

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JANUARY 17, 2018
COMMITTEE ROOM

Members Present: Chairman Norris, Pretz, Malay, Gibson, Kessler, Krahenbuhl, Smunt

Members Absent: None

Also Present: Russell Colby, Community Development Division Manager

1. Call to order

Chairman Norris called the meeting to order at 7:00 p.m.

2. Roll call

Mr. Colby called roll with six members present. There was a quorum. Dr. Smunt arrived after item 4.

3. Approval of Agenda

Mr. Pretz advised he will have five brief items to discuss under Item 8.

4. Presentation of minutes of the January 3, 2018 meeting

A motion was made by Mr. Kessler and seconded by Mr. Gibson with a voice vote to approve the minutes of the January 3, 2018 meeting. Mr. Krahenbuhl and Ms. Malay abstained. Mr. Kessler, Mr. Gibson and Chairman Norris voted to approve.

5. COA: 1 W. Illinois (sign)

The proposal is for additional signage & graphics to be placed on an existing awning for Eden on the River. There has been signage on this awning in the past, but not for a number of years. Mr. Colby displayed a copy of the proposed graphics and noted they would need to be scaled to fit the size requirements of the awning. These will be vinyl graphics applied to an existing canvas awning.

Mr. Pretz said the business already has five signs in place along with approval to put another sign on the smokestack. This request will give them seven signs on a single building. Although he understands the need for the awning sign, he felt it was excessive signage for this one business. Mr. Pretz said he would prefer the business eliminate the one on the stack. He stated he would

not be able to support this request without this being done. He felt the business already had enough visibility.

Ms. Malay asked if all the existing signage was allowed. Mr. Colby said the signs are regulated by type, so this awning sign would be permitted.

Dr. Smunt said the Commission cannot take away the previously granted approval for the sign on the smokestack. Mr. Gibson said he spoke with the owner who advised him that it would be too costly to put a sign on the stack. Mr. Gibson asked if there is a limit as to how many signs can be put on the north and east sides of the building. From a historical perspective, he is concerned there will be too many signs on the building. Mr. Colby advised this is regulated per business, but it can be limited based on square footage. The Commission can make determinations on the design of those signs. Mr. Gibson felt the time to deal with the amount of signs is with the next request. At that time, they can determine if there are too many; and then make adjustments to the amount of signs allocated to Eden on the River.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a 5-1 voice vote to approve the COA as presented. Mr. Pretz voted no.

6. COA: 619 W. Main St. (signs)

Connie Flores, the petitioner, was present.

The proposal is for an awning sign to be located above the entrance. It will consist of standard Sunbrella material. There were also three design options presented for a directional wall sign to be located on the carriage house barn structure.

Ms. Flores stated the awning sign will be her primary signage for her entrance. She may also add some type of lighting above the awning. The existing lamp that is being used to light the parking lot may not be bright enough to highlight her awning. Mr. Krahenbuhl asked if she could replace the existing light fixture with something more suitable for her purposes. She was concerned with the parking lot not having any lighting if she did that. The Commissioners suggested adding new goose neck lighting and leaving the existing lamp in place for the parking lot.

The Commissioners discussed the three options for the directional sign. Ms. Flores said her preference is option C, which includes using historic barn wood with letter to spell out Marquee Youth Stage and a directional arrow mounted onto the carriage house wall. This sign would increase visibility to those going eastbound on Route 64. Dr. Smunt supported option C, but noted option A captured the theme of her original sign much better.

A motion was made by Mr. Gibson and seconded by Mr. Pretz with a unanimous voice vote to approve the COA for an awning sign as presented with the addition of one to three goose neck lamps as decided by the applicant; and approval for the sign on the west side of the building using option C as described, and one to three goose neck lamps as decided by the applicant.

7. COA: 225 W. Main St. (south elevation)

Ed Seaman, the petitioner, was present.

The Commission reviewed modifications to this project back in November and requested a corrected drawing of the south elevation. The drawings being presented show the building with and without the horizontal band around the back of the building.

Mr. Gibson asked if the owner considered using the square footage for any type of advertising. Mr. Seaman said he never thought of it because signage is not a priority for him at this point. Dr. Smunt felt the band helped define the storefront façade from the second floor residential area. Mr. Pretz also felt the band helped separate the living space from the business. Mr. Krahenbuhl and Ms. Malay also favored the band.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA for the south elevation with the band.

8. Additional Business and Observations from Commissioners or Staff

Mr. Pretz said he reviewed the catalog homes and found four significant ones that may qualify for the recognition program. He will be going to the County office to verify the information on file. He asked if the City would be able to provide a small metal plaque for these four homes. Mr. Colby will check into this.

Mr. Pretz asked if there had been any progress on Gordy's. Mr. Colby was not aware the status.

Mr. Pretz said he went to the Freeman house several times, but was not able to make contact with anyone. Mr. Kessler will provide a phone contact for the owners.

Mr. Pretz asked if they would be able to get a plaque for the McCornack house. Mr. Colby said they budget for two plaques per year and those have already been purchased. This one would most likely be ordered in March if there are additional funds available at that time.

Mr. Pretz commented on the massive amount of work being done at Oak and Fifth Streets. He suggested the Commissioners go take a look if they have a chance to do so.

Mr. Gibson asked if there was any further information on the Colson house discussion. Mr. Colby said the potential purchasers presented a concept and were planning to return with more developed designs. He spoke with them a few times, but said nothing more came of it.

Mr. Pretz asked if there had been any progress made in regards to moving the structure at 217 Prairie. Mr. Colby is working on scheduling time to meet on site with the moving contractor.

9. Meeting Announcements: Historic Preservation Commission meeting Wednesday, February 7, 2018 at 7:00 P.M. in the Committee Room.

10. Public Comment

11. Adjournment

With no further business to discuss, the meeting adjourned at 7:55 p.m.