



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC3

Title: Motion to approve a Resolution Denying a Certificate of Appropriateness (217 Cedar Avenue)

Presenter: Rita Tungare

Meeting: City Council Date: February 20, 2018

Proposed Cost: Budgeted Amount: N/A Not Budgeted:

**Executive Summary** (if not budgeted please explain):

On February 12, 2018, Planning & Development Committee voted 7-1 to recommend denial of a Certificate of Appropriateness (COA) for demolition of the primary structure and rear addition of 217 Cedar Avenue. Attached is a resolution denying the COA based on the findings of the Historic Preservation Commission.

The applicant and property owner, Baker Memorial United Methodist Church, has requested that the City Council not take action to approve the denial resolution, and instead take the following actions:

- Provide a 90-day extension for further consideration of the COA. (Alternately, the Council can grant an extension of a different time frame)
- Refer the item back to Planning & Development Committee. (Alternately, the Council can keep the item before the Council).

In the event that the Council does not wish to grant a further extension, Baker Memorial United Methodist Church has requested that the COA request be withdrawn prior to a vote.

In the event the Council votes to approve the attached resolution to deny the COA, then the same COA request could not be made for a one-year period, unless the request was modified. Within this one-year period, if there is a request to demolish the building, it would need to be based on new information or other plans for the use of the property.

In the event the Council decides to change the Committee recommendation from denial to approval of the COA, then the Council would need to provide direction to staff to draft revised findings, which would be brought back before the Council at a future meeting.

**Attachments** (please list):

- Email from Charles Freiburger, president of the Board of Trustees at Baker Memorial United Methodist Church, 2/16/18
- Resolution

**Recommendation/Suggested Action** (briefly explain):

Motion to approve a Resolution Denying a Certificate of Appropriateness (217 Cedar Avenue)

---

**From:** Charles Freiburger <chfrei71@gmail.com>  
**Sent:** Friday, February 16, 2018 2:09 PM  
**To:** Colby, Russell  
**Subject:** City Council Agenda Request

Good Afternoon Russ,

After considering the procedural information you gave me a few days ago, we would like to request that the City Council consider two things with regard to our COA at its February 20, 2018 meeting:

First, we are asking for another 90-day extension that would allow us to revisit our request, in that we do not at this time have a clear understanding of the P&D Committee members' reasons for objecting to our COA request at the meeting this past Monday evening.

Second, we would ask that the City Council direct the P&D Committee to reconsider our COA once again at a later date, within that 90-day period (assuming the extension is granted). If reconsideration by that committee is not allowed due to the fact that they have already voted, then we would like to have an opportunity to address the issue in detail at a later date before the entire City Council (again, within the 90-day period).

If the extension is not granted at the meeting on Tuesday night, it is my understanding that I may verbally ask that our COA request be withdrawn before a final vote is taken. If I am wrong about that, please let me know. Otherwise, I will be present, and I will be prepared to ask for the withdrawal if necessary.

I'm presuming that this email to you is sufficient to get us on the agenda, but if there is something else I need to do, please let me know.

Thank you, again, for all of your expert guidance!

Sincerely,

Chuck Freiburger  
President, Board of Trustees  
Baker Memorial United Methodist Church

## **Statement in support of the denial of COA for demolition of 217 Cedar Ave (Approval of Historic Preservation Commission Resolution to Deny Demolition)**

Stephen Gibson

Vice Chairman, St. Charles Historic Preservation Commission

243 Valley View Dr

St Charles, IL 60175

630-715-1275

I do not believe the St. Charles City Council should grant any further delays in the process of denying this COA. We have given it due process and careful consideration over several meetings of the Historic Preservation Commission, as well as the P&D Committee, as well as site visits.

During the testimony of church representatives before the P&D Committee, the church has made it clear that they have considered no alternative to demolition up to this point. They have not responded to developers who have indicated an interest since that was not “in context” to their plans. They did not contact anyone to get pricing for remodeling the building or moving it to a new location. All that work was done by the Historic Preservation Commission and the City alone.

Statements by Pastor Mary have been clear that any changes in their plans would require a process that would take months or longer to come to agreement. I believe that at the time the first 90-day delay was approved, Pastor Mary said essentially that it didn't matter if we delayed 90 days or even 6 months, since the church would be unable to change their position during that time. And during the previous 90-day delay, no effort was made by the church to ascertain options in this process.

