

City of Naperville

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



Naperville

Meeting Minutes - Draft

Thursday, September 25, 2025

7:00 PM

NEU Learning Center

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.

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 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.

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

Also Present

Brad Iwicki, Assistant Planner, Staff Liaison to the Historic Preservation Commission

C. PUBLIC FORUM:

Jane Burke, Naperville Preservation, Inc., thanked the Commission for stating their support for the adaptive reuse of Oak cottage and encouraged those present at the meeting to spread awareness about the project. She introduced Naperville Preservation, Inc.'s upcoming architectural survey of Don Tosi designed homes in Naperville.

Bill Simon Naperville Preservation, Inc., provided a recap of the national preservation conference recently held in Milwaukee. Noting the networking opportunities in the historic preservation, advocacy and sustainability fields.

D. OLD BUSINESS:

E. CERTIFICATE OF APPROPRIATENESS

1. Consider the Certificate of Appropriateness (COA) for 151 N Wright St. - HPC-0001-2025

The petitioner, Nicole Weiland, together with homeowner Brian Spangler, gave their testimony.

Bill Simon, Naperville Preservation, Inc., expressed support for the request.

The Commission and petitioner discussed details of the project.

The Commission inquired about the design of the leaded glass window stating that the design shown aligns more with the Prairie Architectural Style. Craftsman's very simplistic in nature, suggesting the fenestration around the perimeter of the window be removed.

Following discussion, the petitioner offered to match the 2nd floor window initially proposed with 9 lights to now match the windows on the rest of the façade with a 3/1 grid configuration per the Commissions suggestion.

Commissioner deliberation determined that the recommendations be considered by the petitioner and to follow the administrative field change procedures if changes are made to meet the recommendations after approval is granted.

A motion was made by Secretary O'Brien. seconded by Commissioner Sanchez,

to approve HPC-0001-2025, a certificate of appropriateness to allow the removal and replacement of the windows and doors on the primary façades on the principal structure and one bay window on the secondary façade visible from the street at 151 N Wright St. The motion carried by the following vote:

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

Excused: 2 - Kelly, and Field

2. Consider the Certificate of Appropriateness (COA) for 126 N Sleight St. - HPC-0002-2025

The homeowner/petitioner, Michelle Merar, gave their testimony.

Bill Simon, Naperville Preservation, Inc., expressed support for the request.

The Commission and petitioner discussed details of the project.

The Commission inquired about the width of the two street-facing windows on the proposed addition stating that the width of the opening is not proportionate with the upper 3 windows on the primary façade.

The petitioner agreed to modify the proposed window opening to match the width of the upper 3 windows on the primary façade.

A motion was made by Commissioner Deffenbaugh to approve HPC-0002-2025, a request to allow for a one-story addition to the secondary façade that impacts the exterior architectural appearance of the primary façade of the principal structure, a new front door, and minor work to the roof, front porch, and windows with the exception to the two windows on the west elevation of the proposed addition to be consistent with the width of the upper 3 windows on the primary façade at 126 N Sleight St. The motion carried by the following vote:

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

Excused: 2 - Kelly, and Field

F. REPORTS

1. Approve the meeting Minutes of the July 24, 2025, Historic Preservation Commission meeting

A motion was made by Commissioner Malm and seconded by Commissioner O'Brien to approve the regular Historic Preservation Commission meeting minutes of September 25, 2025. The motion carried by voice vote.

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner O'Brien, seconded by Commissioner Bufort, to adjourn the regular Historic Preservation Commission meeting of September 25, 2025, at 8:17pm. The motion carried by voice vote.