

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, April 7th, 2021
Zoom/ Council Committee Room

Members Present: Norris, Kessler, Smunt, Malay,

Members Absent: Pretz

Also Present: 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 four members present. There was a quorum.

3. Approval of Agenda

314 Walnut St. was added to the agenda under 5.a

A motion was made by Ms. Malay and seconded by Dr. Smunt to approve the amended agenda.

4. Presentation of the minutes of the March 17th, 2021 meeting

A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to approve the minutes of the March 17th, 2021 meeting.

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

a. 314 Walnut St.

Kim Lamansky, on behalf of the Tri-City Health Partnership, presented their intended project scope before the Commission. The Health Partnership noted that the previous owner replaced most of the windows on the structure with new vinyl windows. The work was done without a permit or COA Approval. As part of their project, the Partnership would like to replace the remaining windows to match the new ones. They would also like to add a new aluminum door to the back of the building and provide a ramp on the east side of the property from the back to connect to the porch.

The Commission expressed approval of the project scope and asked Ms. Lamansky to come back for COA approval.

6. Landmark Applications

None.

7. Certificate of Appropriateness (COA) applications

a. 1 S. 6th Ave

The applicant proposed to install a new monument sign that would match the other monument signs on the property. The sign will be located on Illinois Ave and S 6th Ave.

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

b. 9 N 2nd St.

Proposed is to install an illuminated channel letter wall sign.

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

c. 181 S. First St.

Proposed is to install a wall sign and awning with lettering. The project did include a projecting sign, but it was removed from the scope of work because it did not meet City Code.

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

d. 610 Illinois St.

Proposed is to remove the chain-link fence and replace it with a 4' wood fence. The fence will be in the same location.

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

e. 405 E. Main St.

Proposed is to replace the parking lot lights. Ms. Hitzemann noted that the Commission had reviewed a COA for the replacement of the lights, but the applicant has since changed the style. The applicant is proposing two style lights. The Old Town series will be used for the perimeter of the lot and the Millena lights will be used for the two interior lot lights.

The Commission was in favor of the Old Town lights, but felt the new Millena lights were too modern. They did not feel comfortable with approving those lights without first speaking to the applicant on why they will be used over the Old Town lights.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to table the COA until the applicant could be present to answer questions.

f. 520 Indiana St.

Proposed is to install a unilock heritage red paver patio. Dr. Smunt noted that the patio will be located behind a fence and no one will be able to see it.

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

g. 407 Park Ave.

Proposed is to add an addition onto the back of the house. The material used for the addition will match the original house. The Commission commended the applicant for matching the style and look of the original structure and including all of the individual details of the home.

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

h. 11 N 3rd St.

Proposed is to remove the current vinyl siding on the North and East side of the building. The other sides of the building will be reviewed by the Commission at a later date as part of a Façade Grant. The applicant proposed to use James Harding siding. The corner and window trim will remain.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous

8. Grant Applications

None.

9. Other Commission Business

a. Architectural Surveys for Approval

The Commission reviewed the revised surveys from the last meeting.

Mr. Kessler moved and Ms. Malay seconded with unanimous voice vote to adopt and post the revised surveys.

10. Additional Business and Observations from Commissioners or Staff

a. 18 S 3rd Ave.

Chairman Norris recused himself for this item. The owners at 18 S. 3rd Ave. were looking for Commission input regarding the siding on the building. The Commission stated that they were not in favor of vinyl siding. They advised the owner that there was likely a humidity issue with the house and that it why the current siding is failing. The encouraged the owner to do some research and figure what the humidity issue. The Commission recommend the owner use either LP or Hardie siding

11. Meeting Announcements: Historic Preservation Commission meeting April 21st, 2021 at 7:00 P.M.

12. Public Comment

None.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:01p.m.