

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, MARCH 2, 2022 – 7:00 P.M.**

**Members Present:** Dickerson, Pretz, Malay, Kessler, Smundt, Rice

**Members Absent:** Norris

**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 six members present. There was a quorum.

**3. Approval of Agenda**

Ms. Hitzemann requested to move 218 Indiana Street to Preliminary review.

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

**4. Presentation of minutes of the February 16<sup>th</sup>, 2022 Meeting**

**A motion was made by Mr. Pretz and seconded by Dr. Smunt with a unanimous voice vote to approve the Minutes of the February 16, 2022 Meeting.**

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

**a. 117 W Main St.**

Ms. Hitzemann, City of St. Charles Staff, presented proposal to install a new 155" x 20" LED Sign.

The Commission expressed concern new sign obstructs part of the storefront cornice with it's overlay. Commission recommends submittal of scaled drawings and applicant attend meeting.

**A motion was made by Mr. Pretz and seconded by Dr. Smunt with a unanimous voice vote to table until applicant can supply scaled drawings and meet with the Commission to further discuss and answer concerns of the Commission.**

**b. 201 S 3<sup>rd</sup> St.**

Representative from Aubrey Sign Company presented proposal to install 120" x 12" Channel Letter Sign at 201 S 3<sup>rd</sup> Street for Burn Effect.

**A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to approve COA as presented for 201 S 3<sup>rd</sup> Street.**

**c. 200 S 2<sup>nd</sup> St.**

Ms. Hitzemann, City of St. Charles Staff, presented proposal to replace the three exterior doors and proposed exterior lights.

**A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve COA for replacement of three entry doors and proposed lighting as shown for 201 S 3<sup>rd</sup> Street.**

## **6. Grant Applications**

None

## **7. Landmark Applications**

None

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

### **a. 218 Indiana St.**

Mr. David Schonback, Property Owner, presented removing current single-family home and replacing with a multi-tenant building. Mr. Schonback presented proposed elevations and floorplans for new building.

Commission expressed concerns with the architecture of the building as shown on the elevations not fitting with the architecture of the neighborhood. Discussed design ideas and siding options.

Mr. Schonback will work with his architect and resubmit.

### **b. 502 W. Main St.**

Ms. Dana Langner, Property Owner, requested input from Commission about adding solar panels to front yard of home.

Commission advised they would need design ideas presented in order to respond to request.

## **9. Other Commission Business**

None

## **10. Public Comment**

Mr. Al Watts from Preservation Partners of Fox Valley invited the Commission to the Restoration Project Open House on Monday, March 14 at 8 Indiana Street, St. Charles.

## **11. Additional Business and Observations from Commissioners or Staff**

### **a. Lamp Factory**

New LLC is taking over the building. Commission feels the demolition of the building is due to neglect.

### **c. Pottawatomie Survey**

Research is continuing using digitalized plat books from the county.

Working on building inventory data base to present to Commission in April.

### **d. Endangered Buildings survey**

Mr. Kessler talked about the possibility of requesting a bond on future historic buildings being renovated.

Ms. Malay suggested a list of endangered vintage properties be compiled. Commission can work with City Council to help prevent historical buildings being demolished.

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, March 16<sup>th</sup>, 2022 at 7:00 P.M.**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:20 p.m.