A) of this chapter that constitutes the basis for its decision. The commission shall include with its written report the official record of its proceedings. If the proposed designation is of an area, place, building, structure, work of art or other object, the commission shall transmit its report to the board of trustees within sixty (60) days from the conclusion of the public hearing. If the proposed designation is of a district, the commission shall transmit its report to the board of trustees within ninety (90) days from the conclusion of the public hearing. Copies of the commission report shall be sent to the owner of the property and placed on file with the village clerk. (Ord. 3825, 4-22-1991)

2-13-7: CONSIDERATION OF RECOMMENDED DESIGNATION BY VILLAGE BOARD OF TRUSTEES; PLAQUES:

Within forty five (45) days of receipt of the commission recommendation, the board of trustees shall review and give due consideration to the findings, recommendations and record of the commission in making its determination with respect to the proposed designation of any area, district, place, building, structure, work of art or other object having a special historical, community, architectural or aesthetic interest or value and shall vote upon such recommendation. The board of trustees may, by passage of an ordinance within forty five (45) days of the commission recommendation, designate an area, district, place, building, structure, work of art or other object meeting one or more of the criteria stated in subsection 2-13-3(A) of this chapter as a "Glen Ellyn landmark". The village board shall direct that a suitable plaque or plaques be created by the commission appropriately identifying said landmark and the owner(s) of the designated landmark shall affix said plaque to the property. (Ord. 3825, 4-22-1991)

2-13-8: LANDMARKS; NOTICE OF OFFICIAL DESIGNATION:

The commission shall, within ten (10) days of official landmark designation, send a certified copy of the ordinance designating the property and a summary of the effects of designation to the owner(s) of the property by certified mail, return receipt requested. The commission shall also file with the recorder of deeds of DuPage County, the assessor of DuPage County, the village clerk, the department of public works of the village, and all other relevant village departments, a certified copy of the designating ordinance. (Ord. 3825, 4-22-1991)

2-13-9: AMENDMENT, RESCISSION AND RECONSIDERATION OF DESIGNATION:

Any designation of an area, district, place, building, structure, work of art or other similar object as a "Glen Ellyn landmark" shall only be amended or rescinded in the same manner and procedure as the original designation was made. If the commission votes not to recommend a proposed designation to the village board, or if the commission has failed to issue its recommendations on a proposed designation within the time provided, or if the village board has refused to designate a proposed "Glen Ellyn landmark", then the commission may not reconsider the proposed designation for a period of one year from the date of the negative commission vote, or from the date of expiration of the time limitation for commission action, or from the date of the village board's refusal to designate, whichever is applicable. (Ord. 3825, 4-22-1991)

2-13-10: ALTERATION, RELOCATION OR DEMOLITION OF LANDMARKS:

(A) Application For Permit; Review Requirements: All permits for alterations, construction, erection, demolition, relocation or other work on the exterior of the structure shall be reviewed by staff in the administration or planning and development departments within fifteen (15) days of receipt thereof. The report will evaluate the impact of the permit application on the landmark structure and the effect on the surrounding neighborhood. The report shall also include staff's opinion and recommendation regarding any other planning consideration relevant to the permit application and staff's recommendation of approval, rejection or modification of the permit application. Staff will then forward a report and recommendation regarding the permit application to the commission within fifteen (15) days of receipt thereof.

No permit for alteration, construction, reconstruction, erection, demolition, relocation or any other work affecting exterior appearance shall be issued to any applicant by any department of the village without the written approval of the commission for any area, district, place, building, structure, work of art or other object for which the commission has made a preliminary determination of landmark status or which has been designated as a "Glen Ellyn landmark": 1) where such permit would allow the alteration or reconstruction of or addition to any exterior improvement which constitutes all or a part of a landmark or proposed landmark; or 2) where such permit would allow the demolition of any improvement which constitutes all or a part of a landmark or proposed landmark; or 3) where a permit would allow the construction or erection of any addition to any improvement or the erection of any new structure or improvement on any land within a landmark district; or 4) where a permit would allow the construction or erection of any sign or billboard within the public view which may be placed on, in or immediately adjacent to any improvement which constitutes all or part of any landmark or proposed landmark.

Where the permit application involves a proposed landmark and the owner has submitted written consent to designation, the commission may initiate the review process provided hereunder or it may impose a moratorium on the issuance of any permits until the designation process is completed. Where the proposed or officially designated landmark

is a residence, the commission shall concern itself solely with applications pertaining to alteration or reconstruction of the exterior, to the exterior of any proposed additions, and to the effect such addition will have on the character and appearance of the exterior in its entirety.

Any village department which receives an application for a permit as defined in this section shall forward the application, including copies of all detailed plans, designs, elevations, specifications and documents relating thereto, to administration or planning and development staff within fifteen (15) days of receipt thereof, which will then be sent to the commission within fifteen (15) days of receipt thereof. It shall be a violation of this chapter for an owner to perform, authorize or allow work or other acts requiring review without a permit. (Ord. 5266, 6-14-2004)

(B) Exception For Preexisting Work, Ordinary Maintenance And Hazardous Conditions:

1. Erection, construction, reconstruction, alteration or demolition work begun pursuant to a properly issued permit prior to a preliminary determination of landmark status shall not be subject to review by the commission unless such permit has expired, been canceled or revoked, or the work is not diligently proceeding to completion in accordance with the Glen Ellyn building code.
2. Nothing in this chapter shall be construed to prevent the ordinary repair and maintenance of any exterior elements of a property or structure designated or proposed as a landmark or located within a designated or proposed landmark district.
3. Where property conditions pose an immediate threat to safety, the commission shall approve necessary work as provided in subsection (C)2 of this section.

