

**MINUTES
CITY OF ST. CHARLES, IL
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 19, 2011
COUNCIL COMMITTEE ROOM**

Present: Chairman Smunt, Bobowiec, Norris, Prestidge, Pretz, Weals

Absent: Withey

Also Present: Russell Colby, Planning Division Manager
Debbie Graffagna, Recording Secretary

1. Call to order.

Chairman Smunt called the meeting to order at 7:00 p.m. and requested that cell phones be turned off or be placed on silent.

2. Approval of agenda.

Chairman Smunt recommended that the following be added to the agenda under "Additional Business":

- 7a) Facade Opportunity List
- 7b) Sign ordinance - window signs/advertisements
- 7c) 416 North 2nd Avenue, inappropriate improvements

A motion was made by Mr. Bobowiec and seconded by Mr. Pretz with a unanimous voice vote to approve the amended agenda.

3. Presentation of minutes of the October 5, 2011 meeting.

A motion was made by Mr. Prestidge and seconded by Mr. Pretz with a unanimous voice vote to approve the minutes as presented. Mr. Bobowiec abstained.

4. COA: 501 Illinois Avenue, Unit A (Sign)

Mr. Colby advised that they are proposing to build a new freestanding sign for 501 Illinois Avenue for the business Luxe Hair Lounge. The proposed sign is a wood panel on 4" x 4" wood posts. Mr. Colby demonstrated on the screen a picture of the proposed sign at the site. Mr. Donato Loiacono, the representative, was present at the meeting. Mr. Loiacono advised the Commission members that the sign would not have any illumination or lighting on the sign. His wife has a clientele and does not need to advertise, the sign is only for location of her business. The Commission expressed that this was a perfect location for the sign.

A motion was made by Mr. Bobowiec and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented.

5. COA: 117 West Main Street

Mr. Colby advised the Commission that the proposed project is a renovation of the building located at 117 West Main Street, which partially collapsed in August. Mr. Colby further added that no changes are proposed for the Main Street elevation at this time. Mr. David Gary, the owner of the property was present. The scope of the work included: partial removal of the masonry parapet wall running down the center of the roofline and replacement of the roof; replacing the west elevation entrance door with a standard sized double door and filling in the opening around the door with stone tile to match the existing material; adding a new storefront and entrance door on the southern half of the west elevation; replacing a solid door with a glass door on south elevation; filling in the basement entrance on the south elevation and creating a grade level brick paver patio with ornamental fencing; and removing the existing wood decks and stairs from the rear of the building and adding a new steel second floor deck on the south elevation.

The Commission questioned Mr. Gary on the replacement of the arch doorway on the west side. The Commission suggested to Mr. Gary to look into the Facade Improvement Program. Mr. Gary advised the Commission that there were some changes to his plans, he now only has one tenant, the second tenant cancelled today. He continued by advising the Commission of issues with the insurance, he has an existing tenant Szechwan Restaurant and wants to get them open so that they do not lose any more business. Mr. Norris demonstrated to the Commission the new layout with the paper drawing against the picture of the existing layout.

The Commission suggested to Mr. Gary that the new door and window on the west elevation be separated with more stone between them and felt that it would better balance out the wall. Mr. Gary explained that the stair case is in this area and this tenant space was small, with little light and he wants the tenant to be able to use this area to display their wares and make it inviting for customers. The Commission and Mr. Gary agreed that matching the mullion/casing with the second floor window would accomplish this without significantly reducing the window area. The Commission also suggested to Mr. Gary to use box awnings the same size on the upper and lower and felt that this would balance out the north and south sides.

Mr. Gary explained that he wants his building to blend with the First Street plaza. They discussed that he is filling in the basement and creating an open brick patio in the rear to be used by the tenant. He advised that he has had to replace the carpeting in the basement for the last tenant six times due to water damage. The Commission and Mr. Gary discussed the replacement of the existing rear decks and stairs. They discussed the doors, and it was advised that the doors will be matched with existing.

A motion was made by Mr. Norris and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA as presented, with the mullion/casing on the west elevation windows to match the second floor.

Mr. Gary advised them that he would be coming back to them for a sign review. He is intending to have one sign with the tenants all on this sign. He explained that he was working on sign quotes and showed the Commission a picture of his proposed sign. The Commission expressed that they like the look of the sign and that he would need to apply for the sign permit and they would then review the details. It was also discussed that the sign must follow the square footage allowed by the Zoning Ordinance.

7. Additional business.

a) Facade Opportunity List.

Chairman Smunt advised the Commission that the Downtown Partnership has selected to call the spreadsheet with the listing the "Facade Opportunity List." They felt that this was more of a positive than negative, therefore from here on this will be the title.

b) Sign Ordinance.

Chairman Smunt questioned on adding to the sign ordinance regulations on signs that are inside the windows of businesses. Mr. Colby advised that the Zoning Ordinance is reviewed at the end of the year and advised that the Commission would need to summarize their thoughts and proposed changes and get them to him. The Commission discussed that the signs that they were referring to were the lighted as well as paper signs that businesses place in their windows and are not monitored by any ordinance. Mr. Colby advised that in checking with some of the communities that do have regulations on these signs, that they do not issue permits for them, they are based upon a percentage and only enforced on a compliant basis.

c) 416 North 2nd Avenue - Inappropriate Improvements.

Chairman Smunt and all of the Commission members requested that the Building and Code Enforcement follow up on this work that was done without a building permit.

A motion was made by Mr. Prestidge and seconded by Mr. Pretz, with a unanimous voice vote for the Building and Code Enforcement Division Manager to notify the owner.

The Commission discussed the improvements on the Craftsman style house on 3rd Avenue. The house is much larger that it appears and the owner is doing a nice job on preserving the wood and fixing the basement. The owner is planning on coming back next year for outside improvements.

8. Adjournment.

A motion was made by Mr. Prestidge and seconded by Ms. Weals, with an unanimous voice vote to adjourn the meeting.

With no further discussion, the meeting ended at 7:50 p.m.

Respectfully submitted,
Dr. Smunt, Chairman
Historic Preservation Commission

/dlg