

# 5 Physical Conditions

## Overview

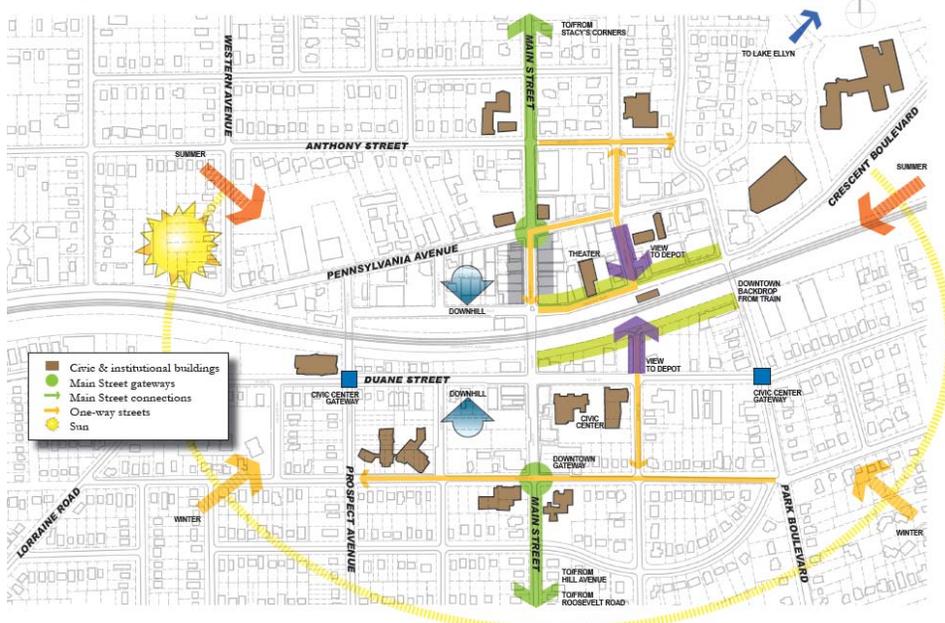
The Village of Glen Ellyn has a Main Street in its Downtown that has many of the elements that come to mind when someone envisions a small town main street – storefronts next to wide sidewalks, on-street parking, street trees, historic architecture, awnings, etc. This section discusses the existing conditions and opportunities of Downtown Glen Ellyn, as well as concepts and ideas that could be incorporated into future Downtown reinvestment efforts.

## Observations

### Existing Environment

Overall, the size of the Downtown study area is a pedestrian-friendly scale. The average pedestrian walking along the longer east-west access should be able to walk from Prospect Avenue to Park Boulevard in less than 10 minutes. Each street and block has its own characteristics, as highlighted in the following text.

### Existing Built Environment



### Main Street

The area in the Downtown that has the most “Main Street USA” feel is a one-block segment along the aptly-named Main Street, between Pennsylvania Avenue and Crescent Boulevard. Both sides of the street have continuous walls of retail storefronts, plus other pedestrian-friendly amenities such as street trees, on-street parking, etc. This segment is one-way southbound, while the balance of the entire length of the street (north of St. Charles/Geneva Road to south of Roosevelt Road) carries two-way traffic. Main Street south of the railroad tracks and north of Hillside Avenue has some “Main Street USA” features; however, the parking lot on the west side of the street creates a disconnection between the retail storefronts along Main Street, resulting in a less-than-ideal environment for shoppers and pedestrians. Access to the Downtown from St. Charles/Geneva Road and Roosevelt Road passes through single family neighborhoods (a distance of approximately one mile in each direction).

### Anthony Street

This northernmost border of the study area is primarily single family residential with a few churches. At its intersection with Main Street, office and service uses can be found at the southwest corner, and higher-density residential at the southeast corner. The segment between Main Street and Park Boulevard is one-way eastbound.

### Pennsylvania Avenue

This wide avenue has a variety of land uses along its length. The north side primarily has multiple family residential and office buildings, a few retail and vacant buildings, and two civic buildings – the Fire Station and Post Office. Although the south side contains more retail and restaurants, the “Main Street USA” ambiance within a half-block in either direction from Main Street isn’t as strong as Main Street itself. The segment of Pennsylvania Avenue between Forest Avenue and Main Street is one-way westbound.

### Crescent Boulevard

The block of Crescent Boulevard between Main Street and Forest Avenue boasts a “Main Street USA” atmosphere. In addition, this street segment has one-way eastbound traffic. Although the block east of Forest Avenue contains mixed-use buildings with residential uses above first floor commercial, it doesn’t have the same ambiance as the block to its west – primarily due to wider building facades and some office uses. The area from Prospect Avenue to just west of Main Street, contains parking lots and “strip mall” retail (developments with parking between the building and the street) uses, a big, blank building façade, and a retaining wall in need of repair or replacement.

### Duane Street

The Civic Center - a historic community showcase – is located just east of Main Street on the south side of Duane Street. The neighbors of the Civic Center include retail to the west, retail and office to the north, a church to the east, and residential to the south. The front façade faces north, towards the railroad tracks. The balance of this street includes the Library at Prospect Avenue, several redevelopment efforts west of Glenwood Avenue, and single family and multiple family residential uses, and a few office uses.

### Hillside Avenue

Hillside Avenue is the southernmost boundary of the study area, and has one-way westbound traffic from Park Boulevard to Prospect Avenue. A few retail uses turn the corner from the Main Street intersection; however, this street can be primarily characterized as single family residential, with some multiple family, office, and parking uses, and a church (St. Petronille) anchoring the western end of the study area.

### Newton Avenue

Newton Avenue is the westernmost street in the study area, and contains residential uses. A vacant office building stands at the northeast corner of Pennsylvania Avenue.

Western Avenue

Western Avenue near Pennsylvania Avenue is primarily single family residential to the west and medical parking to the east. A mixed-use house conversion is located at the northwest corner and a new medical office building is located at the northeast corner.

Prospect Avenue

Prospect Avenue is the first north-south street that crosses the railroad at the western end of the study area. It ends in a "T" intersection at the AT&T utility building on Pennsylvania Avenue. Civic uses along this street include the Library and Volunteer Park. Other uses include car repair, office, single family residential, and St. Petronille Church at the southern end of the study area.

Glenwood Avenue

North of the tracks, Glenwood Avenue is home to a restaurant, a grocery store, a bank, and a strip mall; south of the tracks, it is home to St. Petronille Church, parking lots, and a single family home. This street does not cross the Union Pacific Railroad (UPRR) tracks.

Forest Avenue

North of the tracks, Forest Avenue is home to commercial, and multiple family and single family residential uses; south of the tracks, it is home to parking, office, service, church, funeral, and single family residential uses. Forest Avenue has one-way northbound traffic from Crescent Boulevard north to Hawthorne Boulevard (a distance of four blocks), and one-way southbound traffic from the commuter parking area south to Hill Avenue (also a distance of four blocks).

