

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540
<http://www.naperville.il.us/>*



Naperville

Meeting Minutes

Thursday, May 28, 2026

7:00 PM

Meeting Room C

Historic Preservation Commission

TO PROVIDE PUBLIC COMMENT DURING THE MEETING: To address the Historic Preservation Commission in-person during the meeting, members of the public should sign up in-person at the meeting location on the day of the meeting. Signup is available for 30 minutes prior to the start of the meeting. Members of the public who did not sign up will be called on during the meeting by the Chairman.

TO SUBMIT WRITTEN COMMENTS OR A POSITION OF SUPPORT OR OPPOSE:

You may submit written comments to the Historic Preservation Commission to PLANNING@NAPERVILLE.IL.US in advance of the meeting.

Comments will be received from the time the agenda is published until 24 hours before the meeting. Comments received during this timeframe will be transmitted to the Historic Preservation Commission and posted on the City website in the meeting details for the meeting.

Comments received outside this time frame will not be transmitted or posted. Written comments will not be read aloud during the meeting.

PARTICIPATION GUIDELINES: The citizen participation guidelines are outlined in 1-5-6-6: - CITIZEN PARTICIPATION of the Naperville Municipal Code.

ALL VIEWPOINTS AND OPINIONS WELCOME: All viewpoints are welcome, positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commission members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

IF YOU SIGN UP TO SPEAK: The Chairman will call your name at the appropriate time during the Historic Preservation Commission meeting. Once your name is called you may identify yourself for the public record. Speak clearly and try to limit remarks directly to the matter under discussion. Speakers are limited to three minutes and are called in the order they sign up.

PUBLIC ACCOMMODATION:

Any individual who may require accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300 as soon as possible, but no later than by 5 p.m. on the day of the meeting.

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Community Services Department at least 48 hours in advance of the scheduled meeting. The Community Services Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-305-5300 or via e-mail at napervilleclerks@naperville.il.us. Every effort will be made to allow for meeting participation.

We appreciate your understanding as we implement a check-in process to improve security while maintaining a welcoming environment.

A. CALL TO ORDER:

Chair Santucci called the meeting to order at 7:01 p.m.

B. ROLL CALL:

Staff Present: Isaac Marlott, Assistant Planner, Staff Liaison to the Historic Preservation Commission.

Present 11 - Jacob Sandborn, Patrick Kelly, Patricia O'Brien, Robert Sanchez , Andrea Field , Kerry Malm, Jessica Bufort, Chris Santucci, James Wills, Paul Deffenbaugh, and Stuart Adams

C. PUBLIC FORUM:

Bill Simon, Naperville Preservation Inc, provided updates regarding the recent publication of the Tosi Architectural Survey and the NPI Naperville Preservation Plan. The speaker also recognized Commissioner Deffenbaugh for his service to the commission in honor of his final meeting.

D. OLD BUSINESS:

E. CERTIFICATE OF APPROPRIATENESS

Consider the Certificate of Appropriateness (COA) for 8 S Ellsworth St. -
HPC-0002-2026

The applicant and owner, Dave Shull, presented an overview of the COA request.

Chair Santucci opened the public hearing for HPC-0002-2026.

Bill Simon offered support for the case and appreciated the proposed reintroduction of a historic feature.

Chair Santucci closed the public hearing for HPC-0002-2026 and opened the floor to questions from the commission.

Commissioner Adams asked the applicant for clarification on the proposed height and material of the finial.

The applicant confirmed the finial will be made of copper and will be finished directly atop the conical structure.

Commissioner Deffenbaugh sought confirmation on the proposed shingle material.

The applicant confirmed the shingles would be wood, instead of asphalt as listed in the COA application materials.

Commissioner Adams asked whether the shingles were hand cut or sawn.

The applicant clarified the proposed shingles are western red shingles designed for conical roofs with roughly 5 inch reveal.

Chair Santucci asked when the building was most recently used as a store.

The applicant believed it had been roughly twenty years.

Commissioner Bufort asked when and why the applicant decided to put forward this request.

The applicant clarified it was always his intent upon purchasing the property.

Chair Santucci offered the applicant the opportunity to make any closing remarks.

The applicant had no closing remarks.

Chari Santucci opened the floor to comments from the commission.

Commission O'Brien offered support for the case.

Commissioner Sanchez offered support and encouraged the applicant's change from asphalt to wood shingles.

Commissioner Sandborn proposed officially amending the request to include wood shingles.

Staff clarified that the proposed amendment would be appropriate and should be made clear in a motion for approval.

A motion was made by Commissioner Bufort, seconded by Commissioner Malm, to approve COA-0002-2026, a request to approve the addition of a historic conical roof above the existing tower feature at the northwest corner of the building located at 8 S. Ellsworth Street, as amended to use wood shingles rather than asphalt.

