

	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 12 N 3 <sup>rd</sup> St.		
	<b>Proposal:</b>	Demo & Patio		
	<b>Petitioner:</b>	Rich Simpson		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 9/19/18</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
COA Application				
Construction Plans				
Patio Image Renderings				
Minutes from 5/16/18 Meeting				
Minutes from 8/1/18 Meeting				
Minutes from 8/15/18 Meeting				
<b>EXECUTIVE SUMMARY:</b>				
<p>Proposed is a demolition of part of the building on the Southwest corner of the property to make room for approximately 750 square feet of patio space.</p> <p>This request was discussed at the 5/16/18, 8/1/18 and 8/15/18 meetings and each time was tabled until further information about the project was provided by the applicant.</p> <p>At the 8/15/18 meeting, the Commission expressed general support of the project and told the applicant to go forward and submit construction plans.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations on approval of the COA.				

# APPLICATION FOR COA REVIEW

## HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

*To be filled out by City Staff*

Permit #: \_\_\_\_\_ -- \_\_\_\_\_ Date Submitted: 7/27/18 COA # \_\_\_\_\_ -- \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

### APPLICATION INFORMATION

Address of Property: 12 N 3rd St

Use of Property:  Commercial, business name: \_\_\_\_\_  
 Residential  Other: \_\_\_\_\_

### Project Type:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition             |
| <input type="checkbox"/> Windows                    | <input type="checkbox"/> Primary Structure  | <input type="checkbox"/> Primary Structure      |
| <input type="checkbox"/> Doors                      | <input type="checkbox"/> Additions          | <input type="checkbox"/> Garage/Outbuilding     |
| <input type="checkbox"/> Siding - Type: _____       | <input type="checkbox"/> Deck/Porch         | <input type="checkbox"/> Other _____            |
| <input type="checkbox"/> Masonry Repair             | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <input type="checkbox"/> Other _____                | <input type="checkbox"/> Other _____        |   |
| <input type="checkbox"/> Awnings/Signs              |   |   |

### Description:

Patio + Demo

### Applicant Information:

Name (print): Rich Simpson  
 Address: 12 N 3rd St  
 Phone: 630 205 5637  
 Email: Rich@uslendingLTD.com  
Rich@uslendingLTD.com

Applicant is (check all that apply):

Property Owner

Business Tenant

Project contractor

Architect/Designer

### Property Owner Information (if not the Applicant)

Name (print): Rich Simpson  
 Address: 12 N 3rd St  
 Signature: [Signature]

### APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: 7/20/18

# ALIBI BAR & GRILL

## PATIO CONSTRUCTION

DOWNTOWN ST. CHARLES  
12 N 3RD STREET  
ST. CHARLES, IL 60174

### AUTHORITIES

CITY OF ST. CHARLES  
BUILDING AND CODE ENFORCEMENT  
2 E MAIN STREET  
ST. CHARLES, IL 60174  
850-977-4408

### APPLICABLE CODES

- 209 INTERNATIONAL BUILDING CODE IN AMENDMENTS
- 209 INTERNATIONAL MECHANICAL CODE IN AMENDMENTS
- 209 INTERNATIONAL FUEL GAS CODE IN AMENDMENTS
- NATIONAL ELECTRIC CODE NFPA NO. 70 2014 EDITION IN AMENDMENTS
- ILLINOIS STATE PLUMBING CODE 2014 IN AMENDMENTS
- 209 INTERNATIONAL FIRE CODE IN AMENDMENTS
- 209 INTERNATIONAL ENERGY CONSERVATION CODE
- ILLINOIS ACCESSIBILITY CODE 1997
- NFPA LIFE SAFETY CODE 10

### BUILDING DATA

CONSTRUCTION TYPE CLASSIFICATION  
TYPE 3B - NONCOMBUSTIBLE SPRINKLED

### CODE ANALYSIS

OCCUPANCY CLASSIFICATION  
ASSEMBLY GROUP A-2

### GENERAL BUILDING LIMITATIONS

MAXIMUM BUILDING HEIGHT PERMITTED, EXISTING  
MAXIMUM AREA PERMITTED, EXISTING

SHEET INDEX		SHEET NO.	DESCRIPTION
NO.	DESCRIPTION		
1	ARCHITECTURAL		
ADD	COVER SHEETS/ISSUE COMPLIANCE	●	
ADD	GENERAL NOTES	●	
ADD	ADA COMPLIANCE STANDARDS	●	
ADD	DEMOLITION PLAN	●	
ADD	FLOOR PLAN & REFLECTED CEILING PLAN	●	
ADD	EXTERIOR & ENLARGED ELEVATIONS	●	
ADD	FALL SECTION	●	
ADD	RAMP FENCE & GATE DETAILS	●	

### CONTACT INFORMATION

ARCHITECT:	BUILDING OWNER:	GENERAL CONTRACTOR:
BATR ARCHITECTURE 12 E MAIN STREET SUITE #220 ST. CHARLES, IL 60174 PHONE: 850-955-5091 FAX: 850-955-5092	RICH SIMPSON 12 N 3RD STREET ST. CHARLES, IL 60174 PHONE: 850-208-9687 rals@alibi-bar.com	TBD

ILLINOIS REGISTERED ARCHITECT  
NO. 001-026493 EXPIRES  
11-30-2018  
ILLINOIS DEPARTMENT OF  
PROFESSIONAL REGULATION PERM  
NUMBER: 04-00123

NOTE:  
CONTACT OWNER'S ROOFING CONTRACTOR FOR ALL WORK  
INVOLVING ROOF PENETRATIONS AND PATCHING



### LOCATION MAP

N 1/4" = 1" = 40'

NOTE:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING  
COMPLETE SETS OF THESE PLANS AND PROJECT  
SPECIFICATIONS TO ALL SUB CONTRACTORS INVOLVED IN  
THIS PROJECT. A COMPLETE COPY OF THESE PLANS AND  
PROJECT SPECIFICATIONS SHALL BE IN THE POSSESSION OF  
THE CONTRACTOR AND ALL SUB CONTRACTORS ON THE  
PROJECT AT ALL TIMES.

