

City of Naperville

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



Naperville

Meeting Minutes - Draft

Thursday, December 4, 2025

7:00 PM

Meeting Rooms A & B

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 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 8 - Jacob Sandborn, Patrick Kelly, Robert Sanchez , Kerry Malm, Jessica Bufort, Chris Santucci, James Wills, and Paul Deffenbaugh

Absent 2 - Patricia O'Brien, and Andrea Field

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

C. PUBLIC FORUM:

Philip Buchanan, Naperville Preservation, Inc., congratulated the business opening at the Williard Scott house. He announced the Naperville Preservation, Inc. holiday decorations photo competition. Visit their website for more information.

D. OLD BUSINESS:

Consider the Certificate of Appropriateness (COA) for 211 N Wright Street - HPC-0006-2025

Commissioner Bufort was recused due to conflict of interest. Commissioner Bufort exited the meeting room during the discussion and voting on HPC-0006-2025.

The petitioner provided their testimony.

Tom Ryan, architect, shared his qualifications and noted several reasons why the proposal is not appropriate for the Naperville Local Historic District, including, the addition to the top ½ story and roof being flush with the lower level, the design of the 1st floor façade, stacked symmetrical windows, and muntin's missing from the windows. Mr. Ryan stated that he does not know what the original façade looks like.

The Commission asked the petitioner if they have observed evidence of the original façade prior to the 2-story enclosed porch addition based on photographs, materials, or other exterior characteristics inside the enclosed front porch.

The petitioner connected with Naper Settlement, which did not have historic records on the structure. She did not observe evidence of the original façade.

The Commission inquired about the addition to the 3rd floor.

The petitioner stated that they are not an expert but said there is no

addition, only a change to the window. Following discussion, the petitioner committed to clearing up any misunderstanding or confusion on this improvement.

The Commission questioned the prior public speaker, Tom Ryan, asking him to explain the ½ width porches that are observed throughout the Local Historic District and asked what architectural style the home was designed as.

Mr. Ryan said that these examples are in the minority. It is classic to close an open porch and into a sunroom with the windows of the sunroom defining the 1st story from above stories. He assumed that the home at 211 N Wright St. had an open 1-story front porch which was modified over time. He did not know the original architectural style of the home, but assumed shingle style.

The Commission considered that it is difficult to direct the petitioner if they do not have historical references of the original architectural style. The Commission measured how to move forward without historical references.

Christine McNulty explained the process as to how the Naper Settlement comes into possession of historic photos and archives.

The Commission asked the petitioner whether they would be open to adding muntins on the windows.

The petitioner agreed to discuss the changes with their architect.

The petitioner made closing remarks.

Commission Deliberation

Commissioner Sanchez stated that the design is an improvement from the existing, although it fits more with 1990's 2000's architecture, and the addition and pulling forward of the gable roof structure detracts from the character and makes it homogeneous with any new subdivision. Recommended to go back to architect. The 3rd floor today is appropriate and the uniformity and symmetry of the proposed exterior features such as the windows reduces the character, stating there is room to improve the articulation of the façade.

Commissioner Sanchez recommended where the second floor is there might be a roof structure, or another way articulate the front porch to have some representation.

Regarding the fiberglass windows, Chairman Santucci encouraged the architect to review the guidelines for the District, and noted that the guidelines recommend wood or aluminum clad windows.

Commissioner Malm concurred with the concerns noted.

McNulty, Naperville Heritage Society Representative, recommended the architect revisit the project and consult the guidelines and reference other resources and historic homes.

Commissioner Deffenbaugh restated the issues noted thus far which included the top floor gable addition, lack of window muntins, fiberglass window material, and window arrangement, and the articulation of the façade, particularly the 1st floor front porch.

Councilman Kelly complimented the project and encouraged the petitioner to revise and return to the commission with revised plans.

The petitioner asked if they will be provided with a summary of the meeting and points made by the Commission. Staff confirmed.

Commissioner Bufort returned to the meeting after vote occurred.

A motion was made to approve HPC-0006-2025, for consideration of the modifications to the primary façade at 211 N Wright Street. The motion failed by the following vote:

Nay: 6 - Sandborn, Sanchez, Malm, Santucci, Wills, and Deffenbaugh

Excused: 1 - Kelly

Absent: 2 - O'Brien, and Field

Recused: 1 - Bufort

E. CERTIFICATE OF APPROPRIATENESS

Consider a request to designate the property located at 25 E Benton Avenue (First Congregational Church) as a landmark in accordance with Section 6-11-3

(Designation of Landmarks) of the Naperville Municipal Code - HPC-0007-2025

The Petitioner provided their testimony

Prior to Commission discussion and deliberation, staff clarified that the landmark request includes only the 1906 portion of the structure which if granted the exterior of the improvement that is visible from the right of way shall be subject to compliance with section 6-11-6 certificate of appropriateness. The remaining portions of the building that the owner is not requesting to landmark would not be protected from the from alteration, construction, demolition, or material change on the exterior of the building.

