		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
		<b>Agenda Item Title/Address:</b>		Concept Plan Review: St. Charles Library		
		<b>Proposal:</b>		Concept Plan to enlarge building and parking lot		
		<b>Petitioner:</b>		St. Charles Library/ Sheehan Nagle Hartray Architects		
<b>Please check appropriate box (x)</b>						
		<b>PUBLIC HEARING</b>			<b>MEETING 7/17/19</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>						
	Certificate of Appropriateness (COA)			Façade Improvement Plan		
	Preliminary Review			Landmark/District Designation		
	Discussion Item		X	Commission Business		
<b>ATTACHMENTS:</b>						
Concept Plan application; Aerial photo; Proposal Summary, Proposed Site Plan						
Architectural Survey						
Minutes from 12/5/18						
<b>EXECUTIVE SUMMARY:</b>						
<p><b>Background:</b></p> <p>The St. Charles Library has submitted a Concept Plan application for feedback on the addition to the building and a parking reconfiguration for their lot. The concept plan includes additions to the north and north east portion of the existing building. It would also remove a portion of Walnut Ave and S 6<sup>th</sup> Ave to provide for an enlarged parking lot. A site plan has been provided and building elevations will be presented during the meeting.</p> <p>This project was previously discussed at the 12/5/18 meeting. The minutes from that meeting have been attached. Commission comments centered on the best location for a main entrance and the importance of the Carnegie portion of the building.</p> <p><b>Information on the Concept Plan Review Process:</b></p> <p>The purpose of the Concept Plan review is to enable the applicant to obtain informal input from the Historic Preservation Commission, Plan Commission and City Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings.</p> <p>For properties within a Historic District and for designated Landmarks, and for properties within 250 feet of a Historic District or designated Landmark, the Zoning Ordinance calls for the Historic Preservation Commission to review the Concept Plan and comment regarding its potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.</p>						
<b>RECOMMENDATION / SUGGESTED ACTION:</b>						
Provide comments regarding the Concept Plan's potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts. Comments will be forwarded to the Plan Commission (on 8/6/19) and Planning & Development Committee of the City Council (on 8/12/19).						

# CITY OF ST. CHARLES

TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

## CONCEPT PLAN APPLICATION

### CITYVIEW

Project Name: \_\_\_\_\_

Project Number: \_\_\_\_\_-PR-\_\_\_\_\_

Application Number: \_\_\_\_\_-AP-\_\_\_\_\_

*Received Date*

*To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.*

*When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Location: St. Charles Public Library District	
	Parcel Number (s): 09-27-466-010, 09-27-472-002, 09-27-472-007, 09-27-467-008, 09-27-472-003, 09-27-472-008, 09-27-467-009, 09-27-472-004, 09-27-472-009, 09-27-467-012, 09-27-472-005, 09-27-467-013, 09-27-472-006; 09-27-472-001	
	Proposed Project Name: St. Charles Public Library District Renovation Project	
<b>2. Applicant Information:</b>	Name St. Charles Public Library District	Phone 630-584-0076
	Address  1 S. Sixth Avenue	Fax 630-584-9262
		Email <a href="mailto:ecraig@scpld.org">ecraig@scpld.org</a>

<b>3. Record Owner Information:</b>	Name: St. Charles Public Library District	Phone 630-584-0076
	Address 1 S. Sixth Avenue	Fax 630-584-9262
		Email ecraig@scpld.org

**Please check the type of application:**

☒ **PUD Concept Plan:** Proposed Name: St Charles Public Library

☐ **Subdivision Concept Plan** Proposed Name: \_\_\_\_\_

☐ **Other Concept Plan** \_\_\_\_\_

**Zoning and Use Information:**

Current zoning of the property: CBD-2 Mixed Use Business District

Is the property a designated Landmark or in a Historic District? Yes

Current use of the property: Public Library

Proposed zoning of the property: No Change (CBD-2) PUD? \_\_\_\_\_

Proposed use of the property: No Change (Public Library)

Comprehensive Plan Designation: \_\_\_\_\_

**Attachment Checklist**

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000

4 or more	\$3,000	\$5,000	\$7,000	\$10,000
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☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☒ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☒ **AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