The COA applicant now comes back before the City Council and essentially asks to repeat the prior process of delay. The City has already determined that this is a historic structure in a historic district. The building is in stable, restorable condition, and the Historic Preservation Commission has denied the COA to demolish based on these grounds. The P&D Committee agreed and approved the resolution of denial.

The church has indicated that they wish to withdraw their COA request if they would be denied demolition. As this action would function the same as a denial of their COA, I would agree with that alternative. The only negative to rescinding the COA, instead of denial, is that the City Council could possibly have to revisit this demolition COA issue again during the coming year.

Respectfully submitted,

Stephen Gibson

**City of St. Charles, Illinois**  
**Resolution No. 2018-**

**A Resolution Denying a Certificate of Appropriateness**  
**(217 Cedar Avenue)**

**Presented & Passed by the**  
**City Council on \_\_\_\_\_**

WHEREAS, Baker Memorial United Methodist Church has requested a Certificate of Appropriateness for demolition of the primary structure and rear addition of 217 Cedar Avenue as described in the application attached hereto as Exhibit “E”; and

WHEREAS, the Historic Preservation Commission reviewed the request in accordance with the St. Charles Municipal Code, Title 17 “Zoning”, Chapter 17.32 “Historic Preservation”, Section 17.32.080 “Certificates of Appropriateness”, and recommended to the City Council denial of the Certificate of Appropriateness on October 18, 2017; and

WHEREAS, the Planning & Development Committee of the City Council reviewed the recommendation of the Historic Preservation Commission, the Historic Preservation Commission meeting minutes of October 18, 2017, and the Application for Certificate of Appropriateness as required under Section 17.32.080(E) of the Zoning Ordinance, and recommended denial of the Certificate of Appropriateness on February 12, 2018; and

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Historic Preservation Commission and Planning and Development Committee and has considered the same.

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings:

**4. Significance of a Site, Structure or Building**

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
- b. The following properties are presumed to have architecturally or historically significant features:
  - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
  - ii. Properties designated as landmarks pursuant to Section 17.32.300.
  - iii. All properties listed on the National Register of Historic Places.

- c. The following properties will sometimes have architecturally or historically significant features – properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
- d. The following properties will usually have little architectural or historic significance – properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.

**FINDING:**

**The building is classified as “Non-Contributing” in the 1994 Architectural Survey of the Central Historic District. The building is identified as the Barry House on the St. Charles Public Library Local Historic Buildings Listing. Historic information on the building was not available when the 1994 survey was conducted. Evidence presented during the review of the Certificate Appropriateness suggests that the building could be re-classified as “Contributing”. The following supporting exhibits are attached: Exhibit “A”- Photo of the original appearance of the structure; Exhibit “B”- Photo of the house after a remodeling in the 1940s; Exhibit “C”- 1898 Sanborn Fire Insurance Map showing the footprint of the house and addition; Exhibit “D”- Descriptive Statement of the Judge William D. Barry house supporting designation of the building as a Historic Landmark on the basis of historical significance.**

**2. General Architectural and Aesthetic Guidelines**

- a. Height  
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
- b. Proportions of the Front Façade  
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.
- c. Proportions of Windows and Doors  
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
- d. Relationship of Building Masses and Spaces  
The relationship of a structure to the open space between it and adjoining structures should be compatible.
- e. Roof Shapes  
The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures.
- f. Scale  
The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures
- g. Directional Expression  
Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.
- h. Architectural Details  
Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures.
- i. New Structures

New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.

**FINDING:**

**Demolition of the building would remove an example of Greek Revival Architecture that meets the General Architectural and Aesthetic Guidelines listed in Items 2a through 2h.**

**3. Secretary of the Interior's Standards for Rehabilitation**

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose.
- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.
- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive stylistic features, finishes and construction techniques or examples or skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.
- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used.
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment.
- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**FINDING:**

**Removal of the structure would not meet Secretary of Interior Standards for Rehabilitation, Items 3a, 3b and 3e. The photo attached as Exhibit "A" shows the original characteristics and architectural features of the building.**

- **3a. Demolition of the building would constitute a significant change, rather than a minimal change, that would eliminate the defining characteristics of the building.**
- **3b. Demolition of the building would eliminate the distinguishing original qualities and historic character of the building.**

- **3e. Demolition of the building would eliminate distinctive features that characterize the building.**

**4. Code Conflicts**

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.

