



**Meeting Minutes**

**Historic Preservation Commission**

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Thursday, October 22, 2020

7:00 PM

Held on Zoom due to COVID-19

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**Special Meeting**

**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. Accordingly, the Historic Preservation Commission meeting scheduled for October 22, 2020, will be conducted remotely. 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, October 21, 2020.

**ZOOM MEETING LOG IN:**

Please click the link below to join the webinar:

[https://us02web.zoom.us/j/84961948348?](https://us02web.zoom.us/j/84961948348?pwd=aHR4M0VKTi80NGJ5b0NZSTh0d3Vzd09)

[pwd=aHR4M0VKTi80NGJ5b0NZSTh0d3Vzd09](https://us02web.zoom.us/j/84961948348?pwd=aHR4M0VKTi80NGJ5b0NZSTh0d3Vzd09)

Passcode: 725665

Or iPhone one-tap :

US: +13126266799,,84961948348#,,,,,0#,,725665# or  
+13017158592,,84961948348#,,,,,0#,,725665#

Or Telephone:

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

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

Webinar ID: 849 6194 8348

Passcode: 725665

International numbers available: <https://us02web.zoom.us/j/84961948348?pwd=aHR4M0VKTi80NGJ5b0NZSTh0d3Vzd09>

**A. CALL TO ORDER:**

**B. ROLL CALL:**

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

**C. PUBLIC FORUM:**

There was not any discussion for the public forum.

**D. OLD BUSINESS:**

**E. CERTIFICATE OF APPROPRIATENESS**

1. Consider the Certificate of Appropriateness (COA) for 219 North Ellsworth Street - COA 20-3281

Joseph Alvarez, property owner, presented the case and summarized the work that was already completed on the primary façade.

Public Testimony:

Tim Messer spoke on his concern with the approval of the request and suggested the HPC deny the request for HPC COA approval.

Chairman Peterson asked for clarification on the white material below the windows.

Joseph Alvarez confirmed the material is wood and stone.

Chairman Peterson noted he would not have approved the COA if it was brought to the HPC prior to the work being conducted because it is not replacing like for like.

Vice Chair Jacks asked if the brick was original and who conducted the work.

Joseph Alvarez answered that he could provide the credentials of the contractor.

Vice Chair Jacks agreed with Chairman Peterson in that the work may not have been approved if it was brought to the HPC prior to the work being done.

Commissioner Urda noted he was in favor of accepting the request as-is.

Commissioner Ory asked what Naperville could do to communicate to a resident that their property is located within the Historic District; and what is stopping people from doing work without approval.

Commissioner Urda noted there are fees in place for work done without approval.

Commissioner Garrison asked what the cost would be to return to the original material.

Joseph Alvarez responded that he did not have exact numbers but the cost would potentially be more than what it cost to install the

stone.

Commissioner Doyle asked what does the Historic District mean to a resident.

Commissioner Urda noted the economic reasonableness and cost to return to the original material was concerning.

Chairman Peterson questioned setting precedent with the case.

Commissioner Doyle asked if they should have applied for a permit.

Kathleen Russell, Planning Services Team, responded that a building permit would be required.

Commissioner Ory questioned what is the obligation of the City to inform residents about living in the Historic District; and how should we communicate the Historic District requirements.

Commissioner Doyle asked what the notification is to residents in the Historic District.

Commissioner Eveslage noted that people have backed out of deals in the past because they originally did not know a home was in the Historic District.

Kathleen Russell, Planning Services Team, noted there is no formal notification to new residents from the city when they move to the Historic District, but workshops have been held in the past to go over the HPC process and regulations within the Historic District.

Gabrielle Mattingly, Planning Services Team, noted Naperville hosted a 2017 seminar and invited residents in the Historic District.

Chairman Peterson spoke in support of further discussion on notification of residents.

Commissioner Garrison asked for clarification on the next steps if the COA is denied.

Kathleen Russell, Planning Services Team, responded that the petitioner could either bring the property in compliance, if possible, bring a new proposal to the HPC, or appeal the HPC's decision to the City Council.

Vice Chair Jacks noted he would have voted no on the new windows

and doors.

Chairman Peterson noted the door would not require HPC approval, but the windows may require approval.

Commissioner Urda noted that the fees can be done per item. Commissioner Urda also asked if a building permit was required for the windows.

Joseph Alvarez responded that they did receive a permit for the windows done in 2017 and that they did not change the front façade windows. Joseph Alvarez noted appreciation for the conversation to protect the district. Alvarez also noted he may not have purchased the home if it was known the home was in the Historic District.

**A motion was made by Commissioner Urda and seconded by Vice Chair Jacks to approve COA 20-3281 for consideration of the proposed modification to the exterior façade to cover the existing brick at the base of the primary façade with stone for the property located at 219 N. Ellsworth Street.**

**Aye: Eveslage and Urda**

**Nays: Doyle, Garrison, Vice Chair Jacks, Ory, and Peterson**

**F. REPORTS**

- 1. Approve the minutes of the September 24, 2020, Historic Preservation Commission meeting

**A motion was made by Commissioner Ory seconded by Commissioner Garrison to approve the meeting minutes of the September 24, 2020, Historic Preservation Commission meeting.**

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

**Nays: None**

**Abstain: Chairman Peterson**

**G. NEW BUSINESS:**

**H. ADJOURNMENT:**

**A motion was made by Commissioner Ory seconded by Commissioner Urda to adjourn the October 22, 2020, Historic Preservation Commission meeting at 7:50 pm.**

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

**Nays: None**