☒ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

**Concept Plans shall show:**

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

☒ **SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

**NOT APPLICABLE**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.


- ☐ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

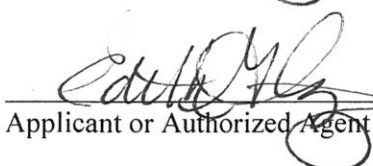
**NOT APPLICABLE**

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

 \_\_\_\_\_ 5-15-19  
Record Owner Date

 \_\_\_\_\_ 5-15-19  
Applicant or Authorized Agent Date

July 17, 2019

St. Charles Public Library  
1 S. Sixth Avenue  
St. Charles, IL 60174

Re: Summary of Development

St. Charles Public Library District's purpose is public service. Library staff is too dedicated to let facility limitations compromise the service it provides, but the accumulation of facility limitations together with ever-evolving trends in library services require facility improvements identified a decade ago. The proposed remodeling and expansion represent a functional and fiscally responsible way for the Library to continue to furnish excellent services.

The proposed project takes this opportunity to reintegrate the historic Carnegie Library into the Library's daily activities. The 1960s addition marginalized the Carnegie and this was reinforced by a 1980s addition that relocated the Library's entry and primary service points as far from Carnegie access as was possible in the plan. This was not the intent, but a consequence of other considerations including parking access.

The proposed design relocates the Library entry again, this time on axis opposite the Carnegie as a complementary piece. This re-alignment creates a primary circulation route through the Library connecting entry and service points with historic Carnegie rooms. Existing Carnegie interiors will be preserved, freshened with new finishes and lighting.

The architecture for the new entry takes its cues from the original Carnegie Library building without mimicking it. Like the Carnegie, the new entry expansion is covered by a hip roof with a lone gable that announces building entry, in this case facing south towards parking. This south-facing orientation also shields the entry from traffic noise on Route 64, an issue that has always vexed considerations for repurposing the original Carnegie entry and garden area.

The other proposed expansion of the Library is a one-story addition along the north side facing Route 64. The architecture for this addition also takes cues from the original Carnegie building in the tri-partite division of its north façade. This façade together with the taller roof of the entry addition will give the Library a civic presence along a main street that it currently lacks.

Proposed additions will be clad in glass and brick that matches original Carnegie brick. New steep-sloped roofing will consist of composite shingles that imitate slate. Shingle roofing will provide a unifying element between the Carnegie, the 1960s and 1980s additions and the proposed design.

Existing Library interiors will be renovated to address contemporary public library space needs like small meeting and tutoring rooms, a dedicated teen room and a maker space. The renovation will also leverage the Library's existing two-story space to create a contemporary version of a grand library reading room. Public

spaces will be centrally located with staff spaces surrounding them to facilitate way-finding and maximize flexibility to adapt to future needs.

Another significant feature of the proposed design is a new east-facing courtyard that will introduce abundant natural light into the lower level Children's area, add a secure outdoor program space and create a garden-like transition between parking and entry for Library visitors. The proposed design imagines playful sculptures, like the rabbit bronze outside the existing Library entry, atop guardrail posts as a way of leveraging the St. Charles community's support of the arts.

Site design takes a master planning approach that incorporates St. Mark's Lutheran Church's site and parking together with the Library's to create a unified parking lot. Existing detention along Illinois Street will be retained and expanded as required to meet storm water management requirements. The Library is coordinating with the Park District the development a new natural play lot at the corner of Illinois and 6<sup>th</sup> Street.

The master plan proposes the vacation of the existing Walnut Street and Sixth Street in order to create one expanded contiguous parking area to be shared by the library and St. Mark's Lutheran Church.

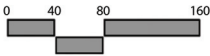
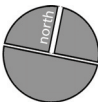
The library building use does not change with the proposed additions.

The existing building site is located within the CBD-2 Zoning District within the Historic District. In accordance with the zoning district requirements, the maximum proposed building height is 40'-0". The proposed site area, including portions of the vacated streets, is 3.3 acres/189,000 sf. The existing building and proposed additions have a building footprint of 32,000 sf which is under the 40% maximum building coverage allowed.

The maximum gross floor area per building allowed in the CBD-2 district is 10,000 sf. The existing library building has a gross floor area of 58,050 sf. The proposed building gross floor area is 66,000 sf. This gross floor area is over the allowable and will require a zoning exception as part of the PUD process.