Park Boulevard

Park Boulevard is the first north-south street that crosses the railroad at the eastern end of the study area. It is another major access road to Downtown Glen Ellyn from Roosevelt Road. Like Main Street, this access passes through single family neighborhoods.



Main Street – North



Main Street – North



Main Street – South



Duane Street



Crescent Boulevard

## Properties Susceptible to Change

Communities will always change and evolve, and Glen Ellyn is no exception. The properties illustrated and listed below are identified for their potential to be redeveloped, repurposed, and/or reinvigorated.



North side of Pennsylvania, left to right:

- A. Redevelop or retrofit vacant small office building.
- B. Redevelop or repurpose buildings and utilize back yards of adjacent residential properties.
- C. Redevelop Fire Station property – with or without relocation of Fire Station.
- D. Redevelop or repurpose buildings, and retain historic features.
- E. Redevelop or retrofit auto service property.

South side of Pennsylvania, left to right:

- F. Potential residential redevelopment with structured parking.
- G. Potential residential redevelopment with structured parking.
- H. Convert properties to a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern.

North side of Duane, left to right:

- I. Preliminary Planned Unite Development (PUD) approved for 20 townhomes on the three westernmost properties. (The developer will not be moving forward with this project.)
- J. House and Duane/Lorraine lot could be converted to other uses yet retain parking.
- K. Preliminary PUD approved for a row house development between Prospect and Glenwood.
- L. Retrofit properties to historically-sensitive, mixed-use building designs, and include some greenspace.
- M. Retrofit bank property into a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern.
- N. Convert low-activity corner to new uses that cater to Illinois Prairie Path users.

South side of Duane, left to right:

- O. Redevelop existing multiple-family to new multiple-family with a historically-sensitive development pattern.
- P. Redevelop parking lot with a new multiple-family use.
- Q. Convert office building and parking lot into a more context-sensitive, office or mixed-use development.
- R. Redevelop funeral home (optional) and multiple family buildings into a new multiple-family redevelopment.

West side of Main Street:

- S. Redevelop parking lots to new uses such as a mixed-use building along Main Street and multiple family residential buildings along Glenwood Road, yet retain the parking supply. The building should have the same setback as the neighboring buildings.

## Projects and Permits

Downtown Glen Ellyn has seen a lot of change in the past couple of years. Some of the current developments, pending developments, and new tenants are highlighted below.

### Projects and Permits



- A. Construction Completed. Glen Ellyn Clinic. Demolition of the old clinic is complete, and it has been replaced by a new 90,000 square-foot clinic.
- B. Construction Completed. The Mews of Glen Ellyn. Eight condo units and 24 townhouse units.
- C. Construction Completed. Spillman Wotyla. Post-fire reconstruction.
- D. Special Use Permit – Physical Fitness/Health Spa. The Yoga Place occupancy at 488 Crescent Boulevard.
- E. Special Use Permit – Physical Fitness/Health Spa. Curves occupancy at 515 Crescent Boulevard. Business has been relocated to the first floor of the Glen Ellyn Clinic due to a roof collapse at its 515 Crescent Boulevard location.
- F. Restaurant. Two Toots tenant build-out at 515 Crescent Boulevard.
- G. Restaurant. Honey Café occupancy at 499 Main Street.
- H. Retail. The Glen Ellyn Bike Shop occupancy at 495 Main Street.
- I. Special Use Permit – Acting and Public Presentation School. Curtain Up Classroom occupancy at 548 Crescent Boulevard.
- J. Special Use Permit – Church Addition. Grace Lutheran Church. Four thousand square-foot addition at 453 Forest Avenue.
- K. Preliminary PUD Approved. 20-unit townhouse development at 350 Duane Street (three lots). The developer will not be moving forward with this project.
- L. PUD Approved. Duane Street Rowhouses. Seven-unit townhouse development at 460-478 Duane Street.
- M. Retail. Puparazzi occupancy at 449 Main Street.
- N. Construction Completed. US Bank. Two thousand square-foot addition at 493 Forest Avenue.
- O. Special Use Permit – Snackery and Family Entertainment. Bells and Whistles tenant build-out at 401-405 Main Street.

## Building Architecture and Character

The core of Glen Ellyn's Downtown can be described as "historic". Many buildings were built in the late 1800s or in the 1920s – most of the later in Old-English Tudor and Half-Timbre architectural styles.

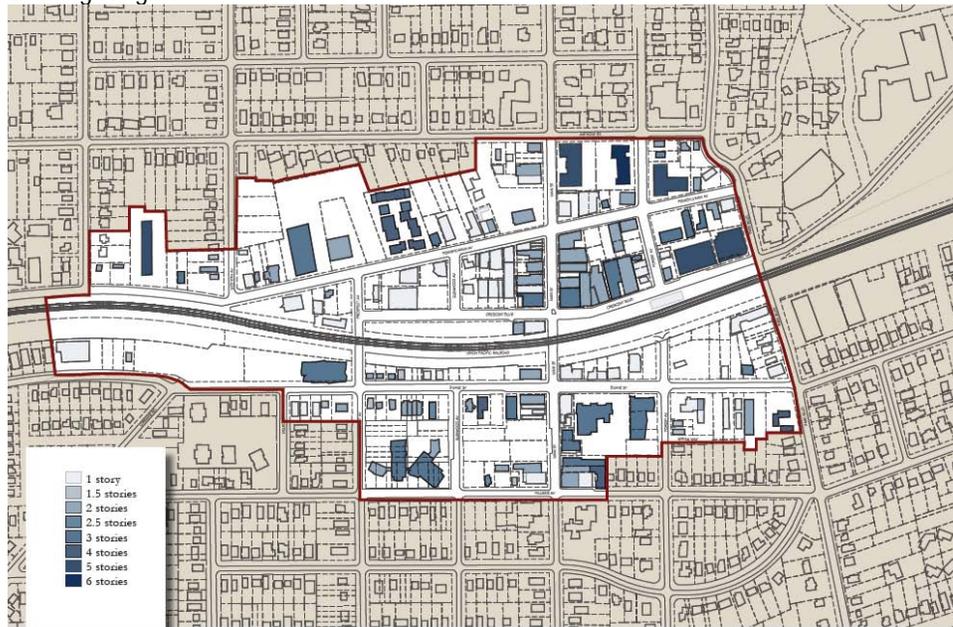
### Existing Building Stock

Existing buildings in the Downtown are generally in good condition with a need for some maintenance and interior upgrades.

