

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, FEBRUARY 11, 2019 7:00 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel, Vitek, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Community Development Division Manager; Ellen Johnson, City Planner; Rachel Hitzemann, City Planner; Monica Hawk, Development Engineer, Bob Vann; Building & Code Enforcement Division Manager; Fire Chief Schelstreet, Asst. Fire Chief Christensen

**1. CALL TO ORDER**

The meeting was convened by Chairman Bessner at 7:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel, Vitek, Bessner, Lewis

Absent: None

**3. OMNIBUS VOTE-None.**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 100 S. Riverside Ave.

Mr. Colby said the recommendation is for a Façade Improvement Grant for the exterior of the building. The improvements include replacement of existing storefront; overhead doors to be installed in the existing openings on the Riverside elevation; and new full glass front storefronts to be installed along the wall on the Walnut elevation.

The Historic Preservation Commission reviewed the project and recommended approval of the grant. They said the project enhances the appearance of the building and supports compatible redevelopment in downtown.

The building is eligible for the maximum grant amount of \$20,000. The preliminary cost of the project is approximately \$107,000.

Aldr. Lewis asked if there was any reimbursement that must be made back to the City if they go out of business. Mr. Colby said the costs go into the actual construction done to the exterior of the building. The program requirements state these improvements must stay in place and be maintained for a minimum of 5 years.

**Aldr. Stellato made a motion to approve a Façade Improvement Grant for 100 S. Riverside Ave. Seconded by Aldr. Gaugel. Approved unanimously by voice vote. Motion carried 9-0.**

**Roll was called:**

**Ayes: Bancroft, Gaugel, Vitek, Lewis, Stellato, Silkaitis, Payleitner, Lemke, Turner**

**Absent:**

**Recused:**

**Nays:**

**Motion carried 9-0**

- b. Recommendation to approve a Commercial Corridor and Downtown Business Incentive for 100 S. Riverside Ave.

Mr. Colby said the property qualifies for the Tier 2 award level of up to \$25,000. The eligible improvements include work to properly separate the two units within the building and update the electrical system, the fire sprinkler, the fire alarm systems and the gas service into the unit. The preliminary cost of the eligible work is estimated to be \$92,000.

**Aldr. Stellato made a motion to approve a Commercial Corridor and Downtown Business Incentive for 100 S. Riverside Ave. Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion carried 9-0.**

- c. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 201 Chestnut Ave. (William Balis house).

Mr. Colby said the owners have nominated their home for landmark status. The home was constructed in 1892 in the Italianate style. The property was once owned by Judge William Barry, but it was built for William Balis. Mr. Balis was responsible for a large subdivision that constitutes the western area of land on West Main Street.

The Historic Preservation Commission held a public hearing on January 16<sup>th</sup> and recommended approval.

**Aldr. Turner made a motion to approve Historic Landmark Designation for 201 Chestnut Ave. Seconded by Aldr. Gaugel. Approved unanimously by voice vote. Motion carried 9-0.**

- d. Recommendation to approve a Minor Change to PUD for First Street Building #3-balcony roof/awning.

Mr. Colby said the minor change is to install a roof/awning structure over the 5<sup>th</sup> floor corner balcony. The structure would be the same size and shape as the balconies that are below it. If approved, the proposal would require a Certificate of Appropriateness from the Historic Preservation Commission. In addition, the balcony license agreement for the building would need to be amended in order for the roof structure to be added into the agreement.

Aldr. Turner asked if the other top floor balconies would be eligible for similar awnings. Bob Rasmussen, the developer, said it is very expensive to do this and he felt this may not be requested by

any other unit. Mr. Colby said this approval is specific to this corner unit and any future roof structure requests would need to follow the same procedure and be proposed as a minor change.

**Aldr. Stellato made a motion to approve a Minor Change to PUD for First Street Building #3-balcony roof/awning. Seconded by Aldr. Lemke. Approved unanimously by voice vote. Motion carried 9-0.**

**5. ADDITIONAL BUSINESS – None**

**6. EXECUTIVE SESSION - None**

**7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS-None.**

**8. ADJOURNMENT- Motion was made and seconded to adjourn at 7:08pm. Approved unanimously by voice vote. Motion Carried 9-0.**