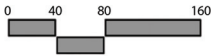
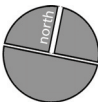


aerial photo





site plan

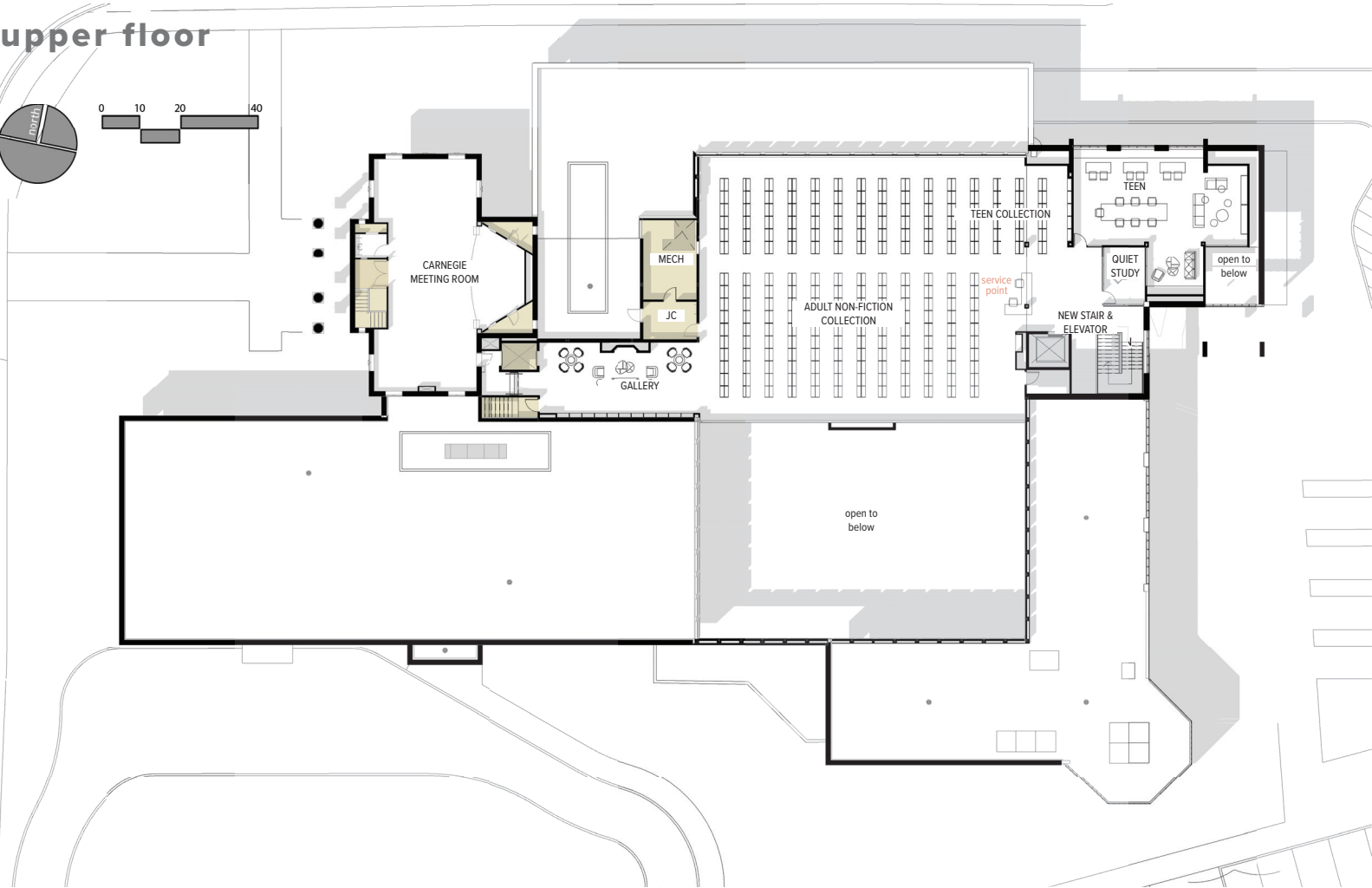


main floor



lower level







ST. CHARLES HISTORIC PRESERVATION COMMISSION

# ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

## ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

## ARCHITECTURAL SIGNIFICANCE

☒ Significant

☐ Contributing

☐ Non-Contributing

## BUILDING CONDITION

☒ Excellent: Well-maintained

☐ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

## ARCHITECTURAL DESCRIPTION

**Style:** Classical Revival

**Date of Construction:** 1907

**Source:** A Field Guide to American Architecture

### Features:

Originally an Andrew Carnegie library building. Simple and dignified, monumental in appearance with four columns supporting an entablature and full pediment at the west facing portico. Round top entrance door with keystone and two side windows suggesting Palladian motif. Major additions built in 1970's and in 1988.



