

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

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

**Members Absent:**

**Also Present:** Rachel Hitzemann, Planner  
Cindy Kaleta, Administrative Assistant

**1. Call to Order**

Chairperson 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**

**Item 10.b- Jones Law office and 12.a- Kessler Observations**

**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 May 17<sup>th</sup>, 2023 meeting**

**A motion was made by Dr. Smunt and seconded by Ms. Kramer, with a unanimous voice vote to approve the Minutes of April 19, 2023. Rice abstained.**

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

**a. 70 Horne St.**

Ms. Hitzemann presented the project on behalf of the applicant, to replace the current wood fence with a new wood fence. She read a letter from the applicant saying that the current fence tops were custom made and would exceed the budget for the project, so they went with a dog-eared style instead. The height of the fence, 4-6 feet, would remain the same.

The Commission questioned whether the shorter fence would have gaps between the posts. Ms. Hitzemann confirmed there would be.

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

**b. 107 W Main St.**

Applicant requested to table the item prior to the meeting.

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

**7. Grant Applications**

**a. 108 State Ave.**

Madelyn Pescatore, property owner, requested a façade grant for her property. The scope of work includes painting the siding, replacement of the fascia and soffit, paint the fence and replace the roof.

Mr. Pretz commented on the painting process and noted that it seemed more of a maintenance item based on the scope of work. He commented that the soffit and fascia should be covered as repair to the house.

Dr. Smunt noted that much of the home was covered in “alligator” paint and that the old paint will need to be removed to properly repaint the building.

The Commission felt it would be appropriate to table the item until a site visit could be conducted to discuss the scope of the project.

**A motion was made the item until a site visit can be conducted.**

## **8. Landmark Applications**

None.

## **9. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback

## **10. Other Commission Business**

### **a. Pottawatomie Survey Review**

Commission members went through the survey pages and provided comments.

### **b. Jones Law Office Update**

Chairman Malay gave an update on the condition of the law office foundation and memorial, noting that the foundation was not adequate the memorial was still not put back into place.

## **11. Public Comment**

Charles Izzo spoke regarding the Zoning Board of Appeals meeting and the denial of Zoning Variances for 303 N. 3<sup>rd</sup> Ave., but that the applicant was able to start the project anyway by removing the breezeway (doors). Mr. Izzo questioned at what point a COA becomes null and void after a denial by the Zoning Board of Appeals? He felt that removing of the breezeway was a significant change and should have been brought back before the Commission to allow other parties to express their concerns and opinions.

Chairman Malay responded to the comment that the breezeway was not removed, just the doors and noted that according to Zoning Code, he could always do the breezeway the question was regrading the doors. She noted that the breezeway architectural structure remained, it was just an element that was removed. That is why she and Dr. Smunt felt it could be approved administratively.

Pat Pretz asked if a door or window could be added after the fact? Ms. Hitzemann noted that it would have to go back before the Commission if the applicant decided to do that.

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

- a. Mr. Kessler asked about the foot-bridge, the Arcada sign and the Liquor store on 2<sup>nd</sup> St. Ms. Hitzemann, provided applicable updates.

Mr. Al Watts provided an update on the Geneva Blacksmith shop and the landmarking of the Piano Bridge.

**13. Meeting Announcements: Historic Preservation Commission meeting Wednesday, June 21<sup>st</sup>, 2023 at 7:00 P.M.**

**14. Adjournment**

With no further business to discuss, the meeting adjourned at 8:30 P.M.