**FINDING:**

**Not applicable.**

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois to deny the Certificate of Appropriateness for demolition of the primary structure and rear addition of 217 Cedar Avenue, attached hereto at Exhibit "E".

PRESENTED to the City Council of the City of St. Charles, Illinois, this 20<sup>th</sup> of February, 2018.

PASSED by the City Council of the City of St. Charles, Illinois, this 20<sup>th</sup> day of February, 2018.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 20<sup>th</sup> day of February, 2018.

---

Raymond P. Rogina, Mayor

ATEST:

---

Chuck Amenta, City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

**Exhibit "A"**

**Photo of the original appearance of the structure**

17 01  
A



**Exhibit "B"**

**Photo of the house after a remodeling in the 1940s**

"B"



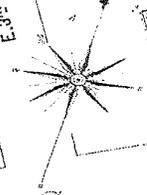
**Exhibit "C"**

**1898 Sanborn Fire Insurance Map showing the footprint of the house and addition**

JUNE 1888  
ST. CHARLES  
ILL.



River



Scale of Feet

C

**Exhibit "D"**

**Descriptive Statement of the Judge William D. Barry house supporting designation of the building as a Historic Landmark on the basis of historical significance**

"D"

# 217 CEDAR AVE

## JUDGE WILLIAM D BARRY'S HOUSE

### DESCRIPTIVE STATEMENT

#### PROPERTY DESCRIPTION

The home is a simple two story building, oriented north and south on the lot. It appears to be stuccoed and there is some evidence from the roof line design details that the building was designed in a Greek Revival style. The front of the building is non-descript with a pedimented door in the first floor and evidence of a decorative fan motif in the stucco at the top of the front wall below the crest of the roof. The rear of the house includes an addition to the house on the first floor and what appears to be a door leading to the basement or lower level of the home. Sanborn maps from 1898 indicate that this addition is original to the home, although the lower level door was on the west rear side of the building. Recent photos show deterioration in the concrete walks around the house and may evidence some structural repairs are necessary.

#### HISTORY OF PROPERTY

Judge Barry moved to St. Charles in April, 1840, according to Samuel W. Durant's History of St. Charles, Illinois, Revised and Corrected published in 1885, He had practiced earlier in Ohio courts after his admission to the bar there. At once Judge Barry became a highly effective and popular attorney within Kane County.

Soon after Judge Barry moved to St. Charles he either had this house on present day Cedar Avenue built or he purchased it. The house originally had a stone exterior which has since been covered with a stucco coating. About 1921 when Miss Edith Kohlert's brother-in-law, Frederick Rasmussen purchased the house, the stone was the exterior material and at that time was coated with stucco.

According to Miss Edith Kohlert, long term secretary to the late Mayor I. G. Langum, when interviewed on July 18, 1967, Abraham Lincoln was a friend of Judge Barry's, and came to St. Charles on occasion for visits, He is reputed to have slept in this house, possibly on more than one occasion in one of the upstairs bedrooms.

Miss Kohlert also noted that the interior of the house is not the original. Here again about 1921 when her brother-in-law purchased the property, he had to complete major repairs to make the house attractive and useable. At that time the entire interior of the house had to be rebuilt for he had purchased nothing more than a shell.

## NOTABLE OCCUPANTS OF THE HOME

Judge William D. Barry, already mentioned. Judge Barry is truly one of the leading historical figures in St. Charles and Kane County history. Besides his work as an able attorney, he served as Kane County Judge and had many future judges, attorneys and others who studied law in his office on Main St. As a friend of Gen. Farnsworth, and classmate of Abraham Lincoln, Judge Barry was a powerful figure during the Civil War.

Here is additional information on Judge Barry from Samuel Durant's History of Kane County:

"During his residence in St. Charles, [Judge Barry] served three terms as judge of the county court, and during his forty-five years of residence had been a continuous and prominent practitioner in the various courts in northern Illinois, both State and Federal."

"During all the years of General John F. Farnsworth's congressional career [Judge Barry] was emphatically his right-hand man and firm supporter, and was chiefly instrumental in securing several of the later nominations of his old friend against a tremendous pressure from other counties for a rotation of the office."

