

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, DECEMBER 1, 2021 – 7:00 P.M.**

Members Present: Dickerson, Pretz, Malay, Kessler, Smunt, Rice

Members Absent: Norris

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

Ms. Hitzemann added 8.a. 218 Indiana Street to Preliminary Reviews.

Mr. Pretz added 11.a. Lamp Factory to Additional Business and Observations from Commissioners or Staff.

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

4. Presentation of minutes of the November 17th, 2021 Meeting

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the Minutes of the November 17th, 2021 Meeting.

5. Certificate of Appropriateness (COA) applications

a. 203 W Main St.

Mr. Austin Davis from Integrity sign company presented proposal to install 3 signs on 203 W. Main Street building.

A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 203 W. Main Street.

b. 122 W Main St.

Tammi Rodeck, shop Owner, presented proposal to replace current signage with new signage for Double Take Consignment.

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the COA as presented for 122 W. Main Street.

c. 303 W Main St.

Esmay Lopez from First Centennial Mortgage presented proposal for signage for First Centennial Mortgage.

A motion was made by Ms. Rice and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 122 W. Main Street.

d. 200 S 2nd St.

Michael Webber, Architect, and Hobert Whitworth, Owner's representative, presented proposal for exterior façade work and new storefront system with revolving door.

Commission gave suggestion on new signs. Signs proposal was removed from the COA, will be presented at a future meeting.

A motion was made by Dr. Smunt and seconded by Dr. Dickerson with a unanimous voice vote to approve the COA architectural changes to floorplan, main entrance, and window features and exclude approval of the signs until applicant returns with a more evolved plan.

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. 218 Indiana St.

A perspective buyer presented his ideas for demolition of current home and construction of new 3 story mixed use building with a rooftop terrace which would be approximately 40 feet tall. Current home is non-conforming, built on zero lot line. The buyer would like to rebuild with similar foot print.

Commission suggested the buyer bring back style he would like to construct to share with Commission.

9. Other Commission Business

a. Façade Grant Discussion

Ms. Hitzemann presented for preliminary discussion a restructuring of the Commercial Façade Grant Program. Ms. Malay added to discussion suggesting changes be made to the determination of how the money is distributed. Mr. Kessler added the defining of the wording of renovation and restoration should be fine-tuned. Discussion continued on to what makes a building historic, priority of distribution of funds.

10. Public Comment

None.

11. Additional Business and Observations from Commissioners or Staff

a. Lamp Factory

Ms. Hitzmann gave an update on Lamp Factory. Summons was sent to Owner, Adjudication Hearing is schedule for 12/2/2021. Commission expressed their concern on the safety of the building as it currently stands.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, December 15, 2021 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:08 p.m.