I HEREBY CERTIFY THAT THE PLANS WITH THE PERM NUMBERS LISTED BELOW WERE PREPARED UNDER  
MY DIRECT SUPERVISION  
DATED AT ST. CHARLES, ILLINOIS THIS 7th DAY OF SEPTEMBER, 2018

PALLA & PRIZE, BATR ARCHITECTURE, LTD.  
ILLINOIS REGISTERED ARCHITECT NO. 001-026493 EXPIRES 11-30-2018  
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION PERM NUMBER: 04-00123

### CONSTRUCTION PHASE NOTE

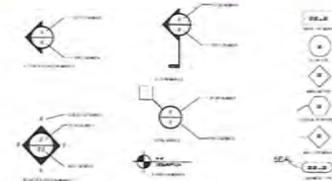
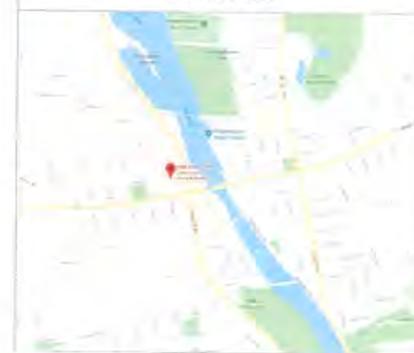
#### ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

ONCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. BATR ANALYZES IT TO THE CLIENT, THE CONTRACTOR AND ANY OTHER PARTIES AS NECESSARY VIA TELEPHONE, FAX AND EMAIL, IN ORDER TO ASSIST IN PROVIDING CLARIFICATION OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH ANY ISSUES CAN BE EARLY ADDRESSED WITHOUT THE ARCHITECT'S INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN AND HOW BEST CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS AND ANY OTHER SUPPLEMENTAL INFORMATION AND THE ARCHITECT IS DEEMED THE OBLIGATED TO PROVIDE CLARIFICATION OR PARTICIPATE IN ORDER TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS. ALL PARTIES AWARE ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THEREBY, BATR WILL BE HELD HARMLESS FROM LOSS, CLAIM OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN WITHOUT THE KNOWLEDGE OF THE ARCHITECT DUE TO CONDITIONS OR CIRCUMSTANCES ANTICIPATED OR NOT BEYOND THE ARCHITECT'S CONTROL.

### CRITICAL PLUMBING NOTE

THE RELATIONSHIP BETWEEN FLOOR FINISH AND RISE SHALL BE CRITICAL TO THE FINAL FURNITURE/EQUIPMENT LAYOUT. FLOOR FINISH AS SHOWN ON THE PLUMBING PLANS ARE DIMENSIONALLY LOCATED OFF OF NEIGHBORING AREAS. THEREFORE, THE CONTRACTOR MUST COMPLETE PLAN LAYOUT ON-SITE PRIOR TO FINAL LOCATION OF FLOOR FINISH FOR ACCURATE FINAL PLACEMENT.

### VICINITY MAP



PROJECT: 18039

ALIBI BAR & GRILL  
PATIO CONSTRUCTION

DESIGNED BY COLLEEN H. GIBBY

BATR  
BATR ARCHITECTURE, LTD.  
1217E MAIN STREET, ST. CHARLES, IL 60174  
PHONE: 850-955-5091  
WWW.BATRARCH.COM

COVER SHEET

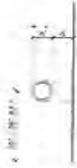
ISSUED:  
04-07-18  
ISSUED FOR REVIEW

SCALE:  
1/4" = 1'-0"

A001



# CODE COMPLIANCE SHEET



## GRAB BAR & HANDRAIL SIZE AND SPACING

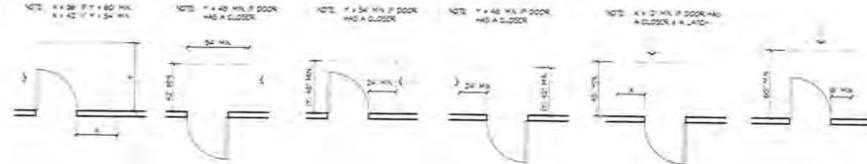
SCALE: 3/4" = 1'-0"



- CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT
- CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1:2
- IF AN ACCESSIBLE ROUTE HAS CHANGED IN LEVEL, GREATER THAN 1/2", A RAMP OR CURB RAMP SHALL BE PROVIDED

## CHANGES IN LEVEL (THRESHOLD) ADA REQUIREMENTS

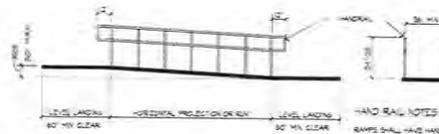
SCALE: NONE



## MANEUVERING CLEARANCE AT DOORS

SCALE: 1/4\"/>

DOOR HANDLES SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT GRIPPING OR TWISTING OF THE WRIST TO OPERATE. TIGHT GRIPPING AND PROHIBITED LEVER OR PADDLE DEVICES ARE ACCEPTABLE. DOOR HANDLES SHALL NOT EXCEED 36\"/>



SLOPE	MAX. RISE	MAX. HORIZONTAL PROJECTION
1:12 TO 1:16	30\"/>	30\"/>
1:8 TO 1:12	30\"/>	48\"/>

## HAND RAIL NOTES

- RAMP SHALL HAVE HANDRAILS AT BOTH SIDES OF ALL RAMP SEGMENTS
- HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF RAMPS THE 18\"/>
- IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 2' IN BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR WALKWAY SURFACE
- HAND RAILS SHALL NOT ROTATE AT MAX. RAMP FITTINGS
- THE CLEAR SPACE BETWEEN HANDRAILS AND WALL SHALL BE 1 1/2\"/>
- GRIPPING SURFACES SHALL BE CONTINUOUS
- TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34\"/>
- ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR REINFORCED (SHOULDER) TO FLOOR, WALL OR POST

## RAMP STANDARDS

SCALE: 1/4\"/>

PROJECT  
1809

ALIBI BAR & GRILL  
PATIO CONSTRUCTION

DESIGNED BY: EDWARDS PLANNING

BÂTIR  
ARCHITECTURAL LTD.