## FREDERICK RASMUSSEN AND EDITH KOHLERT (SISTER-IN-LAW)

Frederick Rasmussen was a superintendent at the **St. Charles Milk Sugar Company**, located north of Main Street, along the Fox River. In later life, he apparently became a carpenter, according to census records. Edith Kohlert occupied this house beginning in 1942. That year she and her late father moved into the house to reside with her late sister. Edith was secretary to St. Charles Mayor I. G. Langum. She also served on the campaigns of several other mayors. She was the sister of St. Charles businessman, Henry "Cap" Kohlert, who competed in 3 Indy 500 races, started the DuPage Airport, and owned an auto dealership in St. Charles. Edith continued to reside in the home until her death in 1973. The home then was sold to the Baker United Methodist Church in ~~1975~~:

JUNE 1993

## STRUCTURAL CHANGES

Edith Kohlert describes significant interior modifications made by her brother in 1921 when he purchased the property. In addition, the building was covered in stucco at some point, probably at about the same time the interior was modified. Miss Kohlert gives no indication of addition changes made later. There does not appear to have been any significant exterior modification or maintenance performed to the exterior of the building after its purchase in 1975 by the current owner.

## REASONS TO DECLARE THIS A HISTORICAL LANDMARK

Given the depth and breadth of history that has occurred directly within the four walls of this building, as well as its location near some of the most significant early settlement of St. Charles (the Franklin homestead, the Hunt House, the Eastside Park – now Baker Memorial Park, Penny's Brickyard, the Chamberlain House, Judge Barry's Law Office), this building helps complete the story of where St. Charles came from, and why it is the city it is today.

The addition of the stories of Frederick Rasmussen and his sister-in-law, Edith Kohlert, longtime secretary to one of the most beloved and honored Mayors in St. Charles history, as well as the more apocryphal linkages to Abraham Lincoln and Gen. Farnsworth, only strengthens the case that this home represents a singular opportunity to preserve the heritage of St. Charles in a way that can help make future generations of St. Charles residents understand how St. Charles developed from a shallow ford in the Fox River to the great city it is today.





**Exhibit "E"**  
**Application for Certificate of Appropriateness**  
**Dated 10/13/17**

**BAKER MEMORIAL  
UNITED METHODIST CHURCH**

*A traditional church for a modern world*

Rev. Mary Zajac, *Pastor*

October 13, 2017

St Charles Historic Preservation Commission

RE: Request for COA to Demolish structures at 217 and 215-211 Cedar Avenue

Baker Memorial United Methodist Church (BMUMC) has owned the residential properties at 217 Cedar and 215-211 Cedar for many years. Initially it was BMUMC intent to combine these properties with our other adjacent properties (associated parking lots) for an annex building that would support Church missions. That need has not developed. As an interim use, the Church has provided the homes for families in need. BMUMC has spent thousands of dollars in maintenance and repairs, as well as hundreds of hours of volunteer work.

Over the past several years, BMUMC has gone through an internal evaluation process to decide what the future of our properties should be. We have decided to sell these properties in conjunction with our other adjacent properties. Currently we are looking for a developer that will redevelop the property (both homes and the parking lots -between Main Street, Cedar Avenue and 3<sup>rd</sup> Avenue).

Our decision to request demolition of both homes is twofold. First, the condition of both homes has deteriorated to the point where neither home is insurable. We have included letters from our insurance company that address the condition of the homes and their decision. Second, we want to be good neighbors. The condition of the homes has an impact on nearby businesses and other properties for sale. Attached are letters from some of the adjacent property owners and their support of our decision to make this request.

With planning for the demolition of both homes, we will need a new location for our refuse enclosure (which is currently adjacent to the garage at 217 Cedar). We are proposing a location near the corner at 4<sup>th</sup> Avenue and Cedar Avenue. Attached are drawings showing the design for this new refuse enclosure. The masonry walls are detailed to blend with the building façade and new plantings will help to integrate it with the overall appearance of the Church.

As an interim use of the residential lots (post demolition), BMUMC is planning to install a prayer garden on a portion of the 217 Cedar lot. The design for the prayer garden is included within an attached drawing. The remainder of the residential lots will be maintained turf which will support other youth activities and missions.

