

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 218 Indiana St.		
	<b>Significance:</b>	Non-Contributing		
	<b>Petitioner:</b>	Rachel Hitzemann, City Planner		
	<b>Project Type:</b>	Demolition		
	<b>PUBLIC HEARING</b>		<b>MEETING 5/15/24</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>		<b>Additional Requested Documents:</b>		
Photos				
<b>Project Description:</b>				
<p>The property at 218 Indiana St. has been purchased by a developer wanting to demo the current multi-tenant building and construct a new mixed use building with an office on the first floor and residential on the second and third floor.</p> <p>The developer submitted for a Zoning Variance request for increased lot coverage in early 2023. As part of that review, the Historic Commission reviewed proposed plans and made a positive recommendation to the Zoning Board of Appeals.</p> <p>In January of 2024, the developer submitted for a demo and building permit. After review of the proposed plans, the City’s engineer determined that the design of the building would need to be modified due to safety reasons surrounding the placement of one of the garage doors. The COA application for demo and construction of the new building was put on hold until the applicant could provide revised drawings.</p> <p>While the applicant has been under the permit review process, the building has continued to deteriorate to a point where it is unsafe. Since the building is currently vacant, squatters have begun living in the building. The Assistant Director of Community Development- Building and Code and the Chief of Police have communicated with CD staff that the building is unsafe and needs to be demolished. The Historic Commission conducted a site visit a few years ago and noted at that time that the building was suitable for demolition.</p>				
<b>Staff Comments:</b>				
Photos will be provided at the meeting				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation on approval of the COA</li> </ul>				