#### Massing

Factors that contribute to the massing of buildings include height, width, depth, and roofline features (i.e. a two-story building with a parapet – or flat – roof will appear much taller than a two-story building with a gable – or sloped – roof, even if all the other dimensions are the same). Most of the "Main Street USA" buildings in the Downtown are two to three stories in height. Taller buildings – such as the newer mixed-use developments at Crescent Boulevard and Park Boulevard and several older multiple family buildings – are located on the periphery of the Downtown study area. Concentrations of primarily one-story buildings can be found west of Main Street and south of Pennsylvania Avenue, and east of Main street and north of Duane Street.

#### Building Heights



### Materials

Dominant materials include brick, cut stone, and some half-timber detailing on the upper floors of many 1920s-era buildings. The recently-constructed buildings include the brick and cut stone elements, but with more modern designs.



*Classic materials with historic design elements.*



*Classic materials with modern design elements from different eras.*

### Awnings

Awnings can be found on many of the buildings on Main Street. Some have deep canopies and some are made of metal. Consideration should be given to retractable awnings and the use of fabric-only awnings.



*Awnings of different shapes, sizes, colors and materials.*

## Signage

Signage in the Downtown includes private business, public decoration, and wayfinding signage. Requests by the public have been made for more legible signage for public parking. In addition, the public is split on the use of the "Glen Ellyn Style" banners.



*Public information, wayfinding, and decorative signage.*



*Private business signs.*

## Historic Preservation

Downtown Glen Ellyn has a rich collection of historic and culturally significant buildings. A majority of the buildings are all well preserved, in good condition, and are occupied. This is a very positive contributing feature towards the Village of Glen Ellyn's overall character.

The Downtown area consists of mostly commercial structures, with single family homes situated at the perimeter of the study area. New condominiums have made their way closer to the center of the Village, including mixed-use buildings at Crescent Boulevard and Park Boulevard, and The Mews on Pennsylvania Avenue. A handful of single family homes on Duane, Pennsylvania, and Forest have been converted into commercial uses. There are still a few single-family homes mixed in with commercial, which disrupts the flow of public-access vs. private buildings, and reduces the privacy typically available for single family homes in strictly residential neighborhoods.

The Downtown is separated north-to-south by railroad tracks which appears to disrupt the historic character of the commercial buildings on downtown's north-south artery, Main Street. The north side of the tracks has a very dense historic section along Main Street and along Crescent Boulevard, facing south towards the tracks. The rear elevations of buildings face the tracks on the south side, creating the appearance that the south side is less significant to the north.

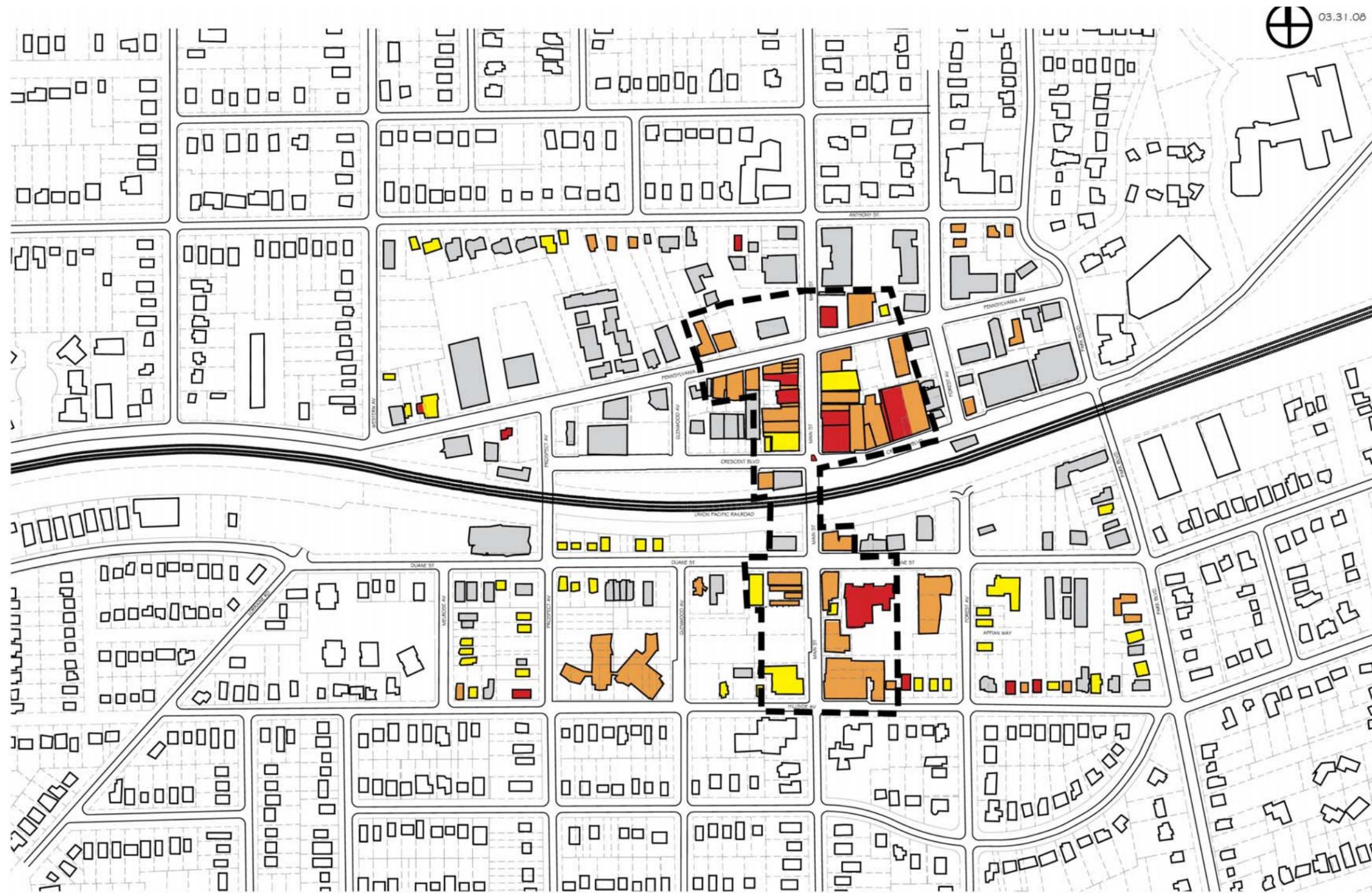
## Inventory and Assessment

A field observation was conducted in March of 2008 to examine the condition of the historic buildings within the Downtown Strategic Plan Study Area. In addition to field observations, interviews were conducted with Village officials, members of the Glen Ellyn Historical Society, and members of Citizens for Glen Ellyn Preservation. The following past reports and documents were also referenced during this assessment:

