



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Historic Preservation Commission

Thursday, July 25, 2024

7:00 PM

Council Chambers

TO PROVIDE LIVE PUBLIC COMMENT, TESTIMONY, OR TO CROSS-EXAMINE WITNESSES DURING THE MEETING: To address the Historic Preservation Commission (HPC) in-person during the meeting in the Council Chambers, members of the public will be called on during the meeting by the Chairman.

TO SUBMIT WRITTEN COMMENTS OR MATERIALS:

1. You may submit written comments to planning@naperville.il.us in advance of the meeting. (Please note, because emailed written comments are available for advance review by the HPC, they will not be read into the record during the HPC hearing). Below are the deadlines for written comments provided in advance of the meeting:
 - Written comments received by 5:00 p.m. the Thursday before the meeting, will be included in the meeting packet sent to the HPC. This meeting packet is also posted on the City's website.
 - Written comments received after 5:00 p.m. the Thursday before the meeting, through 5:00 p.m. the day before the meeting, will be emailed directly to the HPC, but will not be included in the HPC packet or posted online.
 - Written comments received after 5:00 p.m. the day before the meeting, will be added to the case file.

PUBLIC ACCOMMODATION:

Any individual who may require an 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.

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.
- The HPC will call on you at the appropriate time during the meeting to speak. Once you are called on, you may identify yourself for the public record and address remarks to the Historic Preservation Commission as a whole. Speak clearly and try to limit remarks directly to the matter under discussion.

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

Present 9 - Paul Deffenbaugh, Rick Fawell, Patrick Kelly, Patricia O'Brien, Chris Santucci, James Wills, Robert Sanchez, Andrea Field, and Jacob Sandborn

Absent 1 - Michael D Brown

C. PUBLIC FORUM:

Jane Ory Burke - Secretary, Naperville Preservation, Inc.

Speaking on behalf of Naperville Preservation, Inc., commended the City, staff, and Historic Preservation Commission on pursuing fines for the illegal demolition at 223 Center Street. Jane proposed that the City of Naperville use the amount paid for the fine to establish an incentive for historic preservation efforts in the Local Historic District.

Philip Buchanan - Vice President, Naperville Preservation, Inc.

Chair noted that a written comment was also received from Phil Buchanan, speaking on behalf of Naperville Preservation, Inc. The written comment shared the same opinion as Jane Ory Burke's comment.

D. OLD BUSINESS:**E. CERTIFICATE OF APPROPRIATENESS**

1. Receive and provide comment on the 2024-2034 North Central College Master Land Use Plan as it pertains to historic preservation PZC 24-1-081

Kathleen West, James Godo, and Michael Hudson presented as representatives of North Central College. They presented the topics of the North Central College Master Land Use Plan 2024-2034 as it pertains to historic preservation including restoring, renovating, replacing or constructing new buildings or facilities. They stated their commitment to follow applicable City of Naperville regulations and processes for any future development and communicate with neighboring residents through regular meetings.

Public Testimony:

Bill Simon, Resident, President of Naperville Preservation, Inc. - Discussed several properties on the North Central College campus that add to the campus character and significantly contribute to the Local Historic District, as noted in the Historical and Architectural Survey (2008) prepared by Granacki Historic Consultants but are listed to be renovated or replaced in the Master Land Use Plan. Bill Simon, spoke on behalf of Naperville Preservation, Inc., that the buildings mentioned should be preserved and that they support their maintenance and renovation.

Marilyn Schweitzer, Resident, shared belief that the College is an asset to the community. While appreciative of the details in the Plan, she voiced concerns about the language in the plan in regard to replacing historic buildings, stating that the plan does not specify whether buildings will be demolished for a different use or historically reconstructed. She pointed out several buildings listed for both replacement and renovation where clarity may be helpful. She discussed properties that the College has an interest in renovating, replacing or acquiring that she believes should be preserved.