### Address:

1 South 6th Avenue

### Representation in Existing Surveys:

☐ Federal

☒ State

☐ County

☐ Local

**Block No.** 51

**Building No.** 1

**SURVEY DATE:**

MAY 1994

ROLL NO. 16

NEGATIVE NO. 2





ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
**ST. CHARLES CENTRAL DISTRICT**  
**ST. CHARLES, ILLINOIS**

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 2



ROLL NO. 6

NEGATIVE NO. 19

**Address:**

1 South 6th Avenue

**Remarks:**

South Elevation.

**Block No. 51**

**Building No. 1**



ROLL NO. 17

NEGATIVE NO. 34

**Address:**

1 South 6th Avenue

**Remarks:**

East Elevation.

**Block No. 51**

**Building No. 1**





ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
**ST. CHARLES CENTRAL DISTRICT**  
**ST. CHARLES, ILLINOIS**

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

1 South 6th Avenue

**Remarks:**

West Elevation.

**Block No. 51**

**Building No. 1**

**ROLL NO. 16**

**NEGATIVE NO. 1**



**Address:**

1 South 6th Avenue

**Remarks:**

North Elevation.

**Block No. 51**

**Building No. 1**

**ROLL NO. 15**

**NEGATIVE NO. 36**

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, DECEMBER 5, 2018  
COMMITTEE ROOM**

**Members Present:** Norris, Malay, Mann, Pretz, Smunt, Krahenbuhl, Kessler

**Members Absent:** None

**Also Present:** Russell Colby, Community Development Division Manager  
Rachel Hitzemann, Planner

**1. Call to order**

Chairman Norris 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. Mr. Kessler arrived at 7:01 p.m.

**3. Approval of Agenda**

No changes were made to the agenda.

**4. Presentation of minutes of the November 7, 2018 meeting**

**A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the minutes of the November 7, 2018 meeting. Mr. Krahenbuhl abstained.**

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

**a. St. Charles Library Renovation**

Edith Craig, Director of the St. Charles Public Library, was present to discuss the plans to renovate and expand the library and parking lot.

Dr. Smunt said placing the entrance on the NE corner of the building may make it more visible from Rt. 64, but the extensive landscaping plans may actually block it. He felt people traveling on Rt. 64 were just trying to get through town and would not actually be looking at the building. Therefore, the intention of using this entrance to make the building more noticeable may not be successful. Ms. Craig said moving the entry to this location will allow them to include an

elevator for better access to each level of the building. She also noted the results of the strategic planning process showed that people did not find the current entry very welcoming. Mr. Krahenbuhl asked if they could have two entrances. Ms. Craig advised this would pose a greater security risk and staffing issue as more staff would be needed to man each door.

Ms. Craig stated the architects they are working with specialize in additions to historic buildings. Mr. Pretz felt the Carnegie portion represented the most historic portion of the library and suggested being sensitive to this architecture when considering future additions.

Ms. Craig will keep the Commission updated as their plans progress.

#### **b. First Street Lot 8**

The City issued a Request for Proposals for developers looking to construct the remaining buildings of the First Street project. Frontier Development is interested in Lot 8. Curt and Conrad Hurst from Frontier Development were present to obtain feedback on their preliminary design.

Curt Hurst said they considered the parking opportunities when they designed the building. The expected use would be for a single user office building on the second floor and a single user restaurant on the first floor. They would like to attract an upper-end tenant for the restaurant. He reviewed the features of the elevation designs. The glass parapet on the top of the building is intended to be a railing for possible rooftop use by the restaurant.

He provided examples of their materials. The intent is to use some familiar common brick as the brick element. The ACM panels would have a wood grain effect.

Chairman Norris expressed concerned over the building being built so close to street. He felt it might be somewhat tight on the sidewalk when people are going in and out of the entrance and when cars are coming down the street.

Ms. Malay said the arch area is rather empty and suggested using it for signage. The representatives hope the office user would find value in having signage in that area. Mr. Pretz suggesting re-working the arch area in a way that matches the building better. Dr. Smunt felt it didn't match any other element on the building and said it needs more to it. Conrad Hurst said when they responded to the RFP they put together a basic drawing and received favorable feedback, so they kept it. They will consider making it a little less pronounced.

Mr. Krahenbuhl asked about adding third floor office space instead of a rooftop for the restaurant. Curt Hurst said it's not economically practical to do that.

Overall, the Commissioners were in favor of the project on this lot.

### **6. Landmark Applications**