- 1986 Glen Ellyn Comprehensive Plan
- 2001 Glen Ellyn Comprehensive Plan
- 2002 "Before It's Too Late" Preservation Plan and Study conducted by students in the Historic Preservation Graduate Program at The School of the Art Institute of Chicago
- 2007 Architectural Resources in the Village of Glen Ellyn: A summary and Inventory, Prepared by Granacki Historic Consultants
- Images of America book Series "Glen Ellyn" by Russ Ward

After field observation and historical research, the buildings were given ratings and have been color coded on the accompanying map based on the following criteria:

- **Outstanding (Red):** The building has a great amount of historic integrity, is eligible for or on the National Register of Historic Places, is designated a Village Landmark, or is a Historical Society "plaqued" house.
- **Notable (Orange):** The building is above average in historic and cultural importance. The building may also be eligible to be listed as a Local Landmark or National Register nomination.
- **Contributing (Yellow):** All buildings at least 50 years old that contribute to the continuity of an area's historic fabric and character but did not earn the merit of a "Notable" or "Outstanding" rating.
- **Non-Contributing (Gray):** All buildings less than 50 years old or older buildings that were in disrepair or altered and therefore no longer contribute to the historic fabric or character of the neighborhood.



-  PROPOSED HISTORIC DISTRICT
-  "OUTSTANDING" HISTORIC STRUCTURES
-  "NOTABLE" HISTORIC STRUCTURES
-  "CONTRIBUTING" HISTORIC STRUCTURES
-  "NON-CONTRIBUTING" STRUCTURES



## Village of Glen Ellyn Downtown Strategic Plan

April 6, 2008



**WALKER**  
PARKING CONSULTANTS

**BauerLatoza**  
STUDIO



**GRUEN GRUEN + ASSOCIATES**

# Historic Structures Inventory

## Historic Timeline

- 1833 First Name for Glen Ellyn: Babcock's Grove (for the first settlers, Ralph and Morgan Babcock)
- 1834 Second Name for Glen Ellyn: DuPage Center
- 1834 Deacon Winslow Churchill and his large family arrive in present day Glen Ellyn as first white settlers, build first building.
- 1835 Third Name for Glen Ellyn: Stacy's Corners
- 1840 Roads/Trails begin to run through north section of the village, create "The 5-Corners" consisting of St. Charles Road, Geneva Road, and Indian Creek Road (now Main Street)
- 1846 Moses Stacy builds a tavern at "Five Corners" to support the heavy traffic passing through town, known as Stacy's Tavern, still stands today.
- 1848 Galena & Chicago Union Railroad opens, tracks located one mile south of Stacy's Tavern
- 1849 Fourth Name for Glen Ellyn: Newton's Station
- 1851 Fifth Name for Glen Ellyn: Danby
- 1852 Danby Station was built at the tracks, the community and commercial district began to grow around this area.
- 1874-82 Sixth Name for Glen Ellyn: Prospect Park
- 1889 Thomas E. Hill (real estate mogul, politician, and author) led the effort to raise the dam and created Lake Ellyn. Natural Springs were discovered east of Lake Ellyn. The mineral water was said to have healing qualities and was bottled and sold by the Apollo Bottling company. The Victorian style Glen Ellyn Hotel was built along the lake as a hotel resort (with 100 rooms).
- 1891 Major fire destroys west side of Main Street commercial district
- 1891 The Village was renamed Glen Ellyn
- 1900s At the turn of the century, Victorian era starts to dwindle. Glen Ellyn hotel begins having disappointing seasons, changes hands many times in a few years.
- 1901 Aurora, Elgin, & Chicago electric railroad opens allowing direct commuting to Chicago Loop. Commercial and Residential districts begin to grow rapidly. Streets paved, utilities (gas, water, electric, telephone) installed, and automobiles begin to replace horses.
- 1904 Apollo Springs Bottling plant burns down
- 1906 Glen Ellyn hotel struck by lightning, fire destroys building in less than two hours
- 1920s New architectural boom. Planning Commission creates Architectural Guidelines with Old-English Tudor and Half-Timber as preferred style for new construction in the Downtown.
- 1930 U.S. Post Office at corner of Pennsylvania and Main, one of few buildings built in the 30's. Still stands today with well-maintained WPA mural in lobby.
- 1950s Post-war growth reflected smaller, more modest homes compared to the large Victorian homes still standing.
- 1960 Village Board passes ordinance prohibiting any two houses of identical exterior designs to be located on the same block to discourage the popular prefabricated housing styles showing up in suburbs all around the country.
- 1968 Glen Ellyn Historical Sites Commission created.
- 1970 Glen Ellyn Master Plan leads to creation of Architectural Review Commission and adaptation of Appearance Guide and Criteria Ordinance.
- 1972 Historical Society begins Plaque Program for historically significant homes. The first home to receive such a plaque was built in 1884.
- 1991 Architectural Sites Commission replaced by Historic Preservation Commission. New Comprehensive Plan addresses residents concerns about preserving the central business district.
- 1989 Appearance Guide amended.
- 2001 Non-profit organization Citizens for Glen Ellyn Preservation established after a growing number of historic homes are replaced with large out-of-scale homes in historic neighborhoods.
- 2006 Comprehensive Update to Appearance Review Guidelines.

Survey Area – Main Street from Anthony Avenue South to Hillside Avenue

Main Street is the main artery of Downtown Glen Ellyn and contains one of the densest sections of historic structures in the entire village. Main Street also has a great amount of historic properties outside of the focus area. Beginning at the north end is the 5-cornered intersection of Geneva Road, St. Charles Road, and Main Street known as Stacy's corners. This is the location of History Park which includes the Historical Society Headquarters and Stacy's Tavern, one of the oldest buildings in the Village. Further down south from Stacy's corners is the National Register of Historic Places Main Street Historic District between Cottage Avenue and Hawthorne Street. This district consists of a collection of historic single-family homes.

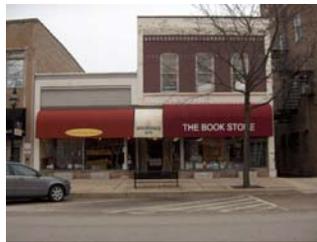
Beginning at the north end of the focus area the buildings at the corner of Anthony Street and Main Street are not historic. They do have some Tudor Revival architectural features which lends to the historic character that is found further south on Main Street. At the northeast corner of Main and Pennsylvania is the Glen Ellyn Post Office. This interior of the Post Office has a 1930's mural titled "Settlers" that was designated a Local Landmark. The building is one of the few buildings in Glen Ellyn that was built in the 1930's and therefore has a very important historical value and should also be included as one of the Village's Local Landmarks.