1151 B. ST. S. SUITE 100, VANCOUVER, BC V6C 2E8  
PH: 604.681.1111 FAX: 604.681.1112  
WWW.BATIRARCHITECT.COM

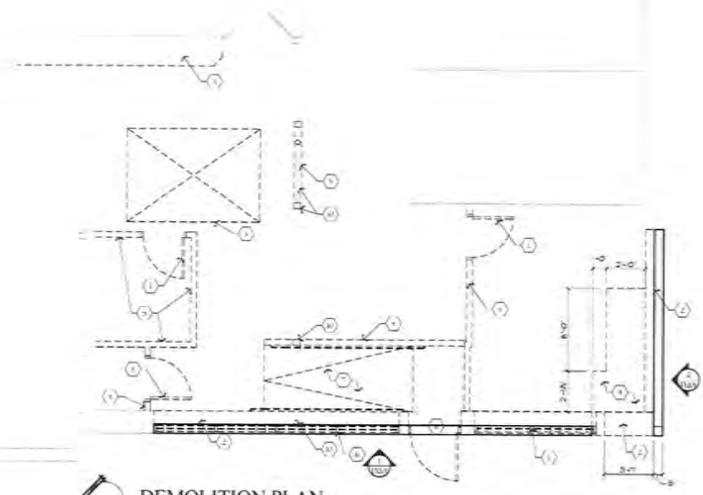
ADA COMPLIANCE

ISSUED:

01/21/18  
SHEET FOR REVIEW

SCALE:  
1/4" = 1'-0"

A003



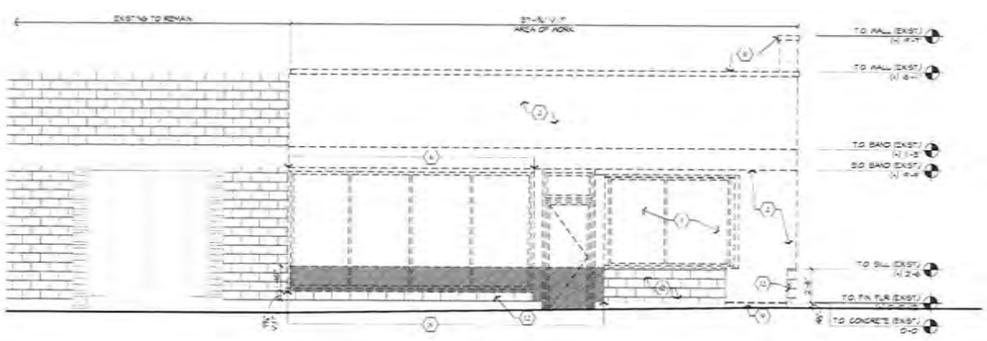
**DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**DEMOLITION PLAN & ELEVATION NOTES**

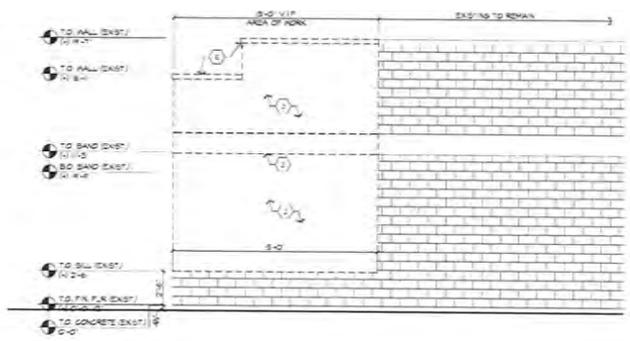
- (1) REMOVE EXISTING DOORS, WINDOWS & FRAMES. COORDINATE WITH OWNER FOR STORAGE OR DISPOSAL.
- (2) REMOVE EXISTING GILD WALL, FLOORING & EXISTING MASOVERT WALL. SEE NOTES FOR ELEVATIONS FOR DEMO HEIGHTS.
- (3) REMOVE/DISCARD EXISTING MILLWORK PORTION AS INDICATED.
- (4) REMOVE/DISCARD EXISTING SKYLIGHT AND WFL.
- (5) REMOVE EXISTING WALL AND ANY ASSOCIATED ELECTRICAL.
- (6) REMOVE EXISTING FRAME AND WINDOWS SAVE FOR REUSE FOR PLAN ON SHEET "A".
- (7) REMOVE/DISCARD EXISTING RAMP & WFL.
- (8) REMOVE EXISTING WINDOW DOOR & FRAME. PREPARE FOR MASOVERT WFL.
- (9) REMOVE PORTION OF CONCRETE SLAB AS INDICATED TO PREPARE FOR ADA RAMP & LANDING FROM SIDEWALK TO EXIST TOP OF FINISHED FLOOR.
- (10) REMOVE EXISTING COLUMN AND BEAM.
- (11) REMOVE EXISTING PARAPET & CAP.

