

historic district.

**A motion was made by Commissioner Urda and seconded by Commissioner Doyle to approve the meeting minutes of the March 21, 2019 Historic Preservation Commission meeting.**

**Aye: Doyle, Garrison, Vice Chair Jacks, Noel, Ory, Eveslage, Chairman Peterson, Urda**

**Nays: None**

**Abstain: Martinez**

## **G. NEW BUSINESS:**

1. Provide input on proposed text amendments to Chapter 11 (Historic Preservation) of Title 6 (Zoning Regulations) of the Naperville Municipal Code - PZC 19-1-59

*Landmark Application Procedures:*

Commission finds that all of the proposed items are more fair than existing.

Commissioner Jacks asked for clarification on tax exemption.

Julie Garrison asked if the Kroehler Mansion is tax exempt and if the structure could be landmarked.

Mattingly clarified that the structure is currently located within the historic district; individual landmarking would provide no greater protection than it has today. Any request for demolition of this structure would need to be reviewed and approved by the HPC.

Commissioner Garrison requested that the 3 year time frame does not apply to a landmark application that has property owner consent.

*Public Notice Requirements:*

Commissioner Urda asked if the proposal for additional notice requirements would have covered the 26 N. Sleight appeal.

Mattingly stated yes.

*COA Requirements:*

Commissioner Jacks requested the independent structural analysis include the cost to repair the structure.

Chairman Peterson/Commissioner Urda concurred.

Chairman Peterson cannot think of an example where HPC would need to review a variance if that improvement doesn't require a COA. Has a concern about the waiver of HPC review of rear additions that are visible but not impacting- asked if the HPC should be weighing in on this.

Mattingly clarified that a COA would still be required (but subject to administrative review) and would still require compliance with the design

guidelines.

**Public Comment:**

Julie Garrison asked for clarification on the "Impact of proposed demolition" standard. Questioned if a building freeze be imposed on the builder for illegal demolition and if they could be banned from doing work in Naperville altogether.

Karen Solomon asked for a workshop about demolition. Public notice should be required for any demolition in the newspaper. The cost needs to be reflective of the actual home prices in the district. 26 N. Sleight was sold as a teardown which would skew the cost factor. Consider cost per square footage basis? Should require a tree removal evaluation for any teardown. Require a demolition tax that could be used to fund improvements on other homes that are not upkept within the district. If demolished, new construction should be submitted as a separate application. Stronger expectations should be given about replacement homes. Entrance should always be consistent with home that was demolished. Should include "impact on neighboring property" criteria.

2. Louise Howard provided a handout to be discussed at a future meeting (attached).

## **H. ADJOURNMENT:**

9:02 pm.