The next block south between Pennsylvania and Crescent is the most dense historic area in the Downtown. The buildings are all in generally good condition and all contribute to the historic character of Downtown. Beginning with the east side is a list of the following buildings:

- **493-499 Main St.**, Painted Yellow brick, built 1921, partially empty, good condition, non-historic material above storefront, no awning- just frame
- **485 Main St.**, One-story building, built 1955, not many historic features, would only be considered contributing, wood siding above aluminum storefront in fair condition
- **481-483 Main St.**, Tudor Revival Style, built 1921, stone façade at street level does not seem original, also metal awning instead of typical fabric, nice detailing at second level
- **479 Main St.**, Two-Story cream colored brick with limestone detailing, good condition
- **477 Main St.**, One-story, attached to 475 but not built at same time
- **475 Main St.**, Old McChesney Grocery Store, built 1890, recently plaqued (by Preservation Commission) in fair condition, some brick painted, non-original stone at base



493-499 Main



475 Main

The following is a list of buildings on the west side of Main Street:

- **496 Main St.**, One-story cream colored brick, simple detailing, good condition, needs cleaning
- **488-490 Main St.**, Old Wagner Grocery Store, built 1903 or earlier, very good condition, stained glass windows at top bays protected
- **486 Main St.**, Very small, limestone façade in good condition
- **482 Main St.**, Former Boyd brothers building, built 1892, good condition, existing façade unrecognizable, remodeled to current Eclectic (Venetian) style in 1926, terracotta accents in good condition
- **480 Main St.**, Very small, maybe six feet wide, limestone façade, "J" emblem above door
- **478 Main St.**, Two-story simple brick, painted white
- **476 Main St.**, One-story simple brick, built 1920, fair condition, partially empty, non-original marble at store level
- **460-466 Main St.**, Corner building, built 1911, replaced original McChesney grocery store and built as DuPage County State Bank Building, used to be two-story, now three-stories and barely recognizable,



488-490 Main



482 Main



460-466 Main

All of the structures on Main Street listed above contribute to a cohesive historic character that makes the Downtown recognizable and inviting. Unfortunately, the Railroad tracks break the character of Main Street and it appears that the commercial historic district does not continue past the south side of the tracks. Almost all of the buildings on the south end of Main Street were built in the 1920's which is a representation of the rapid growth of Downtown's commercial district. The following is a list of notable buildings on the east side Main Street between Duane and Hillside:

- **445-449 Main St.**, Northeast corner at Duane, 1-story brick building with multiple storefronts, built 1925, partial facade at 449 has stucco over brick façade, standing seam "awning" above storefront, covering parapet, remainder of building in original condition, area at 449 should be restored to match original
- **433 Main St.**, SE corner, One-story brick with small limestone accents, built 1926, in very good condition, simple/elegant style black awning w/accent lighting @ corner, fits in very well with historic character, section of adjacent building storefront and awning located on/in the building
- **427 Main St.**, One-story Mission style, built 1926, green clay tile at "roof" level, white brick, limestone accents, red awning for retail store distracting, large for historic façade, storefront glass and base quality okay
- **423-425 Main St.**, One-story small brick building built 1896 (oldest on block), not many features, large yellow awning appears not to match historic features on Main Street or Appearance Guidelines, aluminum storefront needs updating, non-historic stone at storefront base
- **421 Main St.**, Three-story English Tudor style, built 1927, replacement windows and built-in A/C units slightly diminish historic integrity, no awnings, storefront signage appears to be out of place, requires some updating to bring back historic character, otherwise in good condition
- **419 Main St.**, Three-story Eclectic French style, built 1927, all limestone façade, iron faux balcony at upper level, needs cleaning, awning appears distracting to historic character, aluminum storefront could be updated, generally in good condition
- **415-417 Main St.**, Small one-story building, built 1929, completely covered in stucco, tall blank gable above small slate roof, likely stucco façade and storefront not original, slate possibly

- **413 Main St.**, Three-story brick English Tudor, built 1927, good condition, limestone detailing at entrance and storefronts, slate roof, two small simple awnings, different styles
- **411 Main St.**, Two-story English Tudor, built 1927, very good condition, nice brick and half-timber detailing, no awnings but signage and lighting fit character, original casement windows
- **401 Main St.**, Two-story English Tudor, built 1926, very good condition, new awning, large but consistent on entire building, marble at base of storefront, limestone quoins at windows and corners, roof and windows not original but legit replacements



445-449 Main



427 Main



419 Main



413 Main



401 Main

The following is a list of notable buildings on the West side of Main Street:

- **434-440 Main St.**, Two-story brick corner building, built 1927, good condition, freshly painted, accent at details near parapet, awnings for separate businesses, all similar style
- **428-430 Main St.**, Simple one-story brick building with two storefronts, built 1919, painted two different colors to distinguish businesses, no awnings, well kept storefronts, continuous feature to historic Main street, accent lighting appears to fit Appearance Guidelines
- **426 Main St.**, One-story brick building with side gables (English cottage style), built 1919, small proportional awning, good condition, diagonal tile at street level below storefront

The west side of Main Street is significantly less dense because a public parking lot fronts a good portion of the street. To the south of the parking lot is a modern retail store “Gieshe Shoes” that was built in 1973. The building is one-story and does not fit in with the typical historic character of downtown Glen Ellyn’s commercial district. However, the building represents a specific commercial era with some typical modern details and landscaping that if well maintained, the building should still be considered historically important to the downtown.



434-440 Main



428-430 Main



426 Main

### Survey Area – North of Railroad Tracks, not Including Main Street

Aside from Main Street, a majority of the historic structures found on the north side of the Railroad tracks are located on Crescent Boulevard and Pennsylvania Avenue. In some instances the Village has recognized buildings that are no longer standing by placing a plaque where they use to stand. Two examples would be the Danby House at 515 Crescent Avenue and the Mansion House at 520 Crescent Boulevard. Both of these buildings were some of the earliest buildings built in Glen Ellyn and played a significant role in the development of downtown.

Another historically significant structure in the downtown that is not necessarily a standing building is the historic Horse Trough. The cast iron horse trough was donated to the Village in 1907 by William C. Newton, son of Glen Ellyn's first doctor, who was also known as Glen Ellyn's first town planner. The trough has be relocated from its original location near the railroad tracks and is now located at the center of the intersection of Crescent Boulevard and Main Street.