307 Cedar Avenue | St. Charles, Illinois 60174 | office: 630.584.6680 | fax: 630.584.6712 | bakermemorialchurch.org

HERE, NEAR & FAR AWAY | *reaching beyond the borders of our church community*



**Dwayne Jackson**  
**Director of Risk Management &**  
**Ministry Protection**

77 W. Washington Street, Suite 1820, Chicago, Illinois 60602  
Phone: 312.783.5945; [djackson@umcnic.org](mailto:djackson@umcnic.org)

October 4, 2017

Baker Memorial United Methodist Church  
Attn: Jenn Gunn  
Director of Administration & Communications  
307 Cedar Ave.  
St. Charles IL 60174

Re: Travelers Insurance  
Termination of Property Insurance Coverage  
211 Cedar St., St. Charles, IL 60174, 215 Cedar St., St. Charles, IL 60174 and  
217 Cedar St., St. Charles, IL 60174

Dear Ms. Gunn,

As a member of the Property and Casualty Insurance Program managed by the Northern Illinois Conference of The United Methodist Church (NICUMC), an inspection of the above listed properties were performed on October 3, 2017.

The inspection found the above listed properties to be unsuitable and in disrepair. Thus, it is the decision of NICUMC to terminate Property insurance coverage effective October 4, 2017. This decision is further supported by the Travelers' Risk Consultant that participated in the inspection of the properties.

Please anticipate receiving correspondence from Travelers Insurance confirming their intent to terminate the Property insurance coverage in accordance with the terms and condition afforded under the Property policy.

In light of the adverse risk and exposure, please contact this office within the thirty (30) days to advise of the steps undertaken by Baker Memorial United Methodist Church to demolish the above listed properties.

Respectfully,

A handwritten signature in blue ink that reads "Dwayne Jackson".

Dwayne Jackson  
Director of Risk Management & Ministry Protection

CC: Lonnie Chafin, Treasurer (NICUMC)  
Dan McGuire, Travelers Insurance

Travelers Risk Control  
161 N Clark Street  
Chicago, IL 60601

October 10, 2017

Mr. Dwayne Jackson  
Director of Risk Management & Ministry Protection  
Northern Illinois Conference of the United Methodist Church  
77 W. Washington St # 1820  
Chicago, IL 60062

Dear Mr. Jackson:

On October 3, 2017 we visited Baker United Methodist Church in St. Charles, IL and two rental houses they own across the street. This letter will only reference the condition of the two rental houses, the church itself is in excellent condition. Those two houses are 215 Cedar Ave, a yellow single family home, and 211-215 Cedar Ave, a blue duplex. Both houses are owned by Baker UMC and are both currently vacant. Both homes are in very poor condition and this letter will document why.

**211-215 Cedar Ave**

From the exterior, the stucco is missing in several places and is cracking on every elevation. There are broken windows, a chimney that is deteriorating, a roof that is ten years past its service life that is leaking throughout the interior, a sidewalk and driveway that need complete replacement, rotting soffit and fascia, hanging gutters and excessive storage in the backyard, which is also overgrown.



*Driveway, stucco, soffit all in poor condition*



*Broken front window*

It's very difficult to even get into this house because the front steps have deteriorated to the point of rebar being exposed. Inside the home there is mold in both bathrooms and under the kitchen sink, evidence of constant roof leaks in every room on the 2<sup>nd</sup> floor and broken hand rails.



*Steps leading to front door*



*Mold and rot under kitchen sink*



*Bannister at top of stairs*



*Shingles are curling due to extreme deterioration*



*Rear elevation*



*Roof leaks in every 2<sup>nd</sup> floor room*

**217 Cedar Ave**

This house has similar deterioration to the exterior as 211-215. The front wall, as seen in the upper right photo below, is leaning towards the sidewalk and needs to be completely rebuilt. There is rotting fascia, water damage on all the 2<sup>nd</sup> floor ceilings, the chimney has spalling brick, the sidewalks and driveway need to be repaired, the rear deck is overgrown and missing balusters and there are several places where mold is growing.