(C) Application For Permit; Preliminary Decision By Commission: Within fifteen (15) days of its receipt of a permit application from the relevant village department, the commission shall, by motion taken at a regular or special meeting, decide whether to preliminarily approve or disapprove the application and shall send written notice to the applicant and the appropriate village department(s) of its preliminary decision.

1. Preliminary Approval By Commission: If the commission finds that the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district, and is in accord with the standards for rehabilitation set forth by the United States secretary of the interior at 36 CFR 67, as amended, as well as the commission's published procedures and regulations, the commission shall issue a preliminary approval of the application and shall notify the appropriate village department(s) which shall proceed in its usual manner to review the application. If the village department approves the building, demolition or other requested permit, it shall be issued in accordance with and governed by applicable village codes and regulations, including the eighteen (18) month limitation for commencement of authorized construction.

2. Preliminary Disapproval By Commission: If the commission finds that the proposed work will adversely affect or destroy any significant historical or architectural feature of the improvement or the district, or is inappropriate or inconsistent with the designation or design of the structure, area or district, or is not in accordance with the spirit and purposes of this chapter, or does not comply with the standards for rehabilitation¹ established by the secretary of the interior, the commission shall issue a preliminary decision disapproving the application for permit; provided, however, that if the construction, reconstruction, alteration, repair or demolition of any improvement would remedy conditions imminently dangerous to life, health or property, as determined in writing by the planning and development department, the commission shall approve the work, notwithstanding other considerations relating to its designation as a "Glen Ellyn landmark" or to the fact that the commission has made a preliminary determination of landmark status. Notice of preliminary disapproval shall be sent to the applicant by certified mail, return receipt requested.
3. Informal Conference Following Preliminary Disapproval: Within ten (10) days after receiving the commission's notice of preliminary disapproval, the applicant for permit may request in writing an informal conference before the commission for the purpose of securing compromise regarding the proposed work so that the work will not, in the opinion of the commission, adversely affect any significant historical or architectural feature of the improvement or district and will be appropriate and consistent with the spirit and purposes of this chapter. The commission shall hold such conference within fifteen (15) days after receipt of the request. The commission shall consider with the applicant every reasonable means for substantially preserving, protecting, enhancing and perpetuating the special historical or architectural feature of the improvement or district, including investigating the possibility of modifying the proposed work, the possibility of any alternative private use of the structure or structures that would substantially preserve its special features, and the possibility of public incentives for enhancing the use of the structure or structures or district involved. If the commission and the applicant for permit reach accord through the informal conference, as evidenced by a written agreement, the commission shall issue its approval of the application for permit as modified and so notify the applicant and the appropriate village departments which shall proceed with their own review.

(D) Public Hearing; Consideration Of Economic Hardship Exception:

1. If the commission and applicant for permit have failed to reach accord by means of the informal conference, or if the applicant fails to request an informal conference, the commission shall hold a public hearing on the permit application in accordance with procedures set forth in section 2-13-6 of this chapter.
2. Said hearing shall be held within forty five (45) days following the conclusion of the conference or the owner's failure to request a conference. Any person, organization or other legal entity whose use or enjoyment of the area, district, place, building, structure, work of art or other object designated as a landmark may be injured by the approval or disapproval of a proposed alteration, construction, reconstruction, erection, demolition or relocation of a proposed or designated landmark, may become a party to a permit application proceeding.

3. In conjunction with such hearing, the applicant may file a request for an economic hardship exception on the basis that a denial of the permit applied for will result in the loss of reasonable and beneficial use of or return from the property. Failure of the applicant to request this exception and present pertinent evidence at the hearing shall be deemed a voluntary waiver of this right and preclude the applicant from raising the issue at any subsequent hearings before the commission or the village board. Evidence to be submitted prior to and presented at the hearing and considered by the commission in the event the commission recommends disapproval of the permit shall include, but not be limited to, the following:
 - (a) The amount paid for the property and the date of purchase.
 - (b) The assessed value of the land and improvements thereon according to the two (2) most recent assessments.
 - (c) Real estate taxes for the previous two (2) years.
 - (d) Annual debt service, if any, for the previous two (2) years.
 - (e) All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property.
 - (f) Any listing of the property for sale or rent, price asked and offers received, if any.
 - (g) Any consideration by the owner as to profitable adaptive uses for the property.
 - (h) If the property is income producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow, if any, during the same period.
4. The commission shall first consider the permit application on its merits. If the commission recommends disapproval, it shall then consider and decide the request for an economic hardship exception.

(E) Commission Decision Approving Or Disapproving Permit Application And Economic Hardship Exception: Within thirty (30) days after the conclusion of the hearing, the commission shall issue a written report approving or disapproving the permit application and, where applicable, granting or denying the request for an economic hardship exception. The report shall contain the findings of fact that constitute the basis for the decisions consistent with the criteria in subsection (C)1 of this section. The commission shall send written notice of its report to the applicant by certified mail, return receipt requested, to the appropriate village departments and to the village board.

1. Approval: If the commission approves the permit, it shall recommend issuance of the permit; provided, the appropriate village departments have authorized its issuance. Said decision shall be deemed a final decision of the commission.
2. Disapproval; Commission Recommendation; Plan To Relieve Hardship: If the commission recommends permit disapproval, it shall then determine whether denial of

the permit would deprive the applicant of reasonable and beneficial use of or return from the property and shall issue and forward to the village board a written recommendation and report pertaining to its disapproval of the permit and approving or denying the requested exception. In the case of a finding of economic hardship, the report shall be accompanied by a recommended plan to relieve any economic hardship. This plan may include, but is not limited to, property tax relief, loans or grants from the village or other public or private sources, acquisition by purchase or eminent domain, building code modifications, changes in applicable zoning regulations including a transfer of development rights, or relaxation of the provisions of this chapter sufficient to allow reasonable beneficial use of or return from the property.