Aye: 9 - Sandborn, O'Brien, Sanchez, Malm, Bufort, Santucci, Wills, Deffenbaugh, and Adams

Provide direction regarding the Certificate of Appropriateness (COA) for 105 S Wright St. - HPC-0003-2026

The applicants and owners, Lynn and Mark Dowd, presented a summary of the case.

Chair Santucci opened the public forum for HPC-0003-2026.

Rachel and Mike Groat spoke in opposition of the request citing the aesthetic and historic value of the existing wood siding.

Tim Messer spoke in opposition of the request noting the differences between the use of stone features in institutional buildings versus residential buildings in Naperville's historic district.

Bill Simon addressed concerns with the materials submitted by the applicant and encouraged future submittals to be more comprehensive and detailed. The speaker also concurred with the comments of Tim Messer.

Wright King encouraged the applicant to provide more details in their application materials.

Jennifer Warnicky voiced concern regarding the proposed material and spoke in opposition of the request.

Erin Asham shared the concerns of previous speakers and was apprehensive of the proposed limestone material.

Chair Santucci closed the public hearing and opened the floor to questions from the commissioners.

Commissioner O'Brien asked the applicant about the impetus of the proposal.

The applicant elaborated on the aesthetic appeal of the proposed limestone.

Commissioner O'Brien sought clarification on if the proposal was to change only the front facade.

The applicant confirmed the proposal was only for the front facade and the rest of the structure would retain the traditional siding.

Commissioner O'Brien encouraged the applicant work with a design professional.

Commissioner Bufort asked the applicant for more details on the wood siding and the scope of the proposal.

The applicant explained the siding is deteriorated on all sides of the structure, but the proposal only includes replacing the front facade.

Chair Santucci asked the applicant why limestone was appealing.

The applicant explained their personal aesthetic attraction to the proposed material.

Chair Santucci noted that five public comments had been received by staff and transmitted to the Commissioners.

In their closing remarks, the applicant addressed Bill Simon's previous comment and requested feedback on the current iteration of the proposal.

Staff provided a brief statement summarizing the lack of detail in the current proposal and the preliminary nature of the feedback offered at the meeting by the public and the commission. Staff encouraged the applicant to listen to the forthcoming comments from the commission and to complete missing materials in a future submittal.

Chair Santucci opened the floor to comments from the commission.

Commissioner Malm noted the proposed material would be a severe alteration and would not match the clapboard siding style present on many of the adjacent homes.

Commissioner Sanchez appreciated the applicant's effort to improve a historic residence, but discouraged the use of limestone citing inconsistencies with the district and current style of the home.

Commissioner Deffenbaugh objected to the use of stone and reinforced the significance of the current clapboard siding.

Commissioner Adams pointed out that the proposed stone would cause the existing windows to be recessed.

Student Rep Nghiem commended the applicant.

Commissioner Sandborn noted the proposed improvement is not consistent with the Historic Building Design Review Manual (HBDRM).

Commissioner Field also pointed to inconsistencies with the recommendations of the HBDRM.

Chair Santucci summarized the concerns with the proposal.

Commissioner Bufort encouraged that the applicant restore the original wood siding in lieu of the proposed material change.

Chair Santucci closed the discussion of HPC-0003-2026.

F. REPORTS:

Receive the report on the final draft of the Naperville Historic District Survey (2025/26).

Lara Ramsey, Ramsey Historic Consultants, presented a final update on the Naperville Historic District Survey.

Chair Santucci opened the floor for questions.

Commissioner Bufort asked if anyone followed up after the April meeting.

The consultant confirmed that numerous residents followed up to provide final details after the April open house meeting.

Chair Santucci noted missing information for his home.

The consultant confirmed this would be revised in the final draft.

A member of the public inquired as to how many structures have been demolished in the district.

The consultant answered that this information could be queried, but could not provide an accurate count at the time.

Commissioner Field proposed revisions to the introduction and methodology portion of the survey.

A motion was made by Commissioner O'Brien, seconded by Commissioner Malm, to receive the report from Ramsey Historic Consultants and to direct staff to publish the findings for public consumption. The motion carried by voice vote.

Approve the Historic Preservation Commission meeting minutes for April 23, 2026.

A motion was made by Commissioner Wills, seconded by Commissioner Adams, to approve the meeting minutes of the April 23, 2026, Historic Preservation Commission Meeting. The motion carried by voice vote

G. NEW BUSINESS:

A motion was made by Commissioner O'Brien, seconded by Commissioner Deffenbaugh, to add discussion of a proposed COA application feedback survey to the next Historic Preservation Commission meeting.

Aye: 9 - Sandborn, O'Brien, Sanchez, Malm, Bufort, Santucci, Wills, Deffenbaugh, and Adams

H. ADJOURNMENT:

Commissioner O'Brien made a motion, seconded by Commissioner Deffenbaugh, to adjourn the Historic Preservation Commission Meeting of May 28, 2026 at 8:29 p.m.