Tim Messer, Resident, commended the College for drafting a comprehensive land use plan and holding neighborhood meetings to inform residents. Tim Messer concurred with previous comments made by Bill Simon and Marilyn Schweitzer regarding historic buildings. He has concerns that the Plan does not include information on the past appearance of the campus and buildings previously demolished, and the possibility of demolishing buildings to make space for parking facilities, which Mr. Messer is opposed. Tim Messer supports the proposed wayfinding signage and pillars, but not necessarily at every intersection.

Philip Buchanan, Vice President, Naperville Preservation, Inc., thanked North Central College for drafting the Plan. He spoke of Pfiffer Hall being an important building that should be protected and preserved. Phil also questioned whether decreasing enrollment is addressed in the plan and how it will impact the College's plans moving forward.

Commission Discussion

The Commission asked the College's representatives to respond to the public testimony.

Jim Godo responded that the plan is intended to be comprehensive and broad in order to serve as a guide. The locations highlighted for potential development in the plan may never be redeveloped. In terms of historic preservation, the College was very thorough in identifying buildings that have historic significance and have been preserved on the NCC campus. Pfeiffer Hall is historic, but it may or may not be redeveloped in the future and if it were redeveloped, it would be subject to a process. The plan also addresses enrollment numbers and the changing needs of students.

The Commission asked what a complete renovation of a historic residential building would look like.

The College's representatives have not had significant conversation regarding the renovations of any specific buildings to date. The plan simply identifies potential areas for redevelopment. Potential re-use of those buildings would be dependent on what those buildings would be intended to be used for. They continued, stating that the Hammersmith house has been used for office purposes for many years. If Hammersmith were to be reused, it would require significant upgrades to convert it from residential use to institutional use.

The Commission asked if the College would consider relocating a historic building to another location on campus or in the Local Historic District.

The College's representatives said that they would consider that if the opportunity presented itself.

The Commission shared concerns about six houses, four of those houses located in the Local Historic District, that are identified as "likely" to be replaced. The Commission followed, questioning whether the College thinks it's possible to upgrade a residential home to current standards for a non-residential use?

They restated that the Plan is intended to be comprehensive and broad. There is no current plan for these structures, but redevelopment or replacement may be needed to grow and evolve the campus. Renovating is dependent on the proposed use and would require significant work. The College preserves structures when possible. All public processes will be followed if demolition is proposed.

The Commission restated their concerns regarding buildings listed as "likely to replace", particularly if those homes are being demolished for surface parking.

This Report was received.

2. Consider the Certificate of Appropriateness (COA) for 126 N Sleight St. - COA 24-2480

The petitioners, Architect Tom Ryan, together with the homeowner, Michelle Merar, gave their testimony. Topics discussed include the history of the residence, the scope of work related to this COA request, and a brief description of future improvements.

There were no public speakers on this matter.

The Commission asked whether the existing staircase on the south side of the home would be removed and if original material will be used during the restoration of the home. The petitioner confirmed.

The homeowner clarified that the screen room addition would have screen windows.

A motion was made by Commissioner Deffenbaugh and seconded by Commissioner O'Brien to approve COA 24-2480, allowing a one-story screened porch addition to the secondary façade, and a change in style for a new front door at 126 N Sleight Street.

Aye: 7 - Deffenbaugh, Fawell, O'Brien, Santucci, Wills, Sanchez, and Sandborn

Excused: 2 - Kelly, and Field

Absent: 1 - Brown

3. Conduct the public hearing to consider a request to designate the property located at 235-239 South Washington Street (Beidelman Buildings) as a landmark in accordance with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code - HPC 24-2535

Property Owner's Katelyn and Lana Heitmanek introduced themselves.

Jane Ory Burke, Research Assistant, Naperville Preservation, Inc., - provided overview of landmark application, in particular the criteria for landmark designation and the manner in which the Beidelman Buildings meet those criteria.

Tom Ryan, Naperville Preservation, Inc. reviewed blueprints and walked through the structure. Mr. Ryan believes that the parapet was covered, not removed. The building remains in good condition and largely consistent with the original design.

Commissioner Questions:

The Commission requested information about the modifications of the original architectural features.