(F) Village Board Decision: Within thirty (30) days following the commission's recommendation, the village board shall affirm, reverse or modify the recommendation of the commission regarding permit disapproval and the economic hardship exception. If the village board affirms the commission recommendation to disapprove the permit and deny an economic hardship exception, no permit shall issue. If the village board approves a plan to relieve economic hardship, it shall be by ordinance, and if the plan requires that any action be taken by village departments or agencies, the action shall be initiated within thirty (30) days following passage of the ordinance. If the village board does not approve a plan to relieve economic hardship within the time specified, the plan to relieve economic hardship shall be deemed to be denied and the permit shall issue.

(G) Failure Of The Commission To Act: The commission's failure to act upon an application for permit within the applicable time periods shall constitute approval by the commission and no other evidence shall be needed. (Ord. 3825, 4-22-1991)

2-13-11: PENALTIES AND REMEDIES FOR VIOLATIONS:

The following penalties and remedies shall be applicable to violations of this chapter:

(A) Penalties: Failure to perform any act required by the ordinance codified in this chapter or performance of any action which is prohibited by said sections shall constitute a violation thereof. Every day on which a violation exists shall constitute a separate violation and a separate offense. Any person violating any of the provisions of this chapter shall be subject to a fine of not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000.00) for each offense. In addition, if the owner of property designated a "Glen Ellyn landmark" wilfully or through gross negligence causes all or any part of the property to be demolished or substantially destroyed or altered without the approval of the village board or the commission, as the case may be, then no permit to construct a new structure or improve said structure shall be issued for said property or for

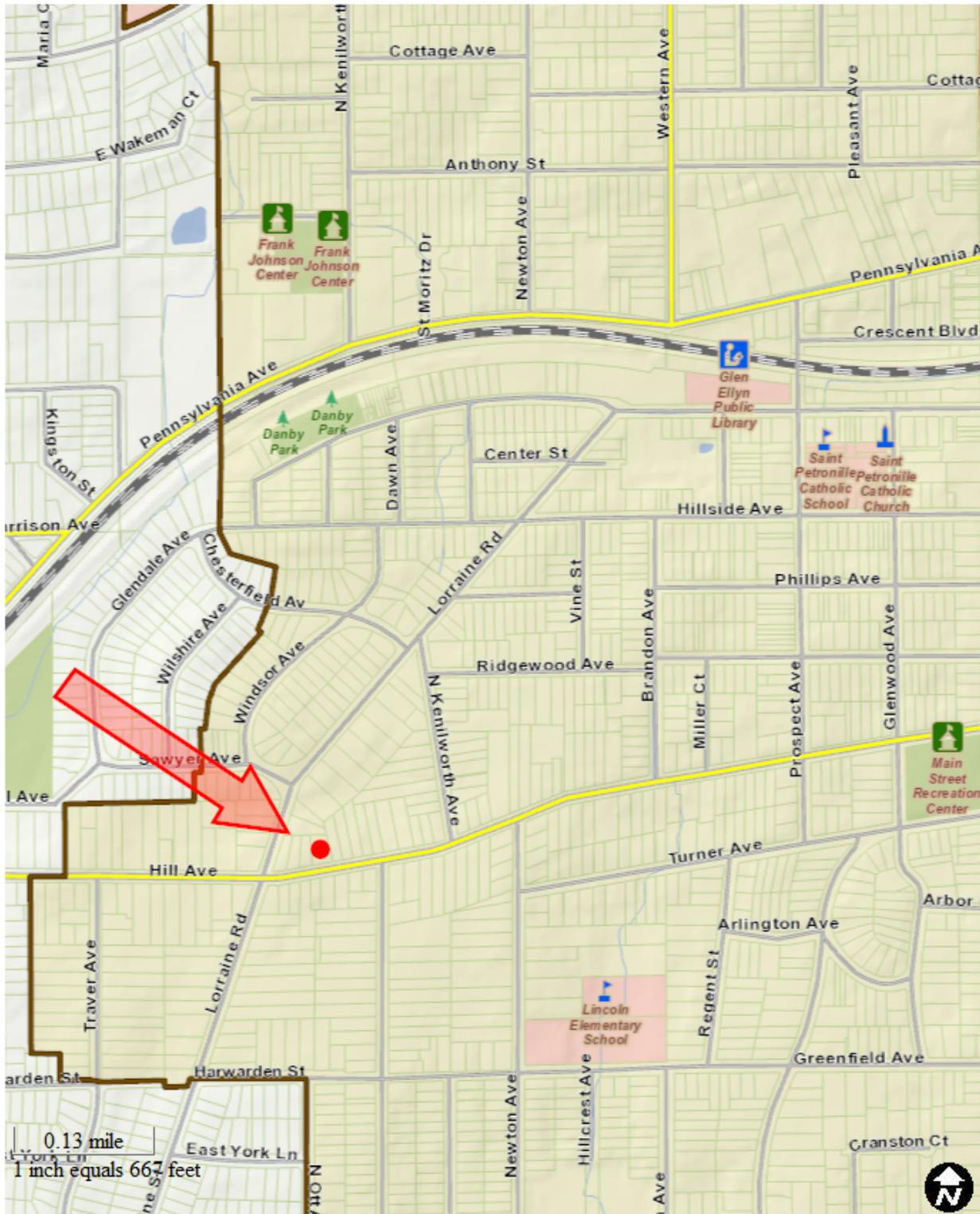
the land upon which the landmark stood within five (5) years of the date of the demolition or alteration. Thereafter for a period of twenty (20) years, commencing at the end of the five (5) year period hereinbefore stated, any application for a building permit on the subject premises shall follow the procedure heretofore set out in section 2-13-10 of this chapter.

