



Meeting Minutes

Historic Preservation Commission

Thursday, December 1, 2022

7:00 PM

Lunchroom

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 lunchroom, 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: Brown, Franczyk, Garrison (Secretary), Chairman Jacks, Councilman Kelly (non-voting), Vice Chairwoman Ory, Robbins, Sack (non-voting), Santucci, and Wills

Absent: Fawell

C. PUBLIC FORUM:**D. OLD BUSINESS:****E. CERTIFICATE OF APPROPRIATENESS****1. Consider the Certificate of Appropriateness (COA) for 223 Center Street - COA 22-4462**

Brandon Sanders presented the request.

Public Testimony:

There was no public testimony.

Commissioner Brown asked what the specific increase in height would be.

Sanders responded that the increase in height would be 36 inches.

Commissioner Santucci asked if the star on the home would be maintained.

Sanders responded that if it is historically significant it would be kept.

Chairman Jacks asked if the low roof line over the front porch was original.

Sanders responded that it is believed that the low roof line is original.

Chairman Jacks asked if the south stairs proposed to be removed are original.

Sanders responded that they are not original.

Commissioner Santucci asked if they planned to re-side the entire

home, or just the new portion.

Sanders responded that initially only the new portion would have new siding, but in the future, they would like to re-side the entire structure.

Donna Sack, Vice President and Chief Program Officer of Naper Settlement, noted that the home is listed as contributing building on the National Register of Historic Places, so the owner may want to check with the Illinois office.

A motion was made by Vice Chairwoman Ory and seconded by Commissioner Franczyk to approve COA 22-4462 for the proposed addition and removal of the south porch at 223 Center Street.

Aye: Brown, Franczyk, Garrison, Chairman Jacks, Vice Chairwoman Ory, Robbins, Santucci, and Wills

Nays: None

F. REPORTS

1. Provide a recommendation regarding the proposed amendments to Chapter 11 (Historic Preservation) of Title 6 (Zoning Ordinance) regarding the Designation of Landmarks and owner consent - PZC 22-1-113

Allison Laff, Deputy Director, summarized the proposed text amendment.

Public Testimony:

Marilyn Schweitzer requested improving the language regarding City Council deliberation and scope of their discussion, changes in the amendment to support owner applicants to make their process clearer, and to focus more on the language surrounding the initial discussion with City Council to reduce rehashing of discussions over multiple meetings. Schweitzer noted overall support of the proposed changes, increased education, surveys of historic structures, and owner consent landmarking.

Chairman Jacks noted appreciation for Schweitzer's comments.

Christine Jeffries, President of Naperville Development Partnership noted the City Council discussed a way to promote voluntary landmarking. Jeffries also described that Naperville Development Partnership has created a website, napervillelandmark.com, on landmarking and tax incentives available that they will update as well as the self-guided walking tours that promote education and voluntary landmarking.

Jane Burke, Naperville Preservation Inc., noted support for the text amendment and requested that Section 6-11-3:2 be edited to include an owner of record as someone who is able submit a landmark application, so it encourages homeowners to go through the process and there is a positive, proactive statement.

Tim Messer noted that what was presented tonight is a good compromise and that there is frustration concerning the lack of education, marketing, and promotion of the Historic District.

Vice Chairwoman Ory noted excitement for the collaboration and potential on the horizon to increase the status of the Historic District within the community as well as the quantity of landmarks. Vice Chairwoman Ory asked if there will be an updated survey conducted of historic buildings.

Laff responded that staff addressed what City Council directed, but that the updated survey was one of the suggestions in the initial discussion.

Vice Chairwoman Ory noted that a survey would be a great tool for everyone and agreement with the prior comments on components that should be changed in the amendment.

Jane Burke asked who would direct the new survey.

Donna Sack responded that the last survey took a significant amount of staff time, five or six staff members in addition to the consultants, and funding. Sack also noted that the 50-year criteria is a huge factor and there is a wealth of 20th century architecture in Naperville, so Naperville has a lot of catching up to do.

Commissioner Wills asked if a resident could submit for a landmark.

Vice Chair Ory responded that they would have to petition and get City Council support if there is not owner consent prior to submitting a Landmark Application under the new amendments.

Laff responded that currently owner consent is not required.

Commissioner Brown asked how much detail would be presented during the preliminary review.

Laff responded that there should be limited investment for the applicant and owner and that the preliminary review should be kept

simple and to the key points.

Donna Sack agreed with Schweitzer's concerns with how City Council will make a decision without a starting point.

Laff noted the intent of the code is not to bypass the HPC and that is the main concern in further defining the City Council review of a Request to Submit a Landmark Application without Owner Consent.

Christine Jeffries added that the idea of property owner consent and the amendment was to provide a stop gap and that approval of a Request to Submit a Landmark Application without Owner Consent was for unusual circumstances where the applicant cannot wait for owner consent.

Schweitzer asked if there was a way to incorporate the initial gut feeling that the City Council should use in their decision rather than basing their decision purely on fact.

Councilman Kelly noted that the current amendments are a good compromise that could be tweaked down the road.

Chairman Jacks spoke of concern for the landmarking without owner consent and potential for cases to never make it to the HPC, but agreed that the current ordinance needs modernizing.

Vice Chairwoman Ory responded that the new changes eliminate the opportunity for an individual to be the reason that time and money is invested to save a property.

Chairman Jacks noted the Old Nichols library may be in a different place if it was reviewed in the present.

Vice Chairwoman Ory responded that under the new ordinance, the request would go through the process and City Council would have said yes that it was a significant building.

Laff responded that Old Nichol's Library also had covenants associated with the building.

Councilman Kelly added that the supermajority was an option that was originally discussed, but that was not supported by City Council.

Commissioner Garrison agreed that there is an option with the amendments that a proposal does not go to the HPC, but that the changes are a reasonable alignment with multiple parts of the

community.

Commissioner Santucci noted that there should be consistency in the language so that all day requirements are calendar days and that everything required to be sent by mail should be sent through certified mail.

A motion was made by Vice Chairwoman Ory seconded by Commissioner Robbins to approve PZC 22-1-113, regarding the proposed amendments to Chapter 11 (Historic Preservation) of Title 6 (Zoning Ordinance) concerning the Designation of Landmarks and owner consent with revisions including a statement clarifying that an owner can submit an application, corrections to the reference errors, and consistency with the days and mailing requirements.

Aye: Brown, Franczyk, Garrison, Chairman Jacks, Vice Chairwoman Ory, Robbins, Santucci, and Wills

Nays: None

2. Approve the minutes of the September 22, 2022, Historic Preservation Commission meeting

A motion was made by Vice Chairwoman Robbins seconded by Commissioner Santucci to approve the minutes of the September 22, 2022, Historic Preservation Commission meeting.

Aye: Brown, Franczyk, Garrison, Chairman Jacks, Vice Chairwoman Ory, Robbins, Santucci, and Wills

Nays: None

G. NEW BUSINESS:

H. ADJOURNMENT:

A motion was made by Commissioner Robbins seconded by Commissioner Brown to adjourn the December 1, 2022, Historic Preservation Commission meeting at 7:52 pm.

Aye: Brown, Franczyk, Garrison, Chairman Jacks, Vice Chairwoman Ory, Robbins, Santucci, and Wills

Nays: None