While Main Street boasts the most dense and well kept historic commercial sections in the downtown area, the buildings along Crescent Boulevard are the first glimpse of historic downtown by visitors traveling to Glen Ellyn on the train. The train station is located at Forest Avenue, which is also the eastern-most section of historic buildings on Crescent. The following buildings on Crescent have some of the most notable features in the downtown:

- **544-548 Crescent Blvd.**, Two-story brick building, built 1890, limestone and brick detailing in good condition, storefronts multiple styles/colors
- **538-540 Crescent Blvd.**, Glen Ellyn Theatre Building, Tudor Revival, built 1903, Marquee sign remains in good condition, brick and half-timbering details also in good condition but some alterations have been made, building to receive plaque by Historic Preservation Commission
- **536 Crescent Blvd.**, Tudor Revival, built 1922, in very good condition, multiple awnings
- **532-534 Crescent Blvd.**, Simple two story brick building, built 1914, brick and limestone detailing in good condition, storefronts empty
- **530 Crescent Blvd.**, One-story brick with decorative brick detailing above storefront, built 1926, partial storefront covered in stucco, remainder in good condition
- **526 Crescent Blvd.**, Small two-story brick Tudor Revival, built 1929, very good condition
- **520-524 Crescent Blvd.**, Glen Ellyn State Bank Building, Neoclassical limestone façade, built 1929, opened one month before stock market crash, limestone in fair condition, some non-original infill materials at windows
- **505 Crescent Blvd.**, Greek Revival brick and limestone original home of the Newton-Baethke Company, built 1924, painted details in good condition, sensitive addition to the north



Horse Trough



544-548 Crescent



538-540 Crescent



536 Crescent



520 Crescent



505 Crescent

The following are a list of notable historic buildings on Pennsylvania Avenue:

- **569 Pennsylvania**, Tudor Revival multi-family, fair condition, needs some repairs
- **543 Pennsylvania**, Two-story brick and limestone, built 1949, currently empty, one limestone urn missing at parapet, remainder in good condition
- **530-534 Pennsylvania**, One-story white terra cotta building, some of original façade covered but still remains behind new siding, one of few terra cotta buildings downtown
- **505-507 Pennsylvania**, One-story brick building, built 1919, brick and limestone detailing in very good condition
- **501-503 Pennsylvania**, Simple one-story brick building, built 1925, painted white, non-historic wood siding above storefront
- **500 Pennsylvania**, One address but two brick buildings, built 1925, limestone detailing at parapet, one story building has newer federal style entry
- **499 Pennsylvania**, One story brick with angular parapet, built 1913, painted gray, good condition
- **491 Pennsylvania**, One-story cream-colored brick, built 1928, linear brick detailing, could use tuck-pointing
- **490 Pennsylvania**, One-story brick, built 1925, similar to 500 Pennsylvania, in fair condition, appears to be currently unoccupied
- **439 Pennsylvania**, Victorian, built 1890, Plaqued by Historical Society
- **416 Pennsylvania**, Small one story building, built 1850, plaqued by Historical Society

The north side of the Railroad Tracks has a larger collection of historic buildings compared to what will be discussed on the south side. There are areas of disconnection between some of the historic buildings, especially on Pennsylvania, such as parking lots, multiple setbacks, and non-contributing buildings, that create a bit of an issue with the continuity of downtown's commercial district.



569 Pennsylvania



530-534 Pennsylvania



490-500 Pennsylvania



499 Pennsylvania



439 Pennsylvania

### Study Area – South of Railroad Tracks, not Including Main Street

The eastern boundary of the study area, Park Boulevard (west side only), consists of both commercial and residential properties. A few buildings along this block have contributing features to the historic character to Glen Ellyn such as the Park Boulevard Apartments at the corner of Duane and Park Boulevard. The building evokes the English Tudor Revival style that was a popular in Glen Ellyn in the 1920's.

On the North Side of Hillside between Park Boulevard and Main Street there is an impressive collection of historic single-family homes with only four non-contributing structures. Two of the homes have been plaqued by the Glen Ellyn Historical Society and many others homes have notable features that contribute to the character of these two blocks. The styles range from bungalows to Victorian and are all in generally good condition. The following single-family homes are the most notable on this portion of Hillside:

- **582 Hillside Ave.**, American Four-Square, built 1906, shingles in good condition, elegant features, very nice exterior painting
- **574 Hillside Ave.**, Traditional Gable-Front, built 1905, unique oval shaped windows at gable
- **570 Hillside Ave.**, Traditional Gable-Front, built 1905, enclosed porch with original wood windows, overall very good condition
- **586 Hillside Ave.**, Victorian Second Empire, built 1894, plaqued by Historical Society, in very good condition
- **542 Hillside Ave.**, Victorian Queen Anne, built 1891, plaqued by Historical Society
- **538 Hillside Ave.**, Dutch Colonial Revival, built 1930, very good condition

Just before Main Street, is the Tudor Revival "Hillside Apartments" building at 430-432 which was built in 1928. One of the few commercial structures on Hillside is located just to the west of the Hillside Apartments at 520-526 Hillside. This one story brick building has notable commercial features such as a marble base, a half timbered gable, and a slate roof.

Hillside Avenue, west of Main Street is a less cohesive group of buildings that consists of commercial, residential, religious, and institutional buildings. Two single family homes are separated by a parking lot in front of a setback commercial building between Main Street and Glenwood Avenue. One of the homes, 504 Hillside, has since been converted into a commercial structure while the other may still be a single family home.

St. Petronille Church and Catholic School occupy the entire block of Hillside between Glenwood and Prospect. There are multiple buildings, which have been built at different periods, but all follow the Classical Revival style with limestone pediments, quoins, and Palladian windows.



582 Hillside



570 Hillside



586 Hillside



Hillside Apartments

The remaining single-family homes in the south side of the study area can be found on Hillside between Prospect and Melrose, on Melrose between Hillside and Duane, and on Duane between Prospect and Glenwood. Most of the homes contribute to the historic character of Glen Ellyn but lack the integrity that would consider them to be "Notable." Regardless, the single family homes in this area (some of which have already been converted into commercial use) are located in an area that was designated in the 2001 Comprehensive plan as "clusters of properties that may represent special opportunities for improvement or development." The following single-family properties are among the more notable homes in this area:

- **404 Prospect Ave.**, Queen Ann Victorian, built 1893, Designated Village Landmark by the Historic Preservation Commission
- **426 Hillside Ave.**, Traditional Gable-Front, built 1902, Revival Style pediment and pilasters at main entry, home in very good condition
- **487 Duane St.**, Victorian, built 1890, good condition, surrounded by parking and commercial, listed as "residential property that may be suitable for redevelopment" in the 2001 Comprehensive Plan, may be in danger of being a future tear-down



404 Prospect



487 Duane

Like Hillside Avenue, Duane Street has a mix of building styles and uses within the focus area. The most notable historic buildings are located between Main and Forest Avenue. This includes the following:

- **Village of Glen Ellyn Civic Center** (535 Duane St.), Designated Village Landmark, built 1927
- **First United Methodist Church** (424 Duane St.) Gothic Revival, built 1957

The remainder of Duane is a mix of non-contributing commercial structures. Across from Civic Center, there are three commercial buildings that are a mix of various styles, and multiple additions. The buildings may be older than 50 years old, but they lack historic integrity that could contribute to the historic character of downtown Glen Ellyn. This location would be one of few areas in the downtown that could be a potential area for redevelopment that would help revive the south side of the downtown commercial district.



