



Meeting Minutes

Historic Preservation Commission

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Thursday, September 24, 2020

7:00 PM

Held on Zoom due to COVID-19

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CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and Mayor Chirico's executive order determining that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding this Historic Preservation Commission meeting remotely.

The commissioners and staff participating this meeting will all be different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. The public has been provided notice of alternative means of access to the meeting so they are able to contemporaneously hear all discussion, testimony and votes. All votes shall be taken by roll call. The means by which the public may watch, listen, and/or participate in the meeting are described below.

TO JOIN A MEETING:

The meeting will be conducted using the Zoom Video Conferencing. You do not need to download any software or create an account to participate.

To login on your computer or iPad:

Click the link to join the webinar, the password is provided on this agenda. Once connected, if you choose to speak, click the "Raise Hand" button at the bottom of Zoom screen and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

To login on your phone:

For iPhones, use the iPhone one-tap number provided on this agenda.

For telephones, dial one of the numbers provided and join the meeting by using meeting ID and password provided on this agenda.

Once connected to the meeting, press \*9 to "raise your hand" and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

**PARTICIPATION GUIDELINES:**

All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at board 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.

**PUBLIC ACCOMMODATION:**

Any individual who may require an accommodation to participate in the meeting or to view materials for the Historic Preservation Commission meeting, should contact the City Clerk at (630) 305-5300 by Wednesday, September 23, 2020.

**ZOOM MEETING LOG IN:**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85927660429?pwd=a0RFUlo4K1c5UDVEEdEhncytyWXVmZz09>

Passcode: 439506

Or iPhone one-tap :

US: +13126266799,,85927660429#,,,,,0#,,439506# or  
+16465588656,,85927660429#,,,,,0#,,439506#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 859 2766 0429

Passcode: 439506

International numbers available: <https://us02web.zoom.us/j/85927660429?pwd=a0RFUlo4K1c5UDVEEdEhncytyWXVmZz09>

**A. CALL TO ORDER:**

**B. ROLL CALL:**

Present: Doyle, Franczyk, Garrison, Vice Chair Jacks, Ory, Chairman Peterson, Urda, Councilman Kelly (non-voting), and Howard (non-voting)

Absent: Eveslage and Fessler

**C. PUBLIC FORUM:**

George Howard spoke during the Public Forum on concern that the flooring and wood tiles in the vestibule of the Old Nichol’s Library had been dismantled.

Commissioner Urda suggested adding the topic to the new business portion of the meeting.

**D. OLD BUSINESS:**

**E. CERTIFICATE OF APPROPRIATENESS**

1. Receive the staff report to consider a variance for the property located at 110 S. Washington Street (Central Park Place) - COA 20-3273 and PZC 20-1-083 (Item 1 of 3)

Chairman Peterson recused himself from the case.

Paul Mitchell, attorney for Great Central Properties III, LLC, presented the proposal for the petitioner. Mitchell summarized the development’s history and proposed changes associated with the COA and variance request.

Public Testimony:

Becky Simon, representative of Naperville Preservation, noted that they support the proposed changes.

Commissioner Urda asked if the seat walls are considered new aspects of the development and what the next steps would be in the variance process. Urda also noted being in favor of the seat wall removal.

Paul Mitchell confirmed that the seat walls are a new portion of the development.

Gabrielle Mattingly, Planning Services Team, clarified that the petitioner is seeking a recommendation on the variance request, which will continue on to the Planning and Zoning Commission.

Paul Mitchell noted during closing remarks that the case would go to the Planning and Zoning Commission on October 7th.

2. Provide a recommendation on the setback variance for the property located at 110 S. Washington Street (Central Park Place) - PZC 20-1-083 (Item 2 of 3)

**A motion was made by Commissioner Doyle and seconded by Commissioner Ory to recommend approval of PZC 20-1-083, a setback variance to Section 6-7D-7 for the property located at 110 S. Washington Street.**

**Aye: Doyle, Franczyk, Garrison, Vice Chair Jacks, Ory, and Urda**

**Nays: None**

3. Consider the proposed modification to the exterior façade with the removal of three seat walls for the property located at 110 S. Washington Street (Central Park Place) - COA 20-3273 (Item 3 of 3)

**A motion was made by Commissioner Urda and seconded by Commissioner Ory to approve COA 20-3272, for consideration of the proposed modification to the exterior façade with the removal of three seat walls for the property located at 110 S. Washington Street.**

**Aye: Doyle, Franczyk, Garrison, Vice Chair Jacks, Ory, and Urda**

**Nays: None**

4. Remove COA 20-3281 from the September 24, 2020, HPC agenda

Chairman Peterson noted that COA 20-3281, 219 North Ellsworth Street is rescheduled for the October 22nd HPC meeting, therefore, no action would be taken on the case.

