

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, OCTOBER 6, 2021  
COUNCIL CHAMBERS**

**Members Present:** Dickerson, Malay, Smunt, Rice, Kessler

**Members Absent:** Norris, Pretz

**Also Present:** Rachel Hitzemann, Planner  
Cindy Kaleta, Administrative Assistant

**1. Call to Order**

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

**2. Roll Call**

Ms. Hitzemann called roll with 5 members present. There was a quorum.

**3. Approval of Agenda**

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the agenda.

**4. Presentation of minutes of the September 15<sup>th</sup>, 2021 Meeting**

**A motion was made by Ms. Rice and seconded by Dr. Smunt with a unanimous voice vote to approve the minutes of September 15, 2021 Meeting. Mr. Kessler abstained.**

**5. Certificate of Appropriateness (COA) applications**

**a. 320 W Main St.**

Kevin O'Connor, Business Owner of Mad Batter Bakery, proposed replacing the existing sign with a new aluminum sign using the same holes as the existing sign. The new sign will be slightly smaller.

Chairman Malay commented that the building had been rated non-contributing and should be changed to contributing. Dr. Smunt agreed that the rating should be changed and noted that the original rating was based on the building condition prior to recently made improvements.

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

**b. 203 N 4<sup>th</sup> Ave.**

Kristin Kotsakis, Property Owner, proposed replacing the existing patio with Trex deck and metal railings on the back of her home. She noted that the main problem with the

current patio is that when you are coming out of the house there is step down, then another step 3 feet down. The new deck will have 2 steps off the deck and will cover the air conditioner view from the street.

Dr. Smunt asked for clarification the railing will be the Trex Transcend rail. Ms. Kotasakis confirmed that was correct.

**A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the COA for the replacement of the existing patio with a new Trex deck.**

**c. 210 S 5<sup>th</sup> St.**

Mike Algrim, Batavia Enterprises, proposed replacement of a 6-foot-tall chain link fence with new ornamental fencing.

Dr. Smunt commented the fence looks to only be going along Illinois Street and asked what kind of barrier will there be on the east side of property? Mr. Algrim confirmed the new fence as presented will match the fence on the other sides of the yard which were approved on a prior permit.

**A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to approve the COA for the replacement of 6-foot chain link fence with ornamental fencing.**

**d. 214 Walnut St.**

Dan Collins, Collins Construction Group, proposed replacement of 3 windows on the lower level of the building with fiberglass windows of similar style to the current windows and using the same bronze color.

Dr. Smunt advised that he walked by and noticed paint is bleached out on current windows. Mr. Collins commented the new fiberglass windows have color all the way through product. Fiberglass can accept paint should they ever decide to paint. Confirmed new windows will look identical to current windows.

Mr. Kessler asked for confirmation only the lower windows will be replaced and the windows to be replaced are on the south elevation. Mr. Collins confirmed the 3 window openings of 3 windows will be replaced on the lower elevation.

Dr. Smunt asked if the plan down the road would be to replace the other windows with the same when needed. Mr. Collins confirmed that would be the plan.

**A motion was made by Mr. Kessler and seconded by Dr. Dickerson with a unanimous voice vote to approve the COA for the replacement of the 3 lower windows on the south side of the building.**

**e. 222 W Main St.**

Marty Serena, Serena Sturm Architects, presented façade improvements to the building, which included the light shelf for above the front windows with traditional supports and horizontal canopy that allows light to hit the top of the canopy and penetrate the space.

Dr. Dickerson commented the top looks great, but feels the bottom looks more modern than what was discussed prior.

Ms. Rice inquired that when standing under the shelf will you be able look up and see the sky? Mr. Serena advised the light shelf above the windows will be white which will reflect sunlight as well as create shelter.

Mr. Serena also advised the new windows will be e-glass allowing light but not solar radiation. The whole glass panel will go up like a garage door allowing fresh air in.

Mr. Serena reviewed some aspects of the back of the building. The existing cast iron stairway is in bad shape but will be redone and maintain the cast iron detail. He also presented an exterior bar and social space to the east with heat lamps to extend the season. The proposal includes different areas for dining, like the courtyard there now, but with permanent elements like, over sofa area, canvas awnings that slide back and forth. In the center can be a private space or evening dining, against the wall is a retractable canvas awing. Can be open on nice day, closed during rain. Presented idea for seating area for groups, pergola in the center and outdoor bar.

**A motion was made by Ms. Rice and seconded by Dr. Dickerson with a unanimous voice vote to approve the proposed façade work including replacing doors and windows and repairing architectural details where necessary.**

**f. 50 S. First St. Unit 5A**

Ms. Hitzemann advised Bob Rasmussen, the applicant, is requesting to put a roof in place of the pergola on the existing structure with the potential to have removable screens creating more of an enclosed space. The current pergola will remain with a solid roof on top. A lot of the decks along First Street currently have covered roofs.

Chairman Malay commented this is a major change and they have not received renderings showing what the final structure will look like. Feels motion for tabling until applicant can be here and renderings supplied would be appropriate.

**A motion was made by Ms. Rice and seconded by Dr. Dickerson with a unanimous voice vote to table proposed pergola roof structure until renderings can be supplied showing what finished project will look like.**

**g. 10 Illinois St.**

Thomas Russe, Property Owner, Sterling Bank, and Dan Marshall, Architect, requested to install roof top deck and stair enclosure for potential buyer for 5th floor residence. Proposed stairway to roof will be solid penthouse with skylights and glass doors onto the roof deck and pergola with retractable awning covering and simple railing. It is set back from edge of building so not easily seen from the street and will not change look of building.

Ms. Rice commented there are maintenance issues if the roof needs to be replaced. She asked how will this structure impact a roof replacement? Mr. Marshall advised they are steady building a rail above the roof and floor joists of deck will be flush with the rail so decking can be removed if needed.

Dr. Smunt asked what the material of the structure will be made of? Mr. Marshall advised the supports will be steel and the decking will be a synthetic material.

**A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to allow the installation of a roof top deck and stair enclosure on the fifth-floor roof of the building.**

**6. Grant Applications**

**7. Landmark Applications**

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

**9. Other Commission Business**

**a. Recommendation regarding PUD Preliminary Plan for 10 Illinois St.**

Thomas Russe, Property Owner, Sterling Bank, is requesting PUD Preliminary Plan approval to change floors 3,4, and 5 of the building, currently zoned office, to allow residential use.

Dr. Dickerson asked for clarification that 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floor would be zoned as residential. Ms. Hitzemann confirmed currently only floor 5 is being built out as residential, but the PUD change would allow floors 3 and 4 to be marketed as residential or office space. Dr. Smunt felt it would be beneficial to existing retail and restaurants.

**A motion was made by Dr. Smunt and seconded by Ms. Rice to recommend approval of the change to the PUD Preliminary Plan, based upon the Historic District and First Street Redevelopment benefitting from more residential spaces coming available.**

**10. Additional Business and Observations from Commissioners or Staff**

Mr. Al Watts, Community Engagement Director of The Preservation Partners of the Fox Valley, introduced himself and offered to help with historic preservation initiatives.

Ms. Hitzemann asked that when a project comes before the Commission, Staff requests Commission members not meet with applicants one on one, unless set up via staff, or meeting at a public meeting. Meetings should not take place once project a comes to Historic Commission for a COA or for a larger project that goes before the Plan Commission, after the Concept Plan.

**11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, October 20<sup>th</sup>, 2021 at 7:00 P.M.**

**12. Public Comment**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 7:58 p.m.