*Front of Home*



*Front wall is falling over, steps and sidewalks in poor condition*



*Rear of home, chimney missing bricks, stucco peeling.*



*Deck overgrown and is unsafe to walk on*



*Interior stucco peeling*



*Roof leaks*



*Mold in bathroom, likely inside duct work also*



*Detached Garage in poor condition*

The purpose of this letter is to make you, your broker and our underwriting team aware that these vacant homes are in a state of disrepair. There are structural, electrical, roofing and plumbing issues that make these home unsuitable for living in their current state and the poor condition of the sidewalks and front steps put the general public at risk.

We appreciate your business and the opportunity to help you reduce exposures and minimize loss. If you have questions regarding our discussions, the content of this report, or if I can be of further assistance, please contact me. Thank you for choosing Travelers.

Sincerely,

A handwritten signature in black ink that reads "Dan G. McGuire".

Dan G. McGuire  
Risk Control Consultant  
312-458-6318  
DGMCGUIR@travelers.com

## Jenn Gunn

---

**From:** Pastor Mary @ Baker Memorial Church  
**Sent:** Tuesday, September 19, 2017 8:09 AM  
**To:** Jenn Gunn  
**Subject:** Fwd: Two Houses Next above your Parking Lot

Can you please print this for me. Also, can you please store a copy on the N drive with the other letter copy? Any luck with the insurance folks?

Sent from my iPhone

Begin forwarded message:

**From:** Theresa Pavlek <[tps1563@gmail.com](mailto:tps1563@gmail.com)>  
**Date:** September 19, 2017 at 8:03:53 AM CDT  
**To:** [pastormary@bakermemorialchurch.org](mailto:pastormary@bakermemorialchurch.org)  
**Subject:** Two Houses Next above your Parking Lot

**Dear Pastor Mary Zajac,**

**Our business understands that your church has requested from the city, permission to demolish the houses at 211-215 and 217 Cedar Ave. These buildings are adjacent to the parking lot used by the majority of our customers coming to Avenue Two Hair Styling Inc. These buildings in their current condition represent an eyesore to our customers, to the surrounding community, and to the many people that travel through Heritage Square retail and on Third Ave. on a daily basis.**

**We understand that once demolished, the church plans to bring in top soil and plant grass seed on the two lots, with the idea of providing an open space and making it**

**a “prayer garden” for church activities. We totally support your effort to demolish the buildings to reduce risk and improve the aesthetics of the community, especially when viewing the neighborhood from the parking lot.**

**Please feel free to share this with the city, along with other “testimonies” you may receive.**

**Sincerely,**

**Frank Pavlek**

**Representing Avenue Two Hair Styling Inc.**

**204 East Main St.**

**St. Charles, IL 60174**

**6330-584-2002**

September 13, 2017

Pastor Mary,

I am understand you are seeking permission from the City of St. Charles to tear down two of the Baker Church properties on Cedar Avenue.

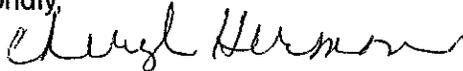
I own the property that is directly across the street. I'm reaching out to let you know that I am in complete agreement with the removal of these properties. They are in disrepair.

We have our property on the market and have been have been hearing negative comments about them from potential buyers.

I think a Prayer Park is a wonderful idea that would benefit the community as well as beautify it.

Please let me know if there is anything I can do to help you move forward with this plan.

Fondly,

A handwritten signature in cursive script that reads "Cheryl Herman".