The Property Owner's believe the windows were blocked with brick and parapet was modified in the 1970s or 80s to give the building a modern aesthetic and protect the fabric furniture. They believe that the original features remain.

The Commission inquired about a statement made on page 20 of the Application,

stating that, if landmarked, the building would be more likely to qualify for incentives. Asked for other reasons why landmarking is being sought and if they have plans to restore any of the original gothic features?

The Applicant responded that the primary purpose for landmarking is to preserve the façade of the building and allow for future community input if changes were proposed. They would love to restore the windows and return the building to its original architecture. Naperville Preservation shared sources of funding for this type of project.

The Commission asked what type of glass was originally installed in the arched windows on the facade where the chapel was located.

The Property Owner's believe it was amber colored glass.

The Commission asked which features the Property Owner would address first if funding were available.

The Property Owner's do not have a plan in place but believe the windows would have a positive impact. They may have the original windows that could be used as a reference to recreate new historically appropriate replacement windows.

Public Testimony:

Marilyn Schweitzer, resident, thanked the Heitmanek family for their efforts. Said that the Beidelman Buildings represent history of Naperville's commercial buildings from the 18th Century to present. She believes that the Landmark Application meets the landmark criteria. Supports landmark designation.

Gail Diedrichsen , resident, believes the Biedelman Buildings have sentimental value to the City of Naperville. Supports landmark designation.

Tim Messer, resident, appreciates the comprehensive nature of the Landmark Application. Supports landmark designation

There were no closing remarks by the Applicant.

A motion was made by Commissioner Fawell and seconded by Commissioner O'Brien to close the public hearing for HPC 24-2535

Aye: Deffenbaugh, Fawell, O'Brien, Chairman Santucci, Sanchez, Sandborn, Wills

Nay: None

Absent: Brown

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 the Beidelman Family, who have owned and operated the furniture store for generations, is 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, the Kroehler Manufacturing Company, first established as the Naperville Lounge Company, originated at this location and was, at one time the world's largest furniture manufacturer. [Vote: 7-0]

All Commissioners agreed that the criterion in Section 5.1.2 was met

5.1.3

The Commission found the use of local brick and 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 Irving E. Bentz, architect and draftsman, 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 Beidelman Buildings are not included within the boundaries of a federal historic district as designated by the National Register of Historic Places.

[Commission's motion to approve this criterion denied by a vote of 0-7]

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

A motion was made by Commissioner Fawell and seconded by Commissioner O'Brien to Approve HPC Landmark Designation Request 24-2535 to designate the property located at 235-239 S. Washington Street (the Beidelman Buildings) as a landmark in accordance with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code

Aye: 7 - Deffenbaugh, Fawell, O'Brien, Santucci, Wills, Sanchez, and Sandborn

Excused: 2 - Kelly, and Field

Absent: 1 - Brown

F. REPORTS

4. Receive the report regarding new business items raised at the March 28, 2024 Historic Preservation Commission meeting

Staff prepared a report in response to the new business raised in March. There were no questions or concerns raised by the Commission.

Public Testimony:

Marilyn Schweitzer provided public testimony on this item, stating that the

additional application requirements would be in the petitioner's best interest. She stated that a new or updated survey is needed in the Local Historic District and the City of Naperville in general.

This Report was received.

5. Approve the minutes of the March 28, 2024, Historic Preservation Commission meeting

A motion was made by Commissioner Fawell and seconded by Commissioner O'Brien to approve the Minutes of the March 28, 2024, Historic Preservation Commission meeting.

Aye: 7 - Deffenbaugh, Fawell, O'Brien, Santucci, Wills, Sanchez, and Sandborn

Excused: 2 - Kelly, and Field

Absent: 1 - Brown

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Fawell and seconded by Commissioner O'Brien to adjourn the July 25, 2024, Historic Preservation Commission Meeting at 8:46 pm.

Aye: 7 - Deffenbaugh, Fawell, O'Brien, Santucci, Wills, Sanchez, and Sandborn

Excused: 2 - Kelly, and Field

Absent: 1 - Brown