(B) Remedies: Notwithstanding the provisions of subsection (A) of this section, in the event any building or structure is erected, constructed, reconstructed, altered, added to or demolished in violation of this chapter, the village may institute appropriate proceedings to prevent or remedy such unlawful erection, construction, reconstruction, alteration, addition or demolition. (Ord. 3825, 4-22-1991)

2-13-12: SEVERABILITY:

If any provision of this chapter or application thereof to any person or circumstance is invalid, such invalidation shall not affect other provisions or applications of this chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are declared to be severable. (Ord. 3825, 4-22-1991)

ATTACHMENT 2



Map created on September 18, 2015.
© 2015 GIS Consortium and MGP Inc. All Rights Reserved.
The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

ATTACHMENT

3

Village of GLEN ELLYN

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|--------------------------|
| STREET # | 272 |
| DIRECTION | |
| STREET | HILL |
| SUFFIX | AVE |
| PIN | 515209020 |
| LOCAL SIGNIFICANCE RATING | S |
| POTENTIAL INDR? (Y or N) | N |
| CRITERIA | |
| Contributing to a NR DISTRICT? | C |
| Contributing secondary structure? | NC |
| Listed on existing SURVEY? | GE Local Landmark (1993) |



GENERAL INFORMATION

| | | | |
|---------------------|-------------------|-------------------------|---|
| CATEGORY | building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | good | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | minor alterations | REASON for SIGNIFICANCE | House appears to be a nearly-pristine example of the popular Sears Home type called "The Crescent," with distinctive entry porch. |
| SECONDARY STRUCTURE | Detached garage | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|------------------------------|---|-----------------|-------------------------|
| ARCHITECTURAL CLASSIFICATION | Cape Cod | PLAN | rectangular |
| DETAILS | Craftsman | NO OF STORIES | 1 |
| DATE of construction | c. 1925* | ROOF TYPE | Side gable |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | Surveyor | FOUNDATION | Concrete - poured |
| WALL MATERIAL (current) | Wood | PORCH | Front entry |
| WALL MATERIAL 2 (current) | Wood - shingle | WINDOW MATERIAL | Wood |
| WALL MATERIAL (original) | Wood | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | Wood - shingle | WINDOW TYPE | Double hung/single hung |
| | | WINDOW CONFIG | 8/1; 4/4; 6/1 |
| SIGNIFICANT FEATURES | Side gable roof with cornice returns and wide wood frieze; center entry porch with segmental arch and grouped round columns; window bays with 8/1 center window flanked by 4/4 windows; historic door with multi-light sidelights | | |
| ALTERATIONS | Rear addition (1987) | | |

HISTORIC INFORMATION

HISTORIC NAME

COMMON NAME

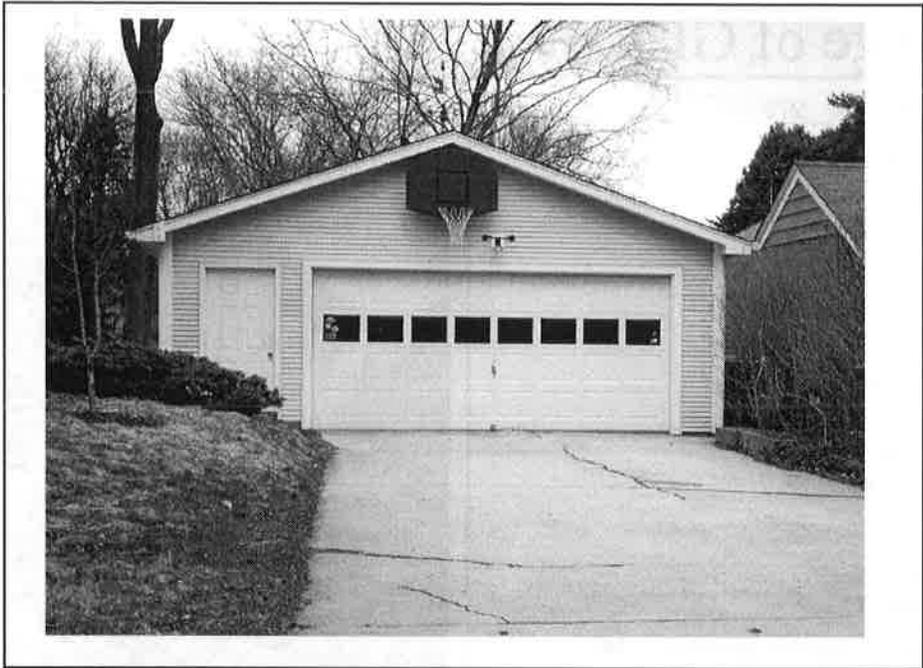
COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHSOURC



HISTORIC INFO House appears to be Sears Home design called "The Crescent." Although the landmarks listing dates the house at 1912, because the Crescent was only offered after 1921, the date has been changed to c. 1925. Could also be Gordon Van Tine kit

PERMIT INFO B12099 (1991)--chimney masonry; B9319 (1987)--room addition

LANDSCAPE Midblock on north side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

SURVEY INFORMATION

PREPARER

PREPARER ORGANIZATION

SURVEYDATE

SURVEYAREA

PHOTO INFORMATION

PHOTO ID

PHOTOID2:

txtImageNote: Image found and displayed.