**DEMOLITION LEGEND**

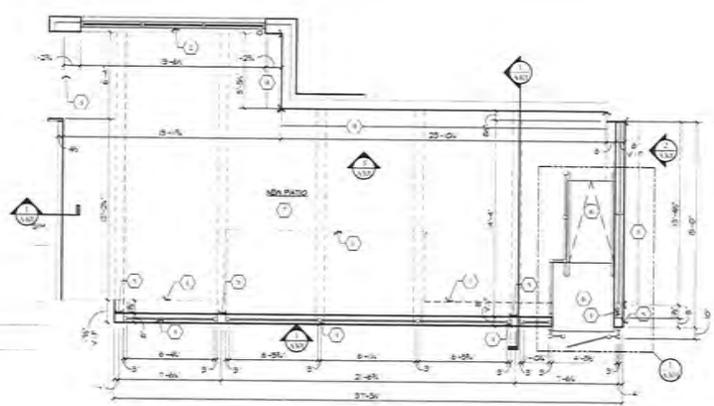
- EXISTING TO REMAIN
- - - - - EXISTING TO BE REMOVED



**1 WEST DEMOLITION ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH DEMOLITION ELEVATION**  
SCALE: 1/4" = 1'-0"



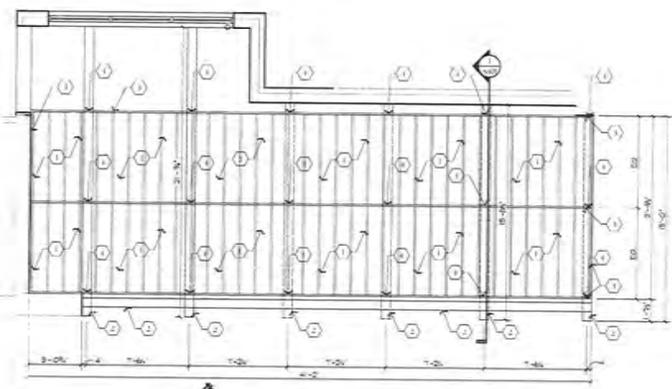
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN KEYNOTES:**

- 1 NEW CONCRETE SLAB AT DISMISSED RAMP LOCATION, MATCH EXIST.
- 2 EXISTING TRIM & HANDING TO NEW LOCATION.
- 3 NEW 8'-0" X 10'-0" STOREFRONT DOORS IN 2" ALUMINUM FRAME TRANSOM TO ALIGN W/ TOP OF EXISTING ADJACENT STOREFRONT FRAME.
- 4 NEW FENCE SEE ELEVATIONS ON ADD FOR DETAIL.
- 5 8" X 8" TUBE STEEL COLUMN.
- 6 NEW RAMP & LANDING W/ GATE.
- 7 TABLES & CHAIRS BY OWNER.
- 8 VERTICAL STEEL & ADD SLAT SYSTEM SEE ELEVATIONS ON ADD.
- 9 ADD SLAT WALL SYSTEM SEE SHADO FOR DETAIL.

**FLOOR PLAN LEGEND:**

- EXISTING TO REMAIN
- NEW PARTITION



**REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"

**REFLECTED CEILING PLAN KEYNOTES:**

- 1 2x8 TIMBER TREATED & STAINED ADD SLAT SYSTEM @ 4'-00"
- 2 8" X 8" TUBE STEEL BEAM
- 3 2" X 8" TUBE STEEL FRAME
- 4 BOLTED/WELDED CONNECTION POINT OF 8" X 8" TUBE STEEL BEAM & 2" X 8" TUBE STEEL FRAME

PROJECT  
18099

**ALIBI BAR & GRILL**  
PATIO CONSTRUCTION  
1510 HWY. 25, DALLAS, TEXAS 75243

**BÂTIR**  
BÂTIR ARCHITECTURE, LTD.  
1127 E. 14TH STREET, SUITE 100, DALLAS, TEXAS 75216  
WWW.BATIRARCHITECT.COM

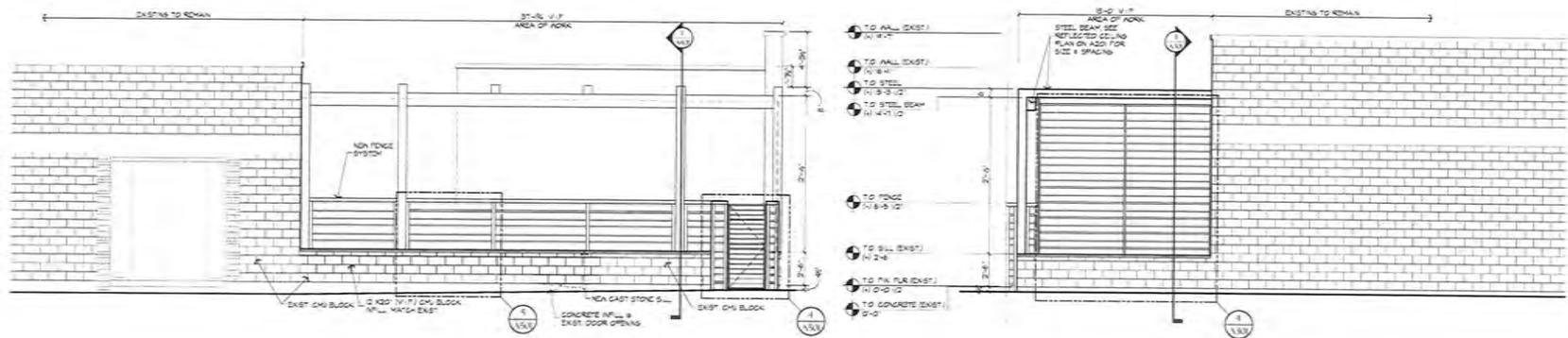
FLOOR PLAN &  
REFLECTED CEILING  
PLAN

ISSUED:  
04-07-18  
BASED FOR REVIEW

A CONTRACT SET  
SHOULD BE REFERENCED TO THIS SET.