Village of Glen Ellyn  
Civic Center

### Conclusion

From a historic perspective, the buildings in Downtown Glen Ellyn are in good condition overall and provide an in-depth look at the history of the Village. Because the dates of the buildings range from the later 1800's to early 1900's a glimpse of Glen Ellyn's past will always be present as the buildings are maintained. In order to maintain the historic character of the Downtown, while still providing new infill development and modern technology, there are several recommendations that will assist in the revitalization of Glen Ellyn's Downtown commercial district.

### Historic Recommendations

1. Complete a National Register Nomination for the Downtown Historic Commercial District including areas on the south side of the Railroad Tracks.
2. Educate building owners on the Federal tax credits available towards renovating and restoring historic buildings listed on the National Register of Historic Places and other economic incentives offered by the Village.
3. Nominate the Downtown Historic Commercial District as a Local Village Landmark.
4. Consider reducing the percentage of owner consent required for designation of a local landmark districts as currently required in the Preservation Ordinance, as long as it does not impact the Village's Certified Local Government (CLG) status.
5. Incorporate the information about the historic buildings in downtown with the existing shopping maps created by the Economic Development Corporation (EDC).
6. Appropriately infill buildings between historic structures to provide a continuous flow in the downtown commercial district. The buildings should have similar setbacks and proportions but do not have to mimic the exact same historic character.
7. Remove non-historic materials from the original facades that will not require intensive repairs.
8. Create a standard for awnings and signage that will not distract the historic detailing of the building facades. Large out-of-place awnings that are inoperable should be replaced with smaller scale fabric awnings that may also be operable.

9. Provide additional incentives to historic buildings in the EDC's Commercial Façade Improvement Grant program, including increasing the amount available to provide a stronger incentive to upgrade.
10. Conduct a thorough Historic Resources Survey for the entire downtown area based off of the rating system provided in this assessment.
11. Consider developing drawings of "after" façade examples of buildings that need low-cost, context-sensitive upgrades, to fit in with the historic character of the Downtown.

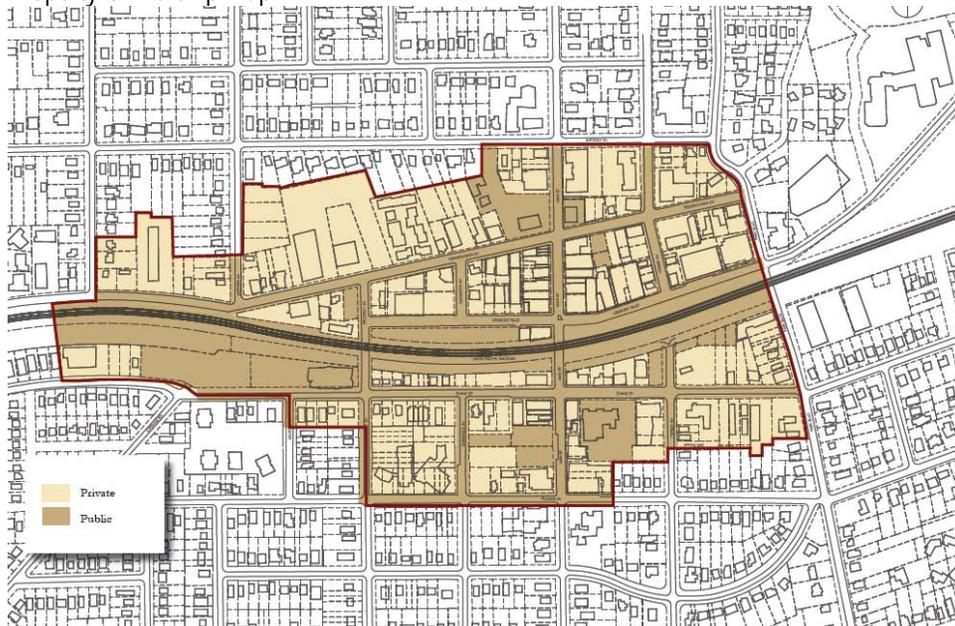
## Building Amenities

Ambiance and history need to be balanced with modern amenities to ensure the merchants and professional office owners are able to run their businesses efficiently and effectively, and be more responsive to their customers; to allow the conversion of upper floors in buildings to be utilized for residential purposes and be a desirable place to live, thereby populating the Downtown with residents; and to enhance the shopping and entertainment experience of visitors to the Downtown.

### Ownership

All of the streets and many of the properties in the study area are publicly-owned. Private properties have Glen Ellyn residents and non-resident owners. In general, investors who are not active in the Glen Ellyn community on a daily basis do not reinvest in their buildings.

Property Ownership Map



### Building Interiors

Amenities and necessities such as high-speed and wireless internet access; maintenance and replacement of heating, ventilation, and air conditioning (HVAC) systems; upgrades to electrical services; conversion of upper floors to residential; and general maintenance of the floor, wall, and ceiling surfaces are necessary. All of these features will help businesses remain viable and provide the opportunity for seniors and young professionals to live in the Downtown.

## Concepts and Precedents

There are several ideas that should be folded into the implementation section of the final Downtown Strategic Plan, including pedestrian features and amenities, and environmentally-friendly development practices.

### Walk Score<sup>1</sup>

This website is intended for real estate agents, potential homebuyers, and potential renters, to find properties in neighborhoods that have – or don't have – easy access to amenities such as grocery stores, restaurants, and fitness centers. Glen Ellyn's Civic Center at 535 Duane Street achieved **97 points** out of a possible 100 points, making this location a "walker's paradise" (a location in which "most errands can be accomplished on foot and many people can get by without owning a car").

The map to the right highlights the features and locations that are factored into the walkability score. Since many icons are overlapping each other in the Downtown area, one can conclude the Downtown is walkable just by looking at the image. The "outlying" icons in the map are still within walking distance; however, it just takes longer to walk to Glen Ellyn's Downtown area.