txtImageID: 477

272 HILL

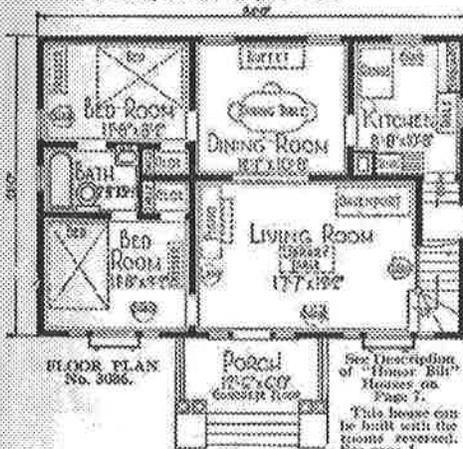
FIVE ROOMS-NEAT PORCH



Honor-Bilt

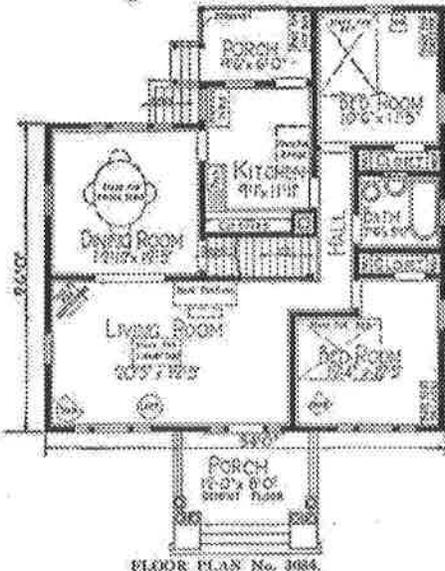
The Crescent
 \$1,704.00 No. 3086 "Already Cut" and Fitted.
 2,039.00 No. 3084 "Already Cut" and Fitted.

At the prices quoted we will furnish all the mill work, kitchen cupboard, flooring, shingles, siding, finishing lumber, building paper, eaves trough, down spout, roofing, sash weights, hardware, porch screens, painting material, lumber and lath to build this five-room house. We guarantee enough material to build this house. Prices do not include cement, brick or plaster.



TO THE folks who like a touch of individuality with good taste the Crescent makes a special appeal. The front door and windows have been admirably selected. Seldom, indeed, do you find a more inviting entrance than we provide for this house. Your choice of two floor plans as shown.

Main Floor The large living room and dining room are connected by means of a wide cased opening. The windows in living room and dining room make both of these very well lighted and ventilated. The open stairs present a nice effect in the living room and there is a door at the top of stairs to prevent drafts or cold from the attic. The kitchen is conveniently located and planned to save steps, in which is furnished one of our handy and roomy cabinets. Soiled dishes are carried to the sink merely by pushing the swinging door leading to the kitchen—the sink is right next to the door. The grade entrance of No. 3086 gives access to cellar without going outdoors and keeps mud and winter winds out of the kitchen. Each bedroom has a generous closet with a door, and room for bedroom furniture, so that beds may be placed away from windows. Rooms on this floor are 9 feet from floor to ceiling.



Paint for three coats outside, your choice of color. Varnish and wood filler for two coats of interior finish. Structural Design hardware, see page 121.

We furnish our best "Quality Guaranteed" mill work, shown on pages 118 and 119. Interior doors are five-cross panel.

with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. "Honor-Bilt" frame construction; No. 1 yellow pine framing lumber, sided with narrow bevel clearypress siding. Ninety-pound Fire-Chief Shingle Roll Roofing, guaranteed to last for seventeen years, your choice of color, dark red or sea green, on roof, and wood shingles on gables. Built on concrete foundation. Basement under entire house 7 feet high.

OPTIONS

Furnished with two rooms in attic, \$331.00 extra.
 Sheet Plaster and Plaster Finish to take the place of wood lath, for No. 3086, \$112.00 extra; with attic, \$180.00 extra. For No. 3084, \$133.00 extra with attic with single floor, \$195.00 extra. See page 114.
 Storm Doors and Windows for No. 3086, \$65.00 extra; for No. 3084, \$76.00 extra.
 Screen Doors and Windows, black wire, for No. 3086, \$24.00 extra; for No. 3084, \$35.00 extra; galvanized wire, for No. 3086, \$25.00 extra; for No. 3084, \$31.00 extra.
 Clear Maple Flooring furnished for kitchen and bathroom instead of yellow pine, no extra charge.
 Oak Doors, Trim and Floor for living room, dining room and Oak Stairs for \$118.00 extra.
 This house can be built on a lot 40 feet wide.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

"Honor-Bilt" houses have double floors and are enclosed with good sheathing.

Our Guarantee Protects You—Order Your House From This Book
 Prices Include Plans and Specifications.

ATTACHMENT 4

Karsten and Gia Abata
272 Hill Avenue
Glen Ellyn, IL 60137
July 29, 2015

Albert Stonitsch
Assistant Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Mr. Stonitsch:

We are writing to request removal of landmark plaques assigned to the home we occupy at 272 Hill Avenue. The plaques were assigned at the request of the previous homeowner, previous to our taking ownership in 2004. In the time that has elapsed, we have observed no advantage afforded by the plaques in terms of tax benefits or otherwise. We are now marketing our property for sale and the plaques have interfered with at least one written offer that was withdrawn after the would-be-buyers were told that any modifications to the exterior of the house would need to be approved by the village in writing.

Our house is a beautiful Sears home built in 1928. It is clad in vinyl siding, has an addition that was added in the 1990s and sits next to a 2 car detached garage with a paved driveway. It is not historically significant, but our hope is that another family might enjoy living it as we have for the past 10+ years. If they would like to expand its footprint or living space through a roof dormer or otherwise, we see no reason that the village should have to approve outside of normal building codes that support safety and conformity of structure.

Please let us know how we should proceed to alleviate concerns of future interested buyers.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Karsten Abata, written in a cursive style. The signature on the right is for Gia Abata, also in a cursive style.

Karsten and Gia Abata

ATTACHMENT 5

R93-254206

93 NOV -4 PM 3:30

RECORDER
DU PAGE COUNTY

Blaney

VILLAGE OF GLEN ELLYN

19/8

ORDINANCE NO. 4053

AK

AN ORDINANCE DESIGNATING THE PROPERTY
AT 272 HILL 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 11TH DAY OF OCTOBER, 19 93.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 12TH
day of OCTOBER, 1993.