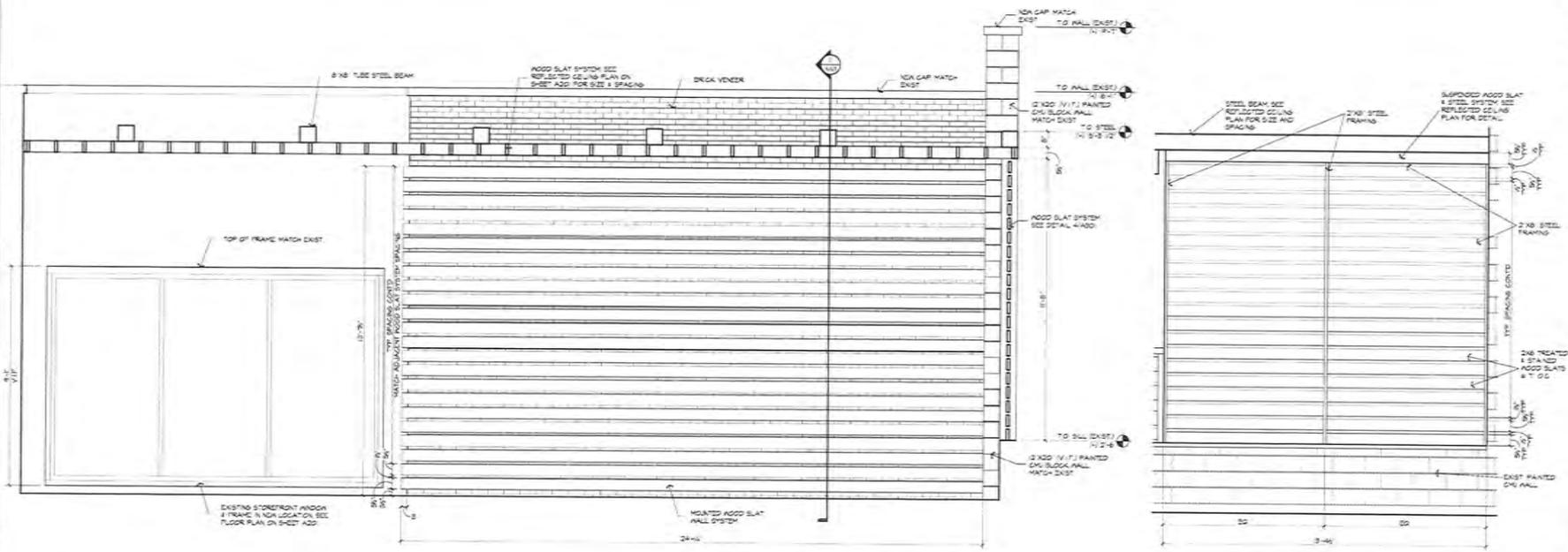
SCALE:  
1/4" = 1'-0"

A201



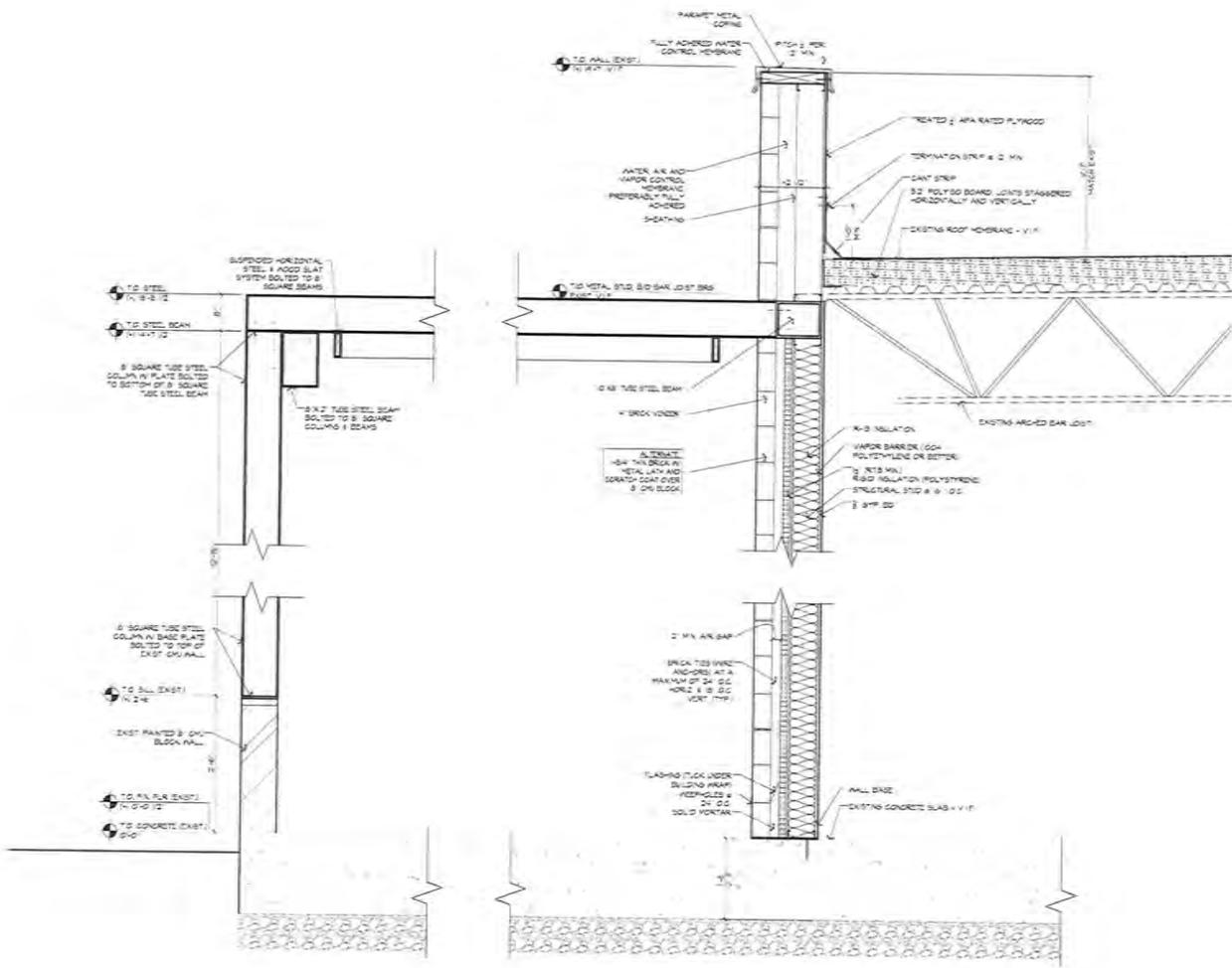
**1 WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