Downtown Glen Ellyn Walk Score Map

Source: [www.walkscore.com](http://www.walkscore.com)

### Walkable Neighborhood Characteristics<sup>2</sup>

"You lose weight each time you walk to the grocery store. You stumble home from last call without waiting for a cab. You spend less money on your car—or you don't own a car. When you shop, you support your local economy. You talk to your neighbors." Walkable communities tend to have the following characteristics:

- **A center:** Walkable neighborhoods have a discernable center, whether it's a shopping district, a main street, or a public space.
- **Density:** The neighborhood is dense enough for local businesses to flourish and for public transportation to be cost effective.
- **Mixed income, mixed use:** Housing is provided for everyone who works in the neighborhood: young and old, singles and families, rich and poor. Businesses and residences are located near each other.
- **Parks and public space:** There are plenty of public places to gather and play.
- **Accessibility:** The neighborhood is accessible to everyone and has wheelchair access, plenty of benches with shade, sidewalks on all streets, etc.
- **Well connected, speed controlled streets:** Streets form a connected grid that improves traffic by providing many routes to any destination. Streets are narrow to control speed, and shaded by trees to protect pedestrians.
- **Pedestrian-centric design:** Buildings are placed close to the street to cater to foot traffic, with parking lots relegated to the back.
- **Close schools and workplaces:** Schools and workplaces are close enough that most residents can walk from their homes.

*Information compiled from [Cool Town Studios](#) and [Walkable Communities, Inc.](#)*

<sup>1</sup> [www.walkscore.com](http://www.walkscore.com)

<sup>2</sup> The text in this section is an excerpt from <http://www.walkscore.com/walkable-neighborhoods.shtml>.

## Sustainability

Sustainability can be defined as approaches to planning for community investment and reinvestment that benefits the economy, the quality of life, and the environment. An example includes concentrating mixed-use and multiple-family buildings near a train depot to allow residents of the buildings to walk to goods and services within their neighborhood, and to walk to the train depot to take mass transit to other locations without needing to drive an automobile.

## Green Infrastructure

Green infrastructure can be defined as a system of natural features that helps reduce the risk of flooding and improves water quality. An example includes an interconnected network of parks, open spaces, greenways, and wetlands that channel excess water away from buildings and filtering the water as it reenters the ecosystem.

## Renewable Energy

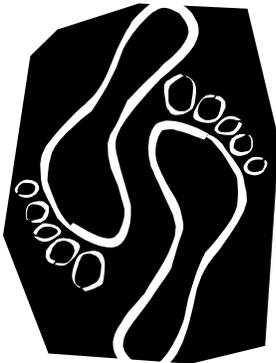
Renewable energy can be defined as energy resources that can be replenished naturally. Examples include an ever-present source of wind and solar power, and planting new trees for use by future generations.

## Energy-Efficiency

Energy-efficiency can be defined as utilizing a minimal amount of energy to produce a maximum level of output. An example includes a commuter train carrying 1,000 passengers from "Point A" to "Point B" which is more fuel-efficient than 1,000 cars carrying one passenger each.

## Smart Growth

Smart growth can be defined as considering the many elements that make up a community's characteristics – people, businesses, different types of land uses, transportation options, housing alternatives, utilities, community facilities, natural and cultural resources, economic development, intergovernmental cooperation, and implementation strategies and follow-through – and ensuring that each element is coordinated in such a way that maximum community benefits are achieved with minimal efforts. An example includes allowing additional business and residential development around an existing train station to accommodate an increase in the population of a metropolitan region, in lieu of building additional business and residential development in a farm field in an area where a train station is in the planning stages or – worse yet – not anticipated at all.



## Carbon Footprint

Many of our daily activities produce pollution, and pollution – in turn – harms the environment and the world in which we live. Although some of our activities are naked to the eye or the impacts of our activities might not be noticed immediately, other activities can be seen or noticed immediately, such as jet contrails (the visible white lines in the sky behind a plane) and car exhaust (the fumes that produce an unpleasant odor).

A "carbon footprint" is defined as "a 'measure of the impact human activities have on the environment in terms of the amount of green house gases produced, measured in units of carbon dioxide'. (<http://www.carbonfootprint.com>) It is meant to be useful for individuals and organizations to conceptualize their personal (or organizational) impact

in contributing to global warming. A conceptual tool in response to carbon footprints are carbon offsets, or the mitigation of carbon emissions through the development of alternative projects such as solar or wind energy or reforestation. A carbon footprint can be seen as a subset of earlier uses of the concept of ecological footprints." (Source: [http://en.wikipedia.org/wiki/Carbon\\_footprint](http://en.wikipedia.org/wiki/Carbon_footprint).)

## **Leadership in Energy and Environmental Design (LEED)**

The LEED program is a “Green Building Rating System” which is a “voluntary, consensus-based national rating system for developing high-performance, sustainable buildings. LEED addresses all building types and emphasizes state-of-the-art strategies in five areas: sustainable site development, water savings, energy efficiency, materials and resources selection, and indoor environmental quality.”<sup>3</sup> Recommendation: Provide incentives in the Zoning Code to encourage the use of this program’s concepts and features.

## **Summary of Key Recommendations**

Below is a summary of the key recommendations of this chapter.

### **Historic Preservation**

The history of Downtown Glen Ellyn is an element to preserve and build upon. Several historic recommendations for the Downtown include:

- Pursue a National Register nomination for a Downtown historic district to preserve the ambiance of the Downtown, and to direct appropriately-designed infill.
- Educate building owners regarding Federal tax credits and other economic incentives offered by the Village.
- Nominate the Downtown Historic Commercial District as a Local Village Landmark.
- Incorporate the information about the historic buildings in downtown with the existing shopping maps created by the Economic Development Corporation (EDC).
- Remove non-historic materials from the original facades that will not require intensive repairs.
- Create standards for awnings and signage.
- Consider developing drawings of “after” façade examples of buildings that show low-cost, context-sensitive upgrades that can be made to existing buildings so they fit in with the historic character of the Downtown.

### **Streetscape**

Consider installing streetscape improvements that will make the Downtown an experience, and build upon the existing features to make the Downtown a destination. In addition, ensure the Downtown is pedestrian-friendly for all seasons. Policies regarding snow and ice removal should be reviewed. Short-term, there are areas that are in need of immediate repair. Long-term, the use of brick pavers, tree grates, and street furnishings would have a positive impact on the Downtown.

### **Financing**

Utilize a Downtown Retail Grant Program for Business Recruitment to attract new retailers into the Downtown and assist existing retailers with their expansion plans. In addition, utilize the Façade Improvement Grant Program to increase the number and quality of exterior improvements in the Downtown.

### **Sustainability**

Ensure the Downtown is – and the paths leading to the Downtown are – walkable, healthy, sustainable, and green.

### **General Physical Conditions**

Downtown Glen Ellyn has a great foundation from which to build upon. Historic architecture, growing street trees, classic building materials, and interconnected networks of streets and sidewalks, are all features that should be retained, maintained, expanded, and enhanced.

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<sup>3</sup> www.usgbc.org