ORDINANCE NO. 4053

AN ORDINANCE DESIGNATING THE PROPERTY
AT 272 HILL AVENUE
AS A GLEN ELLYN LANDMARK

WHEREAS, on June 24, 1993, the Historical Sites Commission ("Commission") passed a Resolution proposing that property located at 272 Hill Avenue be designated as a Glen Ellyn landmark; and

WHEREAS, following notification of said determination, the owner(s) 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 September 23, 1993 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 as well as the report on the subject property submitted by the Planning & Development Director pursuant to Section 2-13-5 of the Ordinance; 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 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 272 Hill Avenue in Glen Ellyn, Illinois, and legally described as follows:

The east 100 feet of the southerly 1.25 acres of Lot 9 in Robertson's Resubdivision of Block 7 in Cottage Hill Addition to Glen Ellyn; Section 15, Township 39 North, Range 10, East of the Third Principal Meridian according to the plat thereof recorded March 1, 1917 as document #128323.

PIN #05-15-209-020

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 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 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.

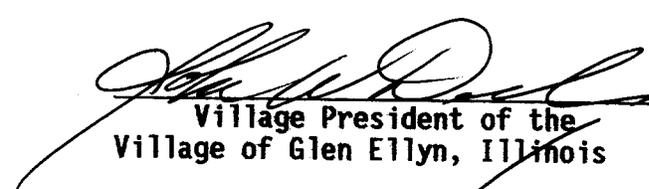
PASSED by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 11TH day of OCTOBER, 1993.

AYES: RENNARD, POEPPER, FRANK, GILKERSON, MATHEWS

NAYS: - 0 -

ABSENT: WARE

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 11TH day of OCTOBER, 1993.


Village President of the
Village of Glen Ellyn, Illinois

ATTEST:


Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in Pamphlet form this 12TH day of OCTOBER, 1993.)

**REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN HISTORICAL SITES COMMISSION
ON THE DESIGNATION OF
272 HILL AVENUE
AS A GLEN ELLYN LANDMARK**

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

The property at 272 Hill Avenue 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, June 24, 1993, 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, September 23, 1993, and the meeting was held as scheduled. Notice of the hearing was published in the Glen Ellyn News on September 8, 1993. 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 north side of Hill Avenue four lots east of Lorraine. The common address is 272 Hill Avenue.
- B. Characteristics of the Surrounding Area - The entire area around the subject property consists of lots improved with single family homes. The area is zoned R-2.
- C. Public Hearing - Commissioner Marks noted the following for the record. The home is an original Sears catalog home which was probably purchased in the 1920's. He

Report/Recommendation
 Historical Sites Commission
 272 Hill Avenue

continued that Sears houses are an important part of the architectural significance in the Midwest. It was noted that the Morgans (owners of record) have been performing restoration and renovation on the property. It was further noted that some of the cedar shake shingles are going to be replaced with replicas of the originals.

Commissioner Vanest noted that she hoped that this would be the beginning of many nominations for Sears homes in the Village of Glen Ellyn. Commissioners Parbs also noted that this type of home was only available in locations which were accessible by railroad and that she was pleased that the property was nominated in spite of the fact that it was not an "older home."

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 - Resolution proposing property 272 Hill Avenue for designation as a Glen Ellyn landmark approved by the Historical Sites Commission on June 24, 1993 (Preliminary determination).
- Exhibit 3 - Written and notarized consent from all owners of record received July 16, 1993.
- Exhibit 4 - Planning report from the Planning and Development Director dated September 15, 1993.
- Exhibit 5 - Information and media articles discussing Sears homes including an item from the National Trust for Historic Preservation.

D. Historical Sites Commission findings -

1. The property was originally owned by Henry J. Traver and the home was purchased sometime in the 1920's through the Sears Roebuck catalog.
2. The bungalow is the Crescent style and was offered by Sears Roebuck in the early 1900's through 1932.

Report/Recommendation
 Historical Sites Commission
 272 Hill Avenue

3. The home is in excellent condition and was restored by the owners using information available from the National Trust for Historic Preservation.
4. Information provided by the owners indicate that approximately 100,000 prefabricated homes were sold by Sears through their catalog. It is unknown how many of these homes are still standing. The Historical Sites Commission believes that Sears homes, in general, are excellent representations of a significant portion of American cultural and architectural history.

II. Recommendation

The Historical Sites Commission recommends that the Village Board approve the designation of property at 272 Hill Avenue as a Glen Ellyn landmark. The designation would be appropriate in that the home meets the following criteria set forth in Section 2-13-3(A) of Ordinance #3825-VC as follows:

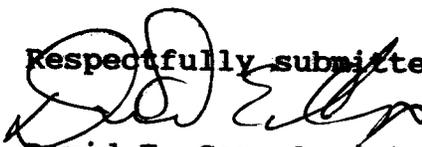
(1) Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

(2) 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; and

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

Upon roll call to recommend approval, the Commissioners Brown, Parbs, Schreiber, Vanest and Acting Chairman Marks voted yes. Motion carried 5-0.

Respectfully submitted,



David E. Cox, Assistant to the Village Administrator
 on behalf of the Historical Sites Commission

Date of Hearing: September 23, 1993



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. 4053 passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the REGULAR Meeting of said Board held on the 11TH day of OCTOBER, 1993, and that the same was signed and approved by the President of said Village on the 11TH day of OCTOBER, 1993.

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 11TH day of NOVEMBER, 1993.

