

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 2, 2014
COUNCIL COMMITTEE ROOM**

Members Present: Bobowiec, Gibson, Malay, Norris, Pretz, Withey

Members Absent: Chairman Smunt

Also Present: Russell Colby, Planning Division Manager

1. Call to order:

Vice Chair Norris called the meeting to order at 7:00 pm.

2. Roll call:

Vice Chair Norris called roll with six members present. There was a quorum.

3. Approval of the agenda:

There were no changes.

4. Presentation of minutes from March 19, 2014 meeting.

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

5. COA & Façade Improvement Grant: 100 W. Main St. (Hotel Baker)

The applicant was not present.

A motion was made by Ms. Malay and seconded Mr. Bobowiec with a unanimous voice vote to table the COA and Façade Improvement Grant.

6. COA & Façade Improvement Grant: 102 E. Main St. (Riverside Pizza)

Steve Nilles, applicant, said he had returned with additional information on the design for the Riverside Ave. sign and awnings. The circular wall sign design was not finalized at the last meeting. The wall sign will use the existing circular panel and his preference would be to have raised lettering over the panel, similar to the existing Pi sign, although this would cost more and he did not have an estimate for the cost yet. He also passed around drawings showing where awning lettering would be located on the recovered awnings along Riverside Ave.

The Commission was supportive of the proposal. Ms. Malay suggested that the Commission would support increasing the grant funding for the raised lettering option.

A motion was made by Ms. Malay and seconded by Mr. Withey with a unanimous voice vote to approve an amended COA for the Façade Improvement Grant project, with increased funding to be provided for use of the raised lettering on the Riverside Ave. wall sign.

Mr. Colby said Mr. Nilles should provide a final estimate of the cost before the item is approved by the City Council.

7. Façade Improvement Grant: 111 W. Main St. (Steel Beam Theater)

Donna Steele, applicant was present. She said the theater would like to replace their existing projecting banner sign with an internally lit projecting sign for better visibility. She said many people are still unaware of their location and this type of sign will increase their visibility. The sign will be installed in place of the existing projecting sign.

A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice to recommend to the City Council approval of a Façade Improvement Grant for 111 W. Main St. (Steel Beam Theater). Mr. Colby said the item was not listed for a COA tonight, but it can be approved at the next meeting and the applicant did not need to attend.

8. Façade Improvement Grant: 117 E. Main St. (Berry's Barber Shop)

Michael Hayden, applicant, was present. He stated he was unable to complete his application but would be appearing again before the Commission at the next meeting.

A motion was made by Mr. Withey and seconded Ms. Malay with a unanimous voice vote to table the Façade Improvement Grant for 117 E. Main St.

Mr. Hayden asked about the potential to add a wall sign for his business facing 2nd Ave. Vice Chair Norris said this would be permitted, subject to the limitations in the Zoning Ordinance.

9. Additional Business

a. Jones Law Office

Pat Pretz said she was seeking the Commission's input on a new location, along N. 5th Ave./Rt. 25, north of the bridge over the railroad tracks, on the west side. Ms. Pretz said this location has some benefits, including being in the Historic District, near the original location of the law office, and the proximity to on-street parking on Park Ave. and across 5th Ave. at Delnor Woods Park. She said there is potential for visitors walking between the Park and Downtown to stop at this location.

Mr. Bobowiec said he thinks the site works, but it wouldn't be his first choice, since it does not have the same level of visibility as the Camp Kane/Langum Park location would.

Ms. Malay asked about the Riverside/Indiana/2nd Ave. site. Mr. Colby said the only options to locate the building in the floodplain would be to floodproof the building, which is not a good option, or place it on piers approximately 3 ft. up, which would limit visibility into the building. He said there is no way to adjust the floodplain delineation because it is based on the elevation of the area, which places it in the floodplain.

Ms. Pretz said the 5th Ave. location is currently underutilized and the law office building could give some purpose to the area. The Commission discussed the need for improvements to the site, including a walkway and landscaping. Mr. Colby noted there is potential for a bike path connection at this location in the future and this could function as a gateway into downtown, similar to the bike path ramp area on Rt. 31.

Ms. Pretz said she is anticipating the project to be presented to the City Council and she would like to know if the Commission supports this location. Mr. Colby suggested a motion wasn't necessary, but if each Commissioner could comment, their thoughts would be reflected in the minutes.

Mr. Withey said he supports the 5th Ave. site. Mr. Pretz and Mr. Gibson agreed. Mr. Gibson said this location solves the immediate problem of needing to find a location for the building in a short time frame.

Ms. Malay said she supports the site, but suggests not doing anything permanent yet, as this may not be the best location in the long term if other options are available. The Commission discussed using piers vs. a slab foundation.

Mr. Bobowiec said he is OK with the location, but it would not be his first choice as he thinks there are better locations.

Vice Chair Norris said he sees potential with the 5th Ave. location.

Ms. Pretz said she appreciates the Commission's comments and suggested some members attend the City Council meetings when the project is presented.

b. Mail Order Homes Project

Mr. Colby stated all of the survey letters were sent out and he has received some responses from the website response form. He confirmed the seminar will be held on April 23 at 7:00pm in the Council Chambers and a press release will be sent out for any member of the public to attend.

10. Announcements: Historic Preservation Commission meeting Wednesday, April 16, 2014 at 7:00pm in the Committee Room.

11. Adjournment:

With no further business to discuss, the meeting adjourned at 7:40 pm.