

223 Center Street Timeline

New Business - Attachment

Case #	Submittal Date	Meeting Date	Description	Link
COA 22-4462	N/A	12/1/2022	An addition to increase the height of the residence and removal of the south deck	Link 1
COA 23-3770	9/15/2023	10/26/2023	New openings and a change in style and material for two second-story windows, and a new roof system with a change in height and pitch and the use of asphalt shingles	Link 2
COA 23-4821	1/8/2024	1/25/2024	Illegal demolition beyond scope of approval	Link 3
COA 23-4821 – Appeal to City Council	1/29/2024	2/20/2024	and two new 2nd floor window openings, change in material (vinyl) for three 1st floor windows,	Link 4

08/17/2023 – 9/12/2023

Residential Room Addition - Permit 23-3086 routed for review –Review initiated

Permit submittal rejected by Planning reviewer with the following comments:

Permit Review Comments:

Resubmittal Required.

Correction Request:

The detached garage is currently existing non-conforming per code section 6-2-10.1: Location: Detached accessory buildings, structures or uses may be located in the required rear yard or interior side yard of any zoning district; provided, that detached accessory buildings or structures shall not be located within five (5) feet of any rear or interior side lot line nor nearer to a lot line adjoining a street than the longest distance between such lot line and the nearest wall of the principal building or structure. The proposed addition to the detached garage must comply with the required 5' setback, or a variance is required.

Other information:

Historic Preservation Regulations - The initial submittal contained plans that were illegible. A new plan set was received. The following submittal will be reviewed to determine whether the scope of the work requires an additional Certificate of Appropriateness.

A Certificate of Appropriateness was approved for this property on 12/1/2022, under COA 22-4462, by Kathleen Russell, Community Planner.

Wed 9/13/2023

Staff sent an email to property owner and contractor, Moses Khalil, and associate, Khaled Hasan, confirming that the work being proposed exceeds the scope of work approved for the previously approved COA 22-4462 and that a new COA request is needed. Staff provided details of the new COA request.

Attached: approval letter and exhibits (architectural plans included) from the previously approved COA 22-4462

9/15/2023

HPC Certificate of Appropriateness Application received – COA 23-3770

Following review of the application, staff requested revisions and additional documents to complete the application

10/2/2023

Petitioner inquired about the process for demolition. Staff provided the HPC Application for Demolition and Code Section 6-11-8 outlining the requirements for demolition (i.e. Factors for Consideration, structural analysis, architectural and historical significance analysis, ect.)

Demolition application as not formally submitted.

10/4/2023

Quorum confirmed for the off-month 10/26/2024 HPC meeting.

Petitioners were notified that the meeting had been formally scheduled and staff assisted the petitioner through the public notice process

10/9/2023

Public notice requirements met

Staff received photos of the sign on the property and a copy of the letter

10/26/2023

Case was presented before the HPC (see Meeting Minutes Attached)

After lengthy discussion - COA approved by the HPC by a vote of 4-3

Final Motion

A motion was made by Vice Chairwoman Ory and seconded by Commissioner Robbins to approve COA 23-3770 to allow for new openings and a change in style and material for two second-story windows, and a new roof system with a change in height and pitch and the use of asphalt shingles to 223 Center Street.

10/31/2023

Residential Room Addition - Permit 23-3086 Approved

Permit Review Comments:

Approved.

The proposed design complies with the Zoning Code and R2 district regulations. This project received approval of a COA from the Historic Preservation Commission at the 10/26/2023 meeting by a vote of 4-3 under COA 23-3770.

12/15/2023

Code Inspection, Field Supervisor, Paul Felstrup, notified several staff members that the condition of the home does not appear to be in compliance with the description in COA 23-3770. Historic Preservation Commission staff liaison Brad Iwicki confirmed that the work went beyond the approved COA 23-3770.

Operations Manager, Tim Felstrup, informed that a Stop Work Order has been posted, "...until revised plans showing the change in scope are submitted, reviewed and approved. If there are additional COA steps required, we will not allow work to proceed until both items, approved revised plans and additional COA process have been completed."

Planning Services determined that approval of a Certificate of Appropriateness subject to Historic Preservation Commission review is required for the illegal demolition. The new COA also included a request for two new window openings on the first floor and replacement of the existing cedar siding with Hardie Board siding.

The City Legal Team was notified.

12/18/2023

Tim Felstrup, Operations Manager, and Brad Iwicki, HPC Staff Liaison, called the property owner and communicated the steps required moving forward.

12/20/2023

Application and supporting documents received (HPC COA Application, revised plans, written explanation)

12/26/2023 – 1/24/2024

Staff informed the members of the Historic Preservation Commission of the issue and maintained communication with HPC members and staff.

Residential Room Addition - Permit 23-3086 On Hold

Permit Review comments:

On Hold.

On hold until HPC approval.

If the HPC denies the COA request, the permit will remain on hold until the appeal is heard by City Council.

1/25/2024

Case presented before the Historic Preservation Commission (see Meeting Minutes Attached)

1/29/2024

Staff received the appeal letter to City Council

2/20/2024 City Council Meeting

Case presented before the Naperville City Council (see minutes attached for more information)

Final Motion

A motion was made by Councilwoman Longenbaugh, seconded by Councilman McBroom, for Option A as modified to concur with Petitioners' request to overturn the Historic Preservation Commission's denial of COA #23-4821 thereby permitting two additional window openings, vinyl replacement windows on the first floor, keeping the existing cedar siding and the additional demolition which has been completed at 223 Center Street.