Patricia O'Connor
Village Clerk

CORPORATE SEAL

PREPARED BY AND MAIL TO:
PATRICIA O'CONNOR
VILLAGE OF GLEN ELLYN

ATTACHMENT 6

LANDMARK PROPERTIES - ADDITIONS & ALTERATION PERMITS
2005 - 2015

| ADDRESS | LANDMARK DATE | PERMIT# | ISSUED | PROJECT ACTIVITY |
|---------------|---------------|----------|------------|--|
| 369 Main | 7/23/2012 | 20120983 | 12/28/2012 | Detached Garage |
| 566 Hillside | 5/14/2012 | 20100407 | 4/22/2010 | 2-Story Addition @ Rear of House |
| | | 20111367 | 9/16/2011 | Replace Front Porch |
| 542 Hillside | 11/14/2011 | 20090770 | 7/31/2009 | Basement Bathroom Addition |
| | | 20101648 | 11/22/2010 | 2-Story Addition @ Rear of House |
| 367 Duane | 11/24/2003 | 26475 | 1/10/2007 | Bathroom Remodel |
| 583 Main | 1/13/1992 | 20111046 | 9/16/2011 | Kitchen & Bath Remodel; Stairs to Attic |
| 574 Main | 1/13/1992 | B24677 | 6/10/2005 | Move & Repair Carriage House |
| 404 Prospect | 2/14/2000 | 20130989 | 6/25/2013 | Add Window, Replace Door, Remodel Bsmt, 1st & 2nd Floors |
| 602 Prairie | 10/25/2004 | B25965 | 7/7/2006 | 600 SF Addition; Kitchen Remodel |
| | | 20131352 | 10/17/2013 | Detached Garage |
| 421 Ridgewood | 5/17/2007 | B24618 | 5/25/2005 | Deck |
| | | 20080372 | 3/27/2008 | Basement Remodel |
| 627 Euclid | 7/11/1994 | 20110710 | 6/10/2011 | Deck |
| 535 Duane | 11/28/1994 | 20142086 | 12/12/2014 | Civic Center, Repair Clock Tower |
| | | 26606 | 11/28/1994 | Install Evidence Lockers, Reconfigure Office & Closets |
| | | B25553 | 6/26/2006 | Remodel Planning & Development |

UNAPPROVED MINUTES

8/27/15

HPC MEETING

DRAFT
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 8/27/15

MEETING: Regular

CALLED TO ORDER: 7:40 p.m.

QUORUM: Yes

ADJOURNED: 9:27 p.m.

LOCATION: Glen Ellyn History Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Dieter, Fisher, Loftus, Manak, Saliamonas, Wilson

EXCUSED: Commissioner Schreiber

ALSO PRESENT: Assistant Village Manager Stonitsch, Trustee Liaison Senak, Executive Director of the Glen Ellyn Historical Society Karen Hall

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:40 p.m., in the History Center at 800 N. Main Street, Glen Ellyn, Illinois.

2. Approval of July 23, 2015 Meeting Minutes

Commissioner Wilson stated she was at the July 23rd meeting, but the minutes show her as absent. Chairman Marks stated on page 2, the architect's name should be Jamie Simoneit and not Jamie Simonize. Commissioner Manak moved to approve the amended minutes of July 23, 2015. Commissioner Christiansen seconded. This motion carried unanimously.

3. Public Comments

None

4. Old Business

A. Historic Preservation/Restoration Awards

Chairman Marks stated he was still unable to reach Architect Jamie Simoneit so Chairman Marks asked to table the discussion of the home at 386 Vine until he can reach Mr. Simoneit.

Looking ahead at the potential list for 2016 Award nominees, Chairman Marks stated the home on Hillside across from St. Petronille's is looking great. Commissioner Saliamonas stated the home on the northeast corner of Kenilworth and Linden could be added to this list as a potential nominee as well.

B. Status on Historic Preservation Brochure/Booklet for Builders, Realtors and Architectural Community

Chairman Marks stated he would like the Commissioners to finalize the brochure at the September meeting so the brochure can be published before the end of the year. He stated he would like to see the brochure get into the hands of the Village's Building Department and broker community in town as soon as possible. Commissioner Christiansen asked for the draft brochure to be emailed so the Commissioners can review it again to which Mr. Stonitsch stated he would email this.

C. 487 Duane Street – letter to Plan Commission

Chairman Marks passed around copies of the letter that he sent recently to Plan Commission Chairperson Mary Loch, stating the Commissioners were disappointed that the Plan Commission did not support preservation of the home at 487 Duane Street. Chairman Marks stated he wrote in the letter that the HPC would like for both commissions to work together in the future if something like this comes up. Chairman Marks stated he has not heard back from Chairperson Loch on this letter as of yet.

Commissioner Wilson entered the meeting at 8:03 p.m.

5. New Business

A. Update on Development Projects

Trustee Senak and Mr. Stonitsch both stated there is nothing new on either development project as of now. Trustee Senak stated no additional presentation or proposal has been submitted to the Village.

Chairman Marks stated he heard a builder had closed on the McChesney property to which Trustee Senak stated he had heard this as well, but has not seen any proposal on this. Trustee Senak stated it is somewhat irregular for a builder to close on a property without Village having some sense of what is happening with the property as the sale is usually contingent on the Village's approval.

B. Tree Preservation Award

Trustee Senak stated he brought up this idea of a Tree Preservation Award to the Environmental Commission, and they were very happy and enthusiastic to work with the HPC on this. Trustee Senak stated they are very interested in having a discussion with the HPC about how this award can be done.

Chairman Marks stated the HPC probably should get together with the Environmental Commission to formulate some sort of draft of the award. Trustee Senak stated the Environmental Commission is fine to see the HPC's draft of the award. Commissioner Manak volunteered to work on a draft of this new award, and Commissioner Fisher agreed to help.

Chairman Marks stated the draft could include the home on the northeast corner of Western & Hawthorne as a great example of an initial indicator and starting point. Commissioner Saliamonas stated the home on the northwest corner of Kenilworth and Linden would also be a good example to use in the award as the builder saved as many trees as they could.