**2 SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 ENLARGED PATIO ELEVATION**  
SCALE: 1/4" = 1'-0"

**4 ENLARGED WOOD SLAT SYSTEM DETAIL**  
SCALE: 1/4" = 1'-0"



1 TYPICAL WALL SECTION

PROJECT: 1809

ALIBI BAR & GRILL PATIO CONSTRUCTION

120110101 BY: G. B. G. DATE: 11/11/11

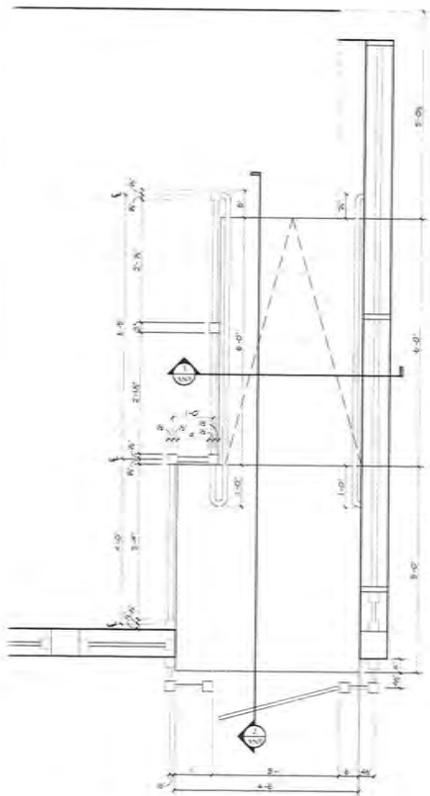
**BATIR**  
 B&G ARCHITECTURE LLP  
 10111 101ST AVE. SUITE 100  
 RICHMOND, BC V6V 2G9  
 WWW.BATIRARCHITECT.COM

WALL SECTION

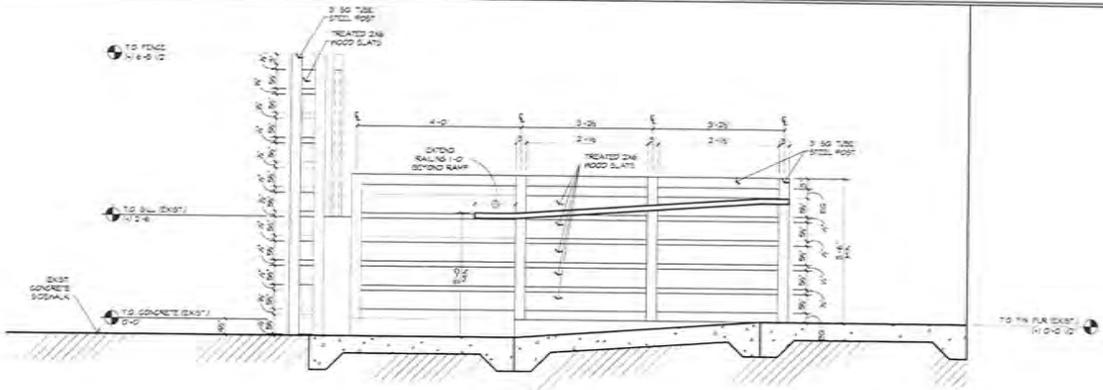
ISSUED:  
 SHEET 8  
 BASED FOR REVIEW

SCALE:  
 1/4" = 1'-0"

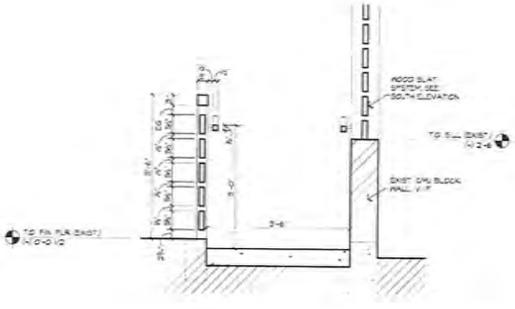
A401



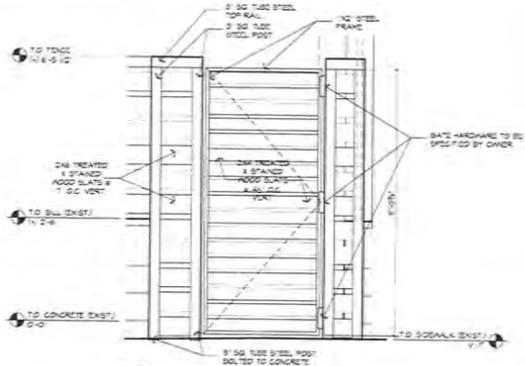
**1 ENLARGED RAMP PLAN**  
SCALE: 1/4" = 1'-0"



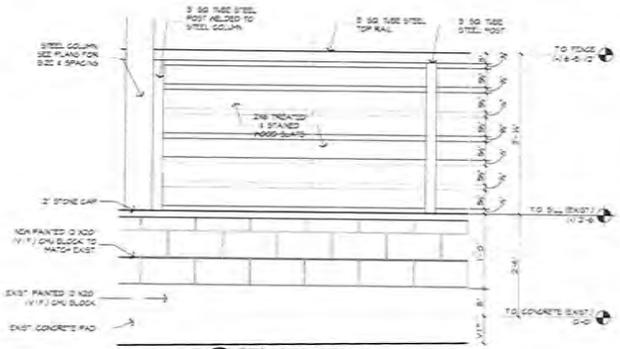
**2 RAMP SECTION**  
SCALE: 1/4" = 1'-0"



