

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
THURSDAY, SEPTEMBER 7, 2023 – 7:00 P.M.**

Members Present: Malay, Kessler, Dickerson, Kramer, Smunt

Members Absent: Pretz, Rice

Also Present: Rachel Hitzemann, Planner

1. Call to Order

Chairperson Malay 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

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

4. Presentation of minutes of the August 2nd, 2023 meeting

A motion was made by Mr. Kessler and seconded by Ms. Kramer with a unanimous voice vote to approve the Minutes of August 2, 2023. Dr. Smunt abstained.

5. Certificate of Appropriateness (COA) applications

a. 303 N 3rd Ave.

Matt Sweeney presented the application to change the placement of garage man door to the back of garage.

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

b. 210 W Main St.

Representative from JWM 2010 LLC presented the application to replace the existing sign with a new wood sign.

Discussion on material to be used on the sign was discussed.

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

c. 407 S. 5th St.

Zach Derrico presented the application to relocate the detached garage from its current location to a space on Lot 1.

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

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. 18 S. 3rd Ave.

Zach Derrico discussed his plan to demo current building on property due to the poor condition of the building and presented preliminary concept for new building.

Commission gave suggestions on proportions of building. Commission requested if current building is to be taken down anything that can be recycled into this or another home be done.

The Commission requested proposal presented for the new building include the current condition of the present building be included in proposal. Also include a COA showing the plan of the building that will be built on the property.

9. Other Commission Business

a. Pottawatomie Survey Review

Commission reviewed the pages and provided comments.

10. Public Comment

Derek and Tina Hilgenberg, 408 S 6th Street voiced their opposition to the building of the new home at 407 S 5th Street.

Commission advised they have seen a preliminary sketch of the new home to be built. Explained that as long as the new home is in compliance with codes and ordinances it would be approved. Ms. Malay encouraged the property owners to talk with the developer.

11. Additional Business and Observations from Commissioners or Staff

Ms. Hitzmann advised when a holiday falls on the first Monday of the month, the Historic Preservation Commission Meeting will be pushed back to the Thursday of the same week.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, September 20th, 2023 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:12 P.M.