## F. REPORTS

1. Approve the minutes of the August 27, 2020, Historic Preservation Commission meeting

**A motion was made by Commissioner Garrison seconded by Commissioner Urda to approve the meeting minutes of the August 27, 2020, Historic Preservation Commission meeting.**

**Aye: Doyle, Franczyk, Garrison, Vice Chair Jacks, Ory, and Urda**

**Nays: None**

**Abstain: Chairman Peterson**

## G. NEW BUSINESS:

Paul Mitchell commented on the concern that was brought up during the Public Forum earlier in the meeting and noted that the entryway was in poor condition and the flooring and walls were removed due to the construction. Mitchell ensured that the owner was aware of the requirements in the covenant and that the building would be restored to the best of their ability.

1. Conduct the discussion requested by the Historic Preservation Commission at the June 25, 2020, meeting concerning the transition away from staff recommendations and towards applicants justifying their proposal against the factors of consideration

Chairman Peterson summarized the changes with the applicants responding to the factors of consideration. Chairman Peterson

stated that the change is an improvement and requires the petitioner to understand how proposals are evaluated.

Urda asked for staff clarification on the changes.

Kathleen Russell, Planning Services Team, noted that in the past staff responded to the factors of consideration, but now the application process requires the applicant to respond to the factors and then staff notes if they are in agreement or disagreement with the petitioner's responses.

Gabrielle Mattingly, Planning Services Team, described that the new process with the petitioner responding to the factors allows for a more detailed response from those most involved with the project.

Vice Chair Jacks asked for clarification on if staff will still analyze the proposal.

Kathleen Russell, Planning Services Team, confirmed that staff will still provide feedback on the petitioner's responses to the factors of consideration.

Vice Chair Jacks responded that the changes to the process were appropriate.

## H. ADJOURNMENT:

**A motion was made by Vice Chair Jacks seconded by Commissioner Franczyk to adjourn the September 24, 2020, Historic Preservation Commission meeting at 7:36 pm.**

**Aye: Doyle, Franczyk, Garrison, Vice Chair Jacks, Ory, Chairman Peterson and Urda**

**Nays: None**

**NAPERVILLE BOARD AND COMMISSION**  
**DISCLOSURE OF INTEREST IN CONTRACT, BUSINESS, OR TRANSACTION**

**1-13-6: BOARDS AND COMMISSIONS:** It shall be lawful for members of the various boards and commissions of the City, established from time to time by the ordinances of the City and the statutes of the state, to have an ownership, employment, or family interest in any contract, business, or transaction with the City, provided that said member shall file with the City Manager and with the chairman or vice chairman of the member's board or commission, the following disclosure:

Agenda Date & Item Number: 9.24.20 HPC COA # 20-3273

Name: KEVIN PETERSON

Position with City: COMMISSION CHAIR - HPC.

Name of entity contracting with City: \_\_\_\_\_

Proposed contract, business, or transaction: CENTRAL PARK PLACE.

I have an  Ownership  Employment  Family  Appearance of Impropriety  Other

interest in the proposed contract, business, or transaction as follows: I AM ONE OF THE ARCHITECTS WORKING ON THIS PROJECT.

Dated: 9.15.20

Signature: 

1. Said disclosure shall be filed before any board or commission (including the member's own) or the City Council considers approval of the proposed contract, business, or transaction.
2. In the event the member's own board or commission is to review or recommend upon such contract, business, or transaction, the member shall leave the chamber where deliberations take place during the discussion and vote on the interested matter and such member shall have no vote upon the matter.
3. The disclosure form filed by said member shall be attached to and made a part of the minutes of the meeting of said board or commission and shall be attached to and made a part of the report or recommendation made by said board or commission to the City Council, the City Manager, or any other board or commission of the City to whom such report or recommendation is rendered. Such disclosure shall be included with the agenda when the matter is proposed for approval by the City Council.
4. Any member of a board or commission who knowingly fails to file a disclosure required by this Section shall be subject to immediate removal from such board or commission by the City Council.