Commissioner Bufort inquired about the plexiglass covers that are protecting the stained glass windows, asking the petitioner whether there are alternative materials that could be used to make it more aesthetic.

The Petitioner did not know the answer to that question.

Commissioner Sanchez asked the congregation why they chose to request the landmark designation now.

The Petitioner referenced the recent demolition of a church in the area and a strong attachment to the First Congregational Church building.

Public Testimony

Bill Simon, speaking on behalf of Naperville Preservation, Inc., spoke in support of the landmark designation.

Peter Fales spoke in support of the landmark designation.

Kari Nicewander spoke in support of the landmark designation.

Marilyn Schweitzer spoke in support of the landmark designation.

Theresa Hus spoke in support of the landmark designation.

Donald R. Zaininger spoke in support of the landmark designation.

Commission Questions

Commissioner Wills asked whether the petitioner has concerns with the

landmark designation in the long-term, if sale of the property or other challenges arise.

The Petitioner acknowledged the concerns.

Commissioner Sanchez stated that a landmark designation may make it difficult as there are financial implications and strict guidelines.

The Petitioner acknowledged the concerns.

The Commission asked staff whether the replacement of the plexiglass protection of the stained glass windows would require a Certificate of Appropriateness, if the landmark designation is granted.

Staff stated that replacement of the plexiglass protection of the stained glass windows would not require a certificate of appropriateness as they function similar to storm windows, which do not require a certificate of appropriateness.

A motion was made by Commissioner Malm and seconded by Commissioner Bufort to close the public hearing for HPC-0007-2025. The motion carried by voice vote.

The Commission discussed the findings of fact in relation to the landmark criteria set in the Naperville Municipal Code:

5.1.

All Commissioners agreed that the structure sought to be landmarked is at least 50 years in whole or in part.

5.1.1

The Commission found that many of the members of the congregation, past and present, who are considered owners and occupants of the church, are of significance in national, State, and local history. [Vote: 7-0]

All Commissioners agreed that the criterion in Section 5.1.1 was met

5.1.2

In its Landmark Application, the Applicant noted several important events in national, state or local history such as the “ringing of the bell”. [Vote: 7-0]

All Commissioners agreed that the criterion in Section 5.1.2 was

met

5.1.3

The Commission found the Gothic Revival architectural style and use of local limestone materials satisfies this criterion. [Vote:7-0]

All Commissioners agreed that the criterion in Section 5.1.3 was

met

5.1.4

In its Landmark Application, the Applicant noted, the work of Merritt Josiah Morehouse, architect and draftsman, and Morris Sleight, land developer, substantially influenced the development of the community.

[Vote: 7-0]

All Commissioners agreed that the criterion in Section 5.1.4 was

met

5.1.5

The 1906 Building is included within the boundaries of a federal historic district as designated by the National Register of Historic Places, but the structure itself is not included in the National Register of Historic Places.

All Commissioners agreed that the criterion in Section 5.1.5 was not met

A motion was made by Commissioner Malm and seconded by Commissioner Bufort to approve Landmark Designation Request, HPC-0007-2025, to designate the property located at 25 E Benton Avenue (the 1906 Building) as a landmark in accordance with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code. The motion carried by the following vote:

Aye: 7 - Sandborn, Sanchez, Malm, Bufort, Santucci, Wills, and Deffenbaugh

Excused: 1 - Kelly

Absent: 2 - O'Brien, and Field

F. REPORTS

Approve the 2025 Historic Preservation Commission Annual Report

A motion was made by Commissioner Bufort and seconded by Commissioner Sandborn to approve the 2026 Historic Preservation Commission meeting schedule. The motion carried by voice vote.

Approve the 2026 Historic Preservation Commission meeting schedule

A motion was made by Commissioner Malm and seconded by Commissioner Bufort to approve the 2025 Historic Preservation Commission Annual Report as amended. The motion carried by voice vote.

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by commissioner Bufort and seconded by Commissioner Malm to adjourn the regular Historic Preservation Commission meeting of December 23, 2025, at 9:01pm. The motion carried by voice vote.