**3 RAMP SECTION**  
SCALE: 1/4" = 1'-0"



**4 GATE DETAIL**  
SCALE: 1/4" = 1'-0"



**5 FENCE DETAIL**  
SCALE: 1/4" = 1'-0"

PROJECT: 18039

**ALIBI BAR & GRILL**  
PATIO CONSTRUCTION

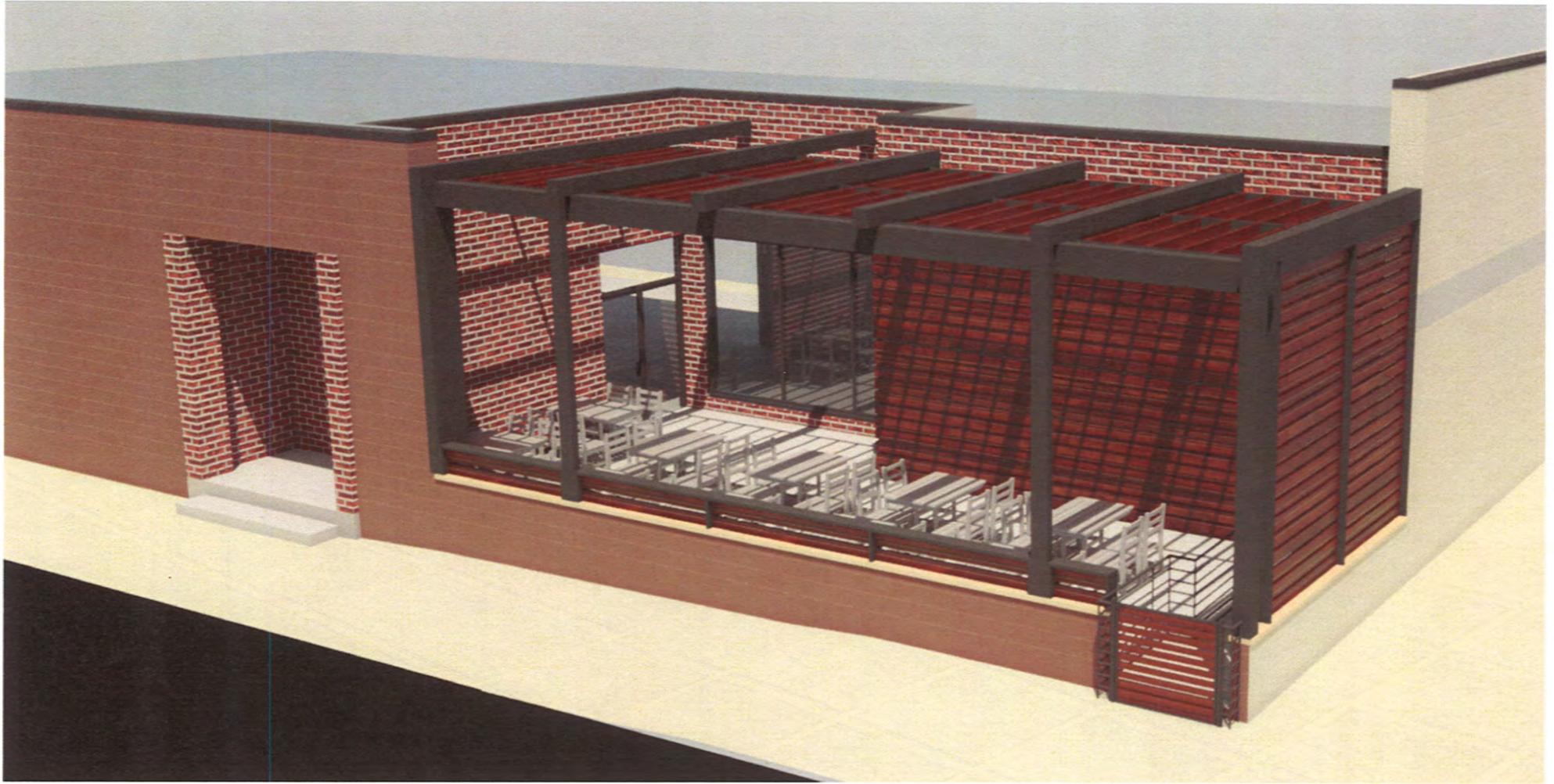
**BÂTIR**  
BÂTIR ARCHITECTURE LTD.  
1511 PLAZA W. SUITE 2200 ST. CATHARINES, ONTARIO  
WWW.BATIRARCHITECT.COM

ENLARGED RAMP PLAN  
SECTION & DETAIL

ISSUED:  
CHECKED FOR REVIEW

SCALE:  
1/4" = 1'-0"

A501







rather see them use wood or a composite material. Chairman Norris suggested tabling the discussion until the next meeting so that the homeowners could research the use of other products.

**A motion was made by Mr. Krahenbuhl and seconded by Dr. Smunt with a unanimous voice vote to table the COA until the next meeting.**

**9. COA: 203 N. 4<sup>th</sup> Ave. (fence)**

Kristin Kotsakis, the homeowner, was present.

The proposal is for a 4 ft. high, black aluminum fence to go along the front and side yards. The remaining yard will consist of shared fencing with the neighbor. Dr. Smunt supported the use of a metal fence. No other comments were made.

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

**10. COA: 515 Walnut St. (fence)**

Karen and Brian Graf, the homeowners, were present.

The proposal is for a 4 ft. high aluminum fence to replace an existing fence. The historic gates will be reused. Dr. Smunt said it is a very Victorian era style that fits in well with the design of the home.

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

**11. COA: 12 N. 3<sup>RD</sup> St. (demo portion of building, patio)**

Rich Simpson, applicant, was present.

The proposal is to remove part of the building at the southwest corner to make room for approximately 750 square feet of patio space. Dr. Smunt asked if it would be possible to keep portions of the wall. Mr. Simpson said he needs to take out 14 feet of that wall in order to meet the code requirements to allow smoking on the patio.

