

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 2, 2019
COUNCIL COMMITTEE ROOM**

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

Members Absent: None

Also Present: Russell Colby, Community Development Division Manager
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 all members present. There was a quorum.

3. Approval of Agenda

The following item was added:

10a. 106 S. Riverside (Pollyanna Brewery)

4. Presentation of minutes of the September 18, 2019 meeting

A motion was made by Mr. Kessler and seconded by Ms. Malay with a unanimous voice vote to approve the minutes of the September 18th, 2019 meeting.

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

No items.

6. Landmark Applications

a. 630 N. 3rd Ave.

A motion was made by Ms. Malay and seconded by Ms. Mann with a unanimous voice vote to schedule a public hearing for November 6, 2019.

7. Certificate of Appropriateness (COA) applications

a. 11 E. Main St.

Chairman Norris noted that a site visit was performed before the meeting.

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

b. 203 N. 4th Ave.

The applicant is replacing the front door and removing the storm door. There was no further discussion.

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

c. 11 N. 3rd St.

The proposal is for new non-illuminated signage to replace old signage.

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

8. Grant Applications

No items.

9. Other Commission Business

a. PUD Preliminary Plan Review – 1 S. 6th Ave. (St. Charles Library)

Don McKay, the architect, presented the current project plans. He noted they provided more pedestrian friendly access to the library and reorganized the parking lot that is shared with St. Mark's church. He also described the revised elements of the elevations and some new interior features.

Mr. Pretz asked if they were able to mitigate the view of the service door on the north side. The plan is to make the wall taller, to lengthen the trash enclosure area, and to reserve some parking spots between the library and the church that will be out of the public view. Mr. Pretz also asked if they had chosen the materials yet for the roof on the east side. Mr. McKay stated they will be using high quality asphalt shingles.

Several Commissioners stated they were pleased with the changes presented. Dr. Smunt said he preferred to see a different type of dormer. Mr. McKay explained their decision to use this style

was based on feedback from the Plan Commission.

A motion was made by Mr. Pretz and seconded by Ms. Malay with a unanimous voice vote to recommend approval of the PUD Preliminary Plan to the Plan Commission.

10. Additional Business and Observations from Commissioners or Staff

a. 106 S. Riverside Ave. (Pollyanna Brewery)

A representative from Signarama presented the design for a new front entrance sign. The plan is to use the existing sign panel with a new slogan. They would also like to include an LED messaging center implanted into the lower panel of the sign where the address is currently displayed. Mr. Colby said this would be limited to a certain size and the image could not be animated/flashing. He also noted they would have to verify if a permit could be issued for the size proposed. It would be based on the square footage based on the full frontage of the entire business.

Dr. Smunt felt the second line of the proposed image was difficult to read and suggested using different font. The Commissioners recommended matching the font to the art deco style of the building.

Two additional signs were proposed for the south and east sides. The Commission had no objections to either one of these. Mr. Colby advised they would need to check the zoning ordinance to verify if these two signs would be allowed as wall signs.

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, October 16, 2019 at 7:00 P.M. in the Committee Room.

12. Public Comment

None.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:04 p.m.