Cheryl Herman  
210 Cedar Ave.  
St. Charles, IL., 60174

331-223-1926

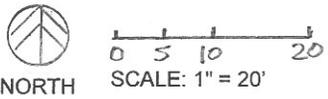
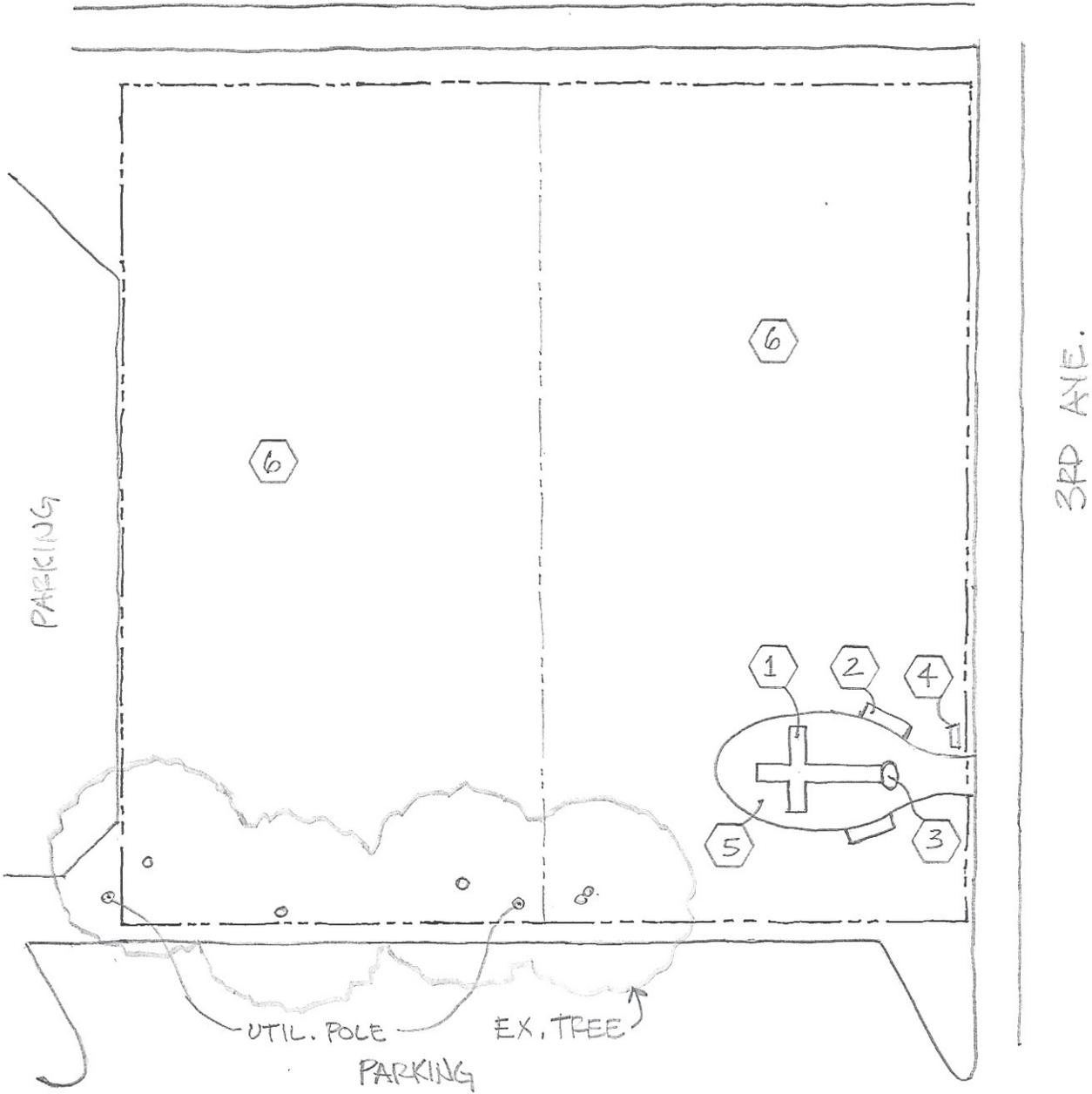
Dear Mary,

As owner and operator of  
Directions En Clothing at 202 Cedar Ave.  
in St. Charles, IL, I was so happy to  
hear that you and your church authorities  
had decided to take down the houses on  
your property across from my store on  
Cedar Ave.. I really hope your efforts  
to beautify our wonderful City of St. Charles  
will be recognized and supported. There  
have been so many issues with the  
habitants who lived there that this  
would be a relief to you and your church.

Thank you for leading in this change  
for the better of our city.

Mameen Adesky  
(630) 584-1997

CEDAR AVE.



PLAN NOTES:

1. Cross shaped raised bed for seasonal plantings, see image.
2. Bench
3. Stone with Bible verse, see image.
4. Prayer Drop Box, see image.
5. Gravel or mulch surface.
6. Maintained Turf.

# Baker Memorial United Methodist Church

307 Cedar Avenue  
St Charles, IL 60174

Prayer Garden

10-14-17

## Blue Stem Design, Inc.

Planning \* Urban Design \* Landscape Architecture  
503 S. 16<sup>th</sup> Street \* St Charles, IL 60174 \* 630-618-8316



Cross shaped raised bed.



Prayer Box



Stone with Bible verse.