Mr. Krahenbuhl noted the design presented looks completely different from the rest of the building. Mr. Simpson said he intends to work with an architect on a more cohesive design after he receives approval to move forward with this project. Dr. Smunt said they need to see a scaled drawing. Mr. Kessler does not support opening the roof. He would prefer to see something that

does not alter the structure so dramatically. The Commissioners stated they need further information to review. Mr. Simpson agreed to return with architectural drawings.

**A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to table the COA until the applicant can present a draft scaled drawing of the proposal showing the floor plan and scaled renderings of the south and west elevations.**

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

Rachel Hernandez and Steve Brown, tenants at 619 W. Main Street, were present. They were seeking feedback on signage. The sign would be located on the west side of the building. It is made of wood/plywood with an MDO overlay. Chairman Norris said wood does not hold up very well and suggested using synthetic materials. Dr. Smunt said the proportions look fine, but the shutters on the building are very distracting to the sign. The Commissioners discussed the graphics and suggested using bigger fonts. Ms. Hernandez will follow-up with Mr. Colby in regards to being added to the next meeting's agenda.

### **a. Discussion regarding potential changes to COA procedure**

Mr. Colby said based on their previous discussion, they are proposing to scale back on making changes to the COA process. He noted they still may want to institute a process of having an application form with the submittal requirements. However, they may work within the existing ordinance timeframes. This might include having the deadline to submit items be the week before the meeting (on Wednesday); with posting the meeting packet on the website on Friday, giving Commissioners time to review the materials and ask questions; and sharing that with the applicants on Monday so they can gather further information to bring to the meeting on Wednesday. The current process lacks an effective way of verifying that all the materials have been received. A new process will help limit the number of items that get tabled for further discussion.

### **b. Status of Municipal Plaza History in Plain View plaque**

The plaque has been re-installed.

### **c. Election of Officers**

Mr. Kessler nominated Chairman Norris to continue as Chairman. He accepted.

**A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to nominate Chairman Norris as Chairman.**

Mr. Pretz nominated Dr. Smunt as Vice Chairman. He accepted.

**A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to nominate Dr. Smunt as Vice Chairman.**

privacy cedar fence that would be placed across the back and up the sides of the property, stopping at the house and garage.

**A motion was made by Mr. Kessler and seconded by Ms. Mann with a unanimous voice vote to approve the COA.**

**b. 12 N. 3<sup>rd</sup> Street (Patio)**

Mr. Rich Simpson, applicant, was present. He is proposing demolition of part of the building to make room for a 750 square foot patio. This request was discussed at the 5/16/2018 meeting and was tabled by the Commission until scaled drawings displaying a floor plan was provided.

Mr. Simpson stated that there will be no change to the front of the building. All of the materials that will be used will be the existing materials that are on the building now. Mr. Simpson said there will be scaled drawings presented at time of applying for permits. To maintain the compatibility of the building as well as the architecture and style, Mr. Kessler would not be in favor of removing the roof. His preference is to see alternations at their minimal best that would offer an easy transition back to their original condition. Mr. Kessler would like to see drawings of how the original bowed roof will tie into the overall design. With the roof removed, Mr. Simpson feels that it provides the look and atmosphere of a patio. Excluding, the former Chord on Blues building, no other commercial patios have a roof in St. Charles.

Dr. Smunt is in favor of using existing materials. He does not see the roof as a significant component of the building and is not opposed to what is being proposed. (Mr. Colby confirmed that this building is rated as non-contributing). Mr. Pretz added that he is unable to visualize what the patio would look like without a roof. For clarity purposes, Dr. Smunt requested the applicant provide a scaled, 3-dimensional rendering, showing how the north and east walls connect with the arch of the roof. Dr. Smunt suggested incorporating beams into the patio ceiling as this would carry the same look currently found on the inside of the building. To provide a better visual of what is being proposed, the Commission planned to visit the property after this meeting concluded.

**A motion was made by Mr. Kessler and seconded by Ms. Mann with a unanimous voice vote to table the COA discussion regarding the proposed patio at 12 N. 3<sup>rd</sup> Street, pending receipt of scaled, 3-dimensional drawings.**

**6. Grant Applications**

None.

**7. Preliminary Reviews – Open forum for questions or presentation of preliminary concepts to the Commission for feedback.**

**b. 12 N. 3<sup>rd</sup> St. (Patio)**

Rich Simpson, the owner, was present.

The Commissioners reviewed a drawing that was submitted showing the intersection of the roof and the parapet wall. Mr. Simpson was seeking direction as to how to proceed with obtaining the construction drawings.

Dr. Smunt said the addition of the outdoor space will not have a negative impact on the structure's architecture or the surrounding area. Ms. Malay mentioned they have tried for years to get more outdoor dining in the downtown area and this proposal was in keeping with that vision. However, she questioned if there was any control over liquor and asked if Mr. Simpson had contacted the Liquor Commission yet. Mr. Simpson stated he was advised to get approval from the Historic Preservation Commission first.

Mr. Colby suggested the Commission table the item until the construction drawings were provided. He noted the Commission could also provide a recommendation to the Liquor Commission to help move that process forward. Based on the feedback provided, Mr. Simpson would be able to proceed with obtaining his construction drawings.

**A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to recommend approval to the Liquor Commission of a liquor license based upon a favorable opinion of the design and contingent upon the final drawings being submitted. The COA will be issued after construction plans are reviewed.**

**A motion was made by Ms. Malay and seconded by Mr. Kessler with a unanimous voice vote to table the COA review.**

**c. 117 N. 5<sup>th</sup> Ave. (Garage doors)**

The proposal was for the replacement of the garage door and the side entry door. Dr. Smunt supported the use of the larger garage door, but felt the side door should mimic the craftsman style of the front door and/or windows. He suggested changing the configuration of the windows to a vertical style. The current side door is too colonial in style and does not match the home. A suggestion was made to look into using Stockbridge II designed window inserts and a ranch designed door.

**A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA contingent upon using craftsman style doors.**

**6. Grant Applications**

None.