

City of Naperville

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



Naperville

Meeting Minutes

Thursday, February 26, 2026

7:00 PM

Special Meeting

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:

1. 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: 2-1-16 - 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.

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

A. CALL TO ORDER:**B. ROLL CALL:**

Present 9 - Jacob Sandborn, Patricia O'Brien, Robert Sanchez, Andrea Field, Jessica Bufort, Chris Santucci, James Wills, Paul Deffenbaugh, and Stuart Adams

Absent 2 - Patrick Kelly, and Kerry Malm

Also Present: Brad Iwicki, Assistant Planner, Staff Liaison to the Historic Preservation Commission, and Kendall Tai X Nghiem and Ayaan Ladak, Historic Preservation Commission Student Representatives

C. PUBLIC FORUM:

Philip Buchanan, Naperville Preservation, Inc., provided an update about the Naperville Preservation, Inc. annual meeting at the local historic landmark, the Naperville Women’s Club. He noted the enthusiasm following the City Council’s approval of the First Congregational Church at 25 E Benton Ave. The Naperville Preservation is hosting the upcoming ‘Timeless Design for Houses: Talk #6’ on March 5th at the Naper Boulevard Library, 7:00pm.

Commissioner Deffenbaugh called for a point of order to introduce the new member of the Historic Preservation Commission. Commissioner Adams introduced himself

D. OLD BUSINESS:

E. CERTIFICATE OF APPROPRIATENESS

Consider the Certificate of Appropriateness (COA) for 143 N Wright St. - HPC-0009-2025

The homeowner, Mastafa Patni, gave their testimony

There was no public testimony.

The Commission discussed the architectural style of the home. The application references the Colonial Revival architectural style, noting an existing side door in that style, while the 2008 Architectural and Historic Survey lists the residence as American Foursquare style.

Commissioner Field, Naperville Heritage Society Representative, communicated the Naper Settlement point of view, explaining that the existing windows are not Colonial Revival, sharing concerns about the classification in the application.

The Commission discussed the impact of the addition to the secondary façade and materials, specifically differentiating the addition from the existing primary façade.

The standing seam metal roof of the porch was questioned and discussed in detail. The Heritage Society Representative noted that this roof type is typically used for homes in a rural setting.

The Commission considered the setback of the addition from the primary façade in addition to the distance the addition projects from the home and determined that the impact is minimal. Matching the brick on the addition to the existing façade was discussed.

The proposed dormer was discussed and determined to be acceptable.

The Commission shared concerns about the proposed front door and sidelights in the Colonial Revival architectural style, noting that the American Foursquare style is referenced in the 2008 Architectural and Historic Survey.

The Commission recapped the discussion to this point, mentioning the exterior material of the addition, standing seam porch roof, windows, and front door. Additional discussion regarding the exterior material of the

addition and front door occurred.

The petitioner agreed that modifications to the proposed front door are attainable.

The Commission deliberated on the proposal.

A motion was made by Commissioner Deffenbaugh and seconded by Commissioner O'Brien to approve HPC-0009-2025, for consideration of the addition to the secondary façade, new front porch, roof dormer, a new window opening, and a new front door opening at 143 N Wright Street. The motion failed by the following vote:

Aye: Santucci, Wills

Nay: Bufort, Deffenbaugh, O'Brien, Sandborn, Sanchez, Adams

Excused: Field

Absent: Malm, Kelly

A motion was made by Commissioner Sanchez and seconded by Commissioner Sandborn to approve HPC-0009-2025, for consideration of the addition to the secondary façade, new front porch, roof dormer, a new window opening, and a new front door opening at 143 N Wright Street with the revision of a door to better match the style of the home such as a craftsman style with sidelights to better match the style of the home and given to staff to approve. The motion was approved by the following vote:

Aye: 8 - Sandborn, O'Brien, Sanchez, Bufort, Santucci, Wills, Deffenbaugh, and Adams

Excused: 1 - Field

Absent: 2 - Kelly, and Malm

F. REPORTS

Approve the Historic Preservation Commission meeting minutes of December 4, 2025

A motion was made by Commissioner Deffenbaugh and seconded by Commissioner O'Brien to approve the special Historic Preservation Commission meeting minutes of December 4, 2025. The motion carried by voice vote.

G. NEW BUSINESS:

Commissioner Bufort introduced a discussion of new business related to the decisions made by the Historic Preservation Commission and the impact on the residents.

The Commission discussed COA HPC-0006-2025 for improvements at 211 N Wright St. including the important role of the architect for a project in the Historic District, the process and reasons for the denial of the COA, and ways to respond to requests made before the Commission. Following the meeting, Commissioner Bufort requested staff provide a report on the following items: creation of a mission statement that reflects our role within the community, creation of a procedure for conditional approvals so that we can make uniform, consistent and timely rulings, start regular friendly communications with our community highlighting the HPC process, our role as a community partner. The avenue, topics, method of communication, and regularity could be discussed.

Commissioner Wills initiated discussion in regard to tracking projects. Commissioner Deffenbaugh concurred, noting tracking projects from HPC approval to completion would be helpful. The HPC supported a staff report considering a quarterly report update on the permitting of COA's approved by the HPC.

Commissioner O'Brien asked staff whether a COA is valid through the transfer of the property from an existing property owner to a purchasing property owner and is there a timeline associated with the COAs validity. The HPC supported a staff report on this item.

H. ADJOURNMENT:

A motion was made by Commissioner Deffenbaugh and seconded by Commissioner O'Brien to adjourn the regular Historic Preservation Commission meeting of February 26, 2026, at 8:15pm. The motion carried by voice vote.