

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, JULY 6, 2022 – 7:00 P.M.**

**Members Present:** Kramer, Dickerson, Pretz, Kessler, Smunt

**Members Absent:** Rice, Malay

**Also Present:** Russell Colby, Director of Community Development  
Derek Conley, Director of Economic Development  
Rachel Hitzemann, Planner  
Cindy Kaleta, Administrative Assistant

**1. Call to Order**

Acting Chairman Dr. Smunt called the meeting to order at 7:00 p.m.

**2. Roll Call**

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

**3. Approval of Agenda**

Ms. Hitzemann requested adding Item 11a, 323 Illinois Street to agenda.

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

**4. Presentation of minutes of the June 1, 2022 meeting and June 15, 2022 meeting**

**A motion was made by Mr. Kessler and seconded by Dr. Dickerson, with a voice vote to approve the Minutes of June 1, 2022 Meeting by Dr. Dickerson, Mr. Kessler, and Dr. Smunt. Mr. Pretz and Ms. Kramer abstained.**

**A motion was made by Mr. Pretz and seconded by Ms. Kramer, with a voice vote to approve the Minutes of June 15, 2022 Meeting by Mr. Kessler, Mr. Pretz, Dr. Smunt, and Ms. Kramer. Dr. Dickerson abstained.**

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

**a. 215 W. Main St.**

Russell Peterson, Property Owner, presented proposal to remove 10 windows, replacing 7 and filling in the other 3 window spaces. Also removing overhead door and replacing with steel double door.

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

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

Mr. Joseph Menella and Ms. Nancy Menella, Business Owners, presented proposal to install a marquee with electronic copy on two sides and projecting sign.

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

None

## **9. Other Commission Business**

### **a. Recommendation to Plan Commission regarding Special Use for PUD & PUD Preliminary Plans for River East Lofts**

Mr. Conrad Hurst, Frontier Development, presented the Recommendation to Plan Commission regarding Special Use for PUD & PUD Preliminary Plans for River East Lofts. Redesign of the plans include keeping the building within the 50 foot height requirement, removal of BMO ATM, reduction of unit count from 43 to 42 units and parking has been re-designed allowing for more parking and more compliant parking.

Mr. Pretz asked if utilities would still be inside the building. Mr. Hurst confirmed nothing would be on the roof, utilities will be inside the building.

Mr. Kessler asked about the cornices along the top of the building. Mr. Hurst advised it is a pre-cast stucco material. Mr. Kessler asked for confirmation on the lower level of the building would the stone also be pre-cast. Mr. Hurst advised it would be stone, not pre-cast.

**A motion was made by Mr. Kessler and seconded by Dr. Dickerson, with a voice vote to approve the Recommendation to Plan Commission regarding Special Use for PUD and PUD Preliminary Plans based on; the project follows the comprehensive plan, the project does not negatively impact the historic district by allowing demolition of utilitarian dairy building, and the project does not negatively impact any significant architecture in the adjacent neighborhood. Approved by Mr. Kessler, Mr. Pretz, Dr. Dickerson, and Dr. Smunt. Ms. Kramer abstained.**

## **10. Public Comment**

None

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

### **a. 325 Illinois Street**

Ms. Hitzemann shared photograph of repaired mortar on work done at 325 Illinois which Homeowner had applied for grant funds. Commission agreed repair was acceptable and grant would be paid.

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 20, 2022 at 7:00 P.M.**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 7:45 P.M.