C. Victorian farmhouse on Park Boulevard

Chairman Marks passed around the letter he sent to Benkert Builders who bought the red Victorian farmhouse on Park Boulevard. Chairman Marks stated Dieter Rowe walked through the home and said it is a structural disaster. Chairman Marks stated in the letter that the Commissioners were devastated that the home cannot be saved and hopes the owner puts up a home that will blend in with the neighborhood. Chairman Marks stated he did get a letter back from the builder, thanking Chairman Marks for his letter and stating they would try to build something appropriate.

There was a discussion about historic homes that are being torn down as the homes have not been cared for. Commissioner Fisher stated he will contact Habitat for Humanity to see if they could possibly help with this.

D. Historic home at 221 Traver Avenue

Chairman Marks stated he met the owner, Victoria, of the historic home at 221 Traver Avenue, and the owner may be interested in landmarking the property. Chairman Marks stated he told Victoria the HPC would be thrilled to landmark this great home. He stated the owner has done repairs to the home as well as painted the interior.

E. Article in Daily Herald – “The Investor in Communities”

Chairman Marks passed around a copy of an article from the August 23rd Daily Herald entitled “The Investor in Communities.” Chairman Marks stated the article talks about a businessman in Elk Grove Village who did not want to see any more vacant property around town so the gentleman was doing his best to find landlords and tenants for these vacant buildings.

F. Miscellaneous Homes around the Village

Chairman Marks stated the Arts & Crafts bungalow on Newton Avenue was torn down as well as the trees were taken down too. He stated the historic bungalow on north Main Street that is adjacent to the Historic District has been saved.

Commissioner Christiansen stated the Tudor home at Park Boulevard and Hill Avenue is for sale. She stated the Roby Home at Pennsylvania Avenue and Prospect Avenue is also for sale.

Commissioner Dieter entered the meeting at 8:45 p.m.

G. Landmarking Removal Discussion

Mr. Stonitsch stated the owners at 272 Hill Avenue are requesting the de-landmarking of their home, and there will be a public hearing at the HPC’s September 24th meeting about this. Mr. Stonitsch gave the background on the home owners’ request. He stated the de-landmarking process follows a very similar process as landmark designation; the Commissioners will review testimony, hear the petitioners’ story, deliberate, and then act as the recommending body to the Village Board on this. Mr. Stonitsch passed out the code and asked the Commissioners to review Section 2-13-9 on page 9 entitled “Amendment Recision Reconsideration of Designation.” Commissioner Manak stated the Commissioners might benefit from reviewing page 5, number 15 as well.

Chairman Marks asked Mr. Stonitsch to remind the home owners that the landmark ordinance is not overly comprehensive and is friendly and not too restrictive. Commissioner Loftus asked if there is a Village form to de-landmark a property to

which Mr. Stonitsch stated there is not an official form, but the Commissioners' will be able to read the comprehensive Staff Report with the background and such. Commissioner Christiansen suggested inviting the home owners' real estate agent as well to ensure they have the correct information on a landmarked home. Commissioner Loftus suggested going into the minutes of past years' meetings and finding the landmarked homes that have come before the Commissioners' with home remodeling requests.

6. Architectural Review Commission (ARC) Report

Commissioner Loftus stated there was a discussion regarding at last evening's ARC meeting regarding the rehabilitation of the Lake Ellyn Boat House and the surrounding site improvements. Commissioner Loftus talked about the different items that will be changed including the windows and a new cable rail system. He stated it seems that the Park District would like to nominate the Boat House for the Historic Register after the rehabilitation completion.

Trustee Senak asked what the Commissioners' thoughts are about the Boat House having any economic development opportunity, and there was a discussion regarding this topic. Chairman Marks stated the surrounding residents are fine with small events, but they do not want to see the Boat House used on an overwhelmingly large scale. Commissioner Wilson stated the Boat House holds 100 people, and she stated the Park District is voting on bids Tuesday evening. Commissioner Dieter stated the Park District is trying to modernize the Boat House while maintaining the historic character of the building.

Commissioner Saliamonas stated sign for the Dunkin' Donuts on Crescent Boulevard does not belong in the Village as it does not look like a sign the Village should approve. Chairman Marks asked the Commissioners to drive by the sign to look at it. Commissioner Fisher asked if this Dunkin' Donuts is in the Historic District, and Chairman Marks stated it is. Mr. Stonitsch stated he will check into what sign requests come to the ARC – if it is just sign requests that need variations or all new signs.

7. Historical Society Business

Ms. Hall stated there will be a program on September 1st entitled "Terminal Town: Chicago's Airports, Bus Depots, Train Stations, and Steamship Landings 1939 –Present." She stated prior to the program, a reception will be held for all Glen Ellyn Historical Society members from 5:30 p.m. to 7:00 p.m.

8. Chairman's Report

Chairman Marks thanked Ms. Hall for letting the Commissioners have their meeting at the History Center.

9. Trustee Liaison's Report

Trustee Senak stated the Board discussed the Streetscape Plan proposal as there will be a variety of changes to the downtown, including possible tree removal. Trustee Senak asked the Commissioners to review the agenda packet from the August 17th Village Board meeting and send any feedback on this to him. Commissioner Manak asked Mr. Stonitsch to email a link to this agenda packet.

10. Staff Report

Mr. Stonitsch stated as a part of the sodium vapor to LED lighting transition, the Village is testing new lighting in front of the Civic Center and would like the residents' feedback on what they like or do not like about the lighting itself. Chairman Marks suggested numbering the light poles to make it easier on the residents to give specific feedback on each light.

11. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, September 24, 2015, at 7:30 p.m. at the Civic Center.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Manak motioned for adjournment, and Commissioner Christiansen seconded. The motion passed unanimously, and the meeting was adjourned at 9:27 p.m.

Submitted by: Debbie Solomon, Recording Secretary