

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 20TH, 2021
Zoom/ Council Committee Room

Members Present: Norris, Kessler, Mann, Smunt, Malay, Pretz

Members Absent:

Also Present: Russel Colby, Community and Economic Assistant Director
Rachel Hitzemann, Planner

1. Call to order

Chairman Norris called the meeting to order at 7:00 p.m.

2. Roll call

Ms. Hitzemann called roll with six members present. There was a quorum.

3. Approval of Agenda

Item 8 was moved after Item 5 for discussion. Item 6a was tabled to the next meeting.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the amended agenda.

4. Presentation of the minutes of the January 6th, 2021 meeting

A motion was made by Ms. Malay and seconded by Ms. Mann with a unanimous voice vote to approve the minutes of the January 6th, 2021 meeting.

5. Preliminary Reviews-Open forum for questions or presentation of preliminary concepts to the Commission for feedback

a. First St. Plaza

Marty Serena presented the designs for the proposed First St. Plaza and walked the Commission through the proposed project. The Commission asked questions in regards to the design, shutting off First St. and phase two. The Commission provided their thoughts and feedback on the project. Mr. Serena noted that this is still early in the process and they will be back before the Commission for further discussions.

6. Landmark Applications

- a. 511 Illinois Ave.

Item was tabled during Item 3

7. Certificate of Appropriateness (COA) applications

a. 1 Illinois St.

Proposed is to install 3 wall signs and to amend the previously approved roof structure for the covered patio. The wall signs are for the front of the building, a sign on the tower and a sign on the patio roof. Ms. Hitzemann noted that the wall sign for the tower may not meet Code and that it was still under review. The new roof structure would raise a portion in the middle to allow for a sign. The Commission had no issues with the proposed signs, but had concerns in regard to the new patio structure. The Commission pointed out that the new designs were missing many design elements that were approved as part of the original COA. They requested that these elements be shown in the new plans and that photos of the current structure are provided for the Commission. The COAs were split into two, with the signs and the patio roof separated.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA for the signs and table the patio roof structure.

b. 1 E Main St.

Proposed is to completely renovate the entire façade of the building. The Commission felt that the new design lost the core architecture of the building. The Applicant submitted revised plans based off the comments from the last meeting.

Ms. Hitzemann read letters that were submitted to staff on behalf of residents who were in opposition of the project. In summary, the letters discussed how the building was a perfect example of Mid-Century architecture rarely seen now and that the building should be preserved.

The Commission commented that they still felt the structure was more horizontally aligned, instead of the vertical lines evident on the original structure. Ms. Malay noted that the applicant should focus on the front façade, potentially incorporating larger full-length windows, to create the vertical elevation. The Commission still had concerns regarding the large balconies and made suggestions on how the applicant could potentially decrease their overall appearance.

Several people who attended the meeting commented on how the design improved the building and that many community members were excited for the project and don't particularly like the appearance of the current building.

The Commission asked the applicant to revise the plans again with regards to their additional comments.

A motion was made by Mr. Pretz and seconded by Ms. Malay with a unanimous voice vote to table the COA until the applicant updated the drawings with the provided suggestions.

8. Grant Applications

None.

9. Other Commission Business

a. 1 E Main St. Architectural Survey

Ms. Mann provided information regarding the Mid-Century architectural style and compared how each element of the building at 1 E. Main St. meet those criteria. The Commission discussed the significance of the structure and took public comments.

The commission voted 3-2 to change the architectural survey to reflect that the structure is significant. Commissioners Mann, Pretz and Smunt voted yes and Commissioners Kessler and Malay voted no. Chairman Norris did not vote.

10. Additional Business and Observations from Commissioners or Staff

11. Meeting Announcements: Historic Preservation Commission meeting February 3rd, 2021 at 7:00 P.M.

12. Public Comment

None.

13. Adjournment

With no further business to discuss, the meeting adjourned at 10:40 p.m.