

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JUNE 15, 2022 – 7:00 P.M.**

**Members Present:** Rice, Kramer, Pretz, Malay, Kessler, Smunt

**Members Absent:** Dickerson

**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**

**Dr. Smunt requested adding Item 9a, alderman feedback on the Piano Factory Footbridge.**

**A motion was made by Mr. Pretz and seconded by Mr. Kessler, with a unanimous voice vote to approve the agenda.**

**4. Presentation of minutes of the June 1<sup>st</sup>, 2022 Meeting**

**A motion was made by Mr. Pretz and seconded by Ms. Rice to table approval of Minutes until quorum of those in attendance at the June 1, 2022 meeting.**

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

**a. 219-221 W Main St.**

Brad Andrella, tenant of 219 and 221 E Main Street, on behalf of John Bush, the Owner, presented proposal for brick patio and fence.

Ms. Hitzemann noted that the applicant will need to receive approval from the Liquor Control Commission before Bogarts could use the patio for their business.

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

**b. 514 Oak St.**

Rachel Hitzemann, City Planner, presented proposal to replace portion of fence to match existing fence.

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

**c. 92 S 1<sup>st</sup> St.**

Karen Dodge, applicant representing Boutique Baby, presented proposal to add sign to west side elevation.

Commission members stated the sign is consistent with other signs on the building.

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

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

Antonio Fazizza, Architect, presented proposal to build new refuse area with attached enclosed space.

Mr. Fazizza advised the Owner decided to change the building to be a brick building to match the brick on the existing building.

Commission asked if this would be a roofed enclosure. Mr. Fazizza confirmed this is a roofed enclosure and will also be air conditioned.

**A motion was made by Mr. Kessler to approve with the restriction the same size brick as the existing building will be used. Seconded by Ms. Kramer with a unanimous voice vote to approve.**

**e. 7 S 2<sup>nd</sup> Ave.**

Ms. Hitzemann, City of St. Charles Planner, presented proposal to install a marquee and projecting sign.

Ms. Hitzmann advised the sign currently does not meet zoning code and City is waiting for modified plans.

**A motion was made by Mr. Pretz and seconded by Dr. Dickerson to table until modified plan is submitted with a unanimous voice vote to table. Ms. Kramer abstained.**

**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

215 W Main Street, Rehm Electric, presented the Commission with pictures of windows that were on the building and broken due to fire in building and plan for new windows. Also presented replacement door. Commission advised a full submittal package would be needed including information on windows and doors to be used and elevation drawings showing the proposed changes.

**9. Other Commission Business**

Dr. Smunt contacted Alderman David Pietryla about the Old Piano Factory Footbridge to discuss the future of the footbridge. Alderman Pietryla was not aware of any plans to remove the bridge.

Mr. Pretz added the decision to remove the bridge would be a discussion with the DNR.

Ms. Malay advised when she spoke to the Council concerning the Old Lamp Factory it was discussed that the Historic Commission create a list of properties of concern in the City. The old Piano Factory Footbridge would be on this list. Ms. Malay asked each of the Commissioners to send a list of 5 buildings that are in danger to start the creation of this list.

**10. Public Comment**

Al Watts, Preservation Partners of the Fox Valley, contacted Landmarks Illinois about a site visit to the Lamp Factory on June 29 at 2:00 p.m. to do a structural review of the building.

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

Mr. Kessler observed a pergola on the top of the Graceful Ordinary. Mechanicals on top of the BMO building are very visible from the north side of the city and looks unsightly

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 6<sup>th</sup>, 2022 at 7:00 P.M.**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:10 p.m.