

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		PUD Preliminary Plan Review: St. Charles Library	
	Proposal:		Plan to enlarge building and parking lot	
	Petitioner:		St. Charles Library/ Sheehan Nagle Hartray Architects	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 10/2/19	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item	X	Commission Business	
ATTACHMENTS:				
Plans				
Architectural Survey				
Minutes from 12/5/18				
Minutes from 7/17/19				
EXECUTIVE SUMMARY:				
Background: <p>The St. Charles Library has submitted a PUD Preliminary Plan application for the addition to the building and a parking reconfiguration for their lot. The plan includes additions to the north and north east portion of the existing building.</p> <p>This project was initially 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>The project was also presented as a Concept Plan Application at the 7/17/19 meeting. The minutes from that meeting have been attached. Commission comments centered on a concern with the transition to the new, taller entrance at the northeast corner and how the rooflines blend with the existing structure. There were also questions about how to best incorporate the existing octagonal entrance structure.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Review the proposal and provide a recommendation to the Plan Commission. The Zoning Ordinance calls for the Historic Preservation Commission to make recommendations to the Plan Commission regarding PUD applications for property within a historic district. <i>The Commission's recommendation shall address the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.</i> Note a COA for the building will be required at the time of Building Permit.				

ONE SOUTH 6TH AVE
ST. CHARLES, IL 60174

09.16.2019

LANDSCAPE
ARCHITECT
ALTAMANU, INC
1700 WEST IRVING PARK ROACH, SUITE 202
CHICAGO, ILLINIOS 60613

E0002 SITE PLAN - ELECTRICAL

ALTAMANU INC.
1700 W IRVING PARK ROAD, SUITE 202
CHICAGO, IL 60613

PROGRESS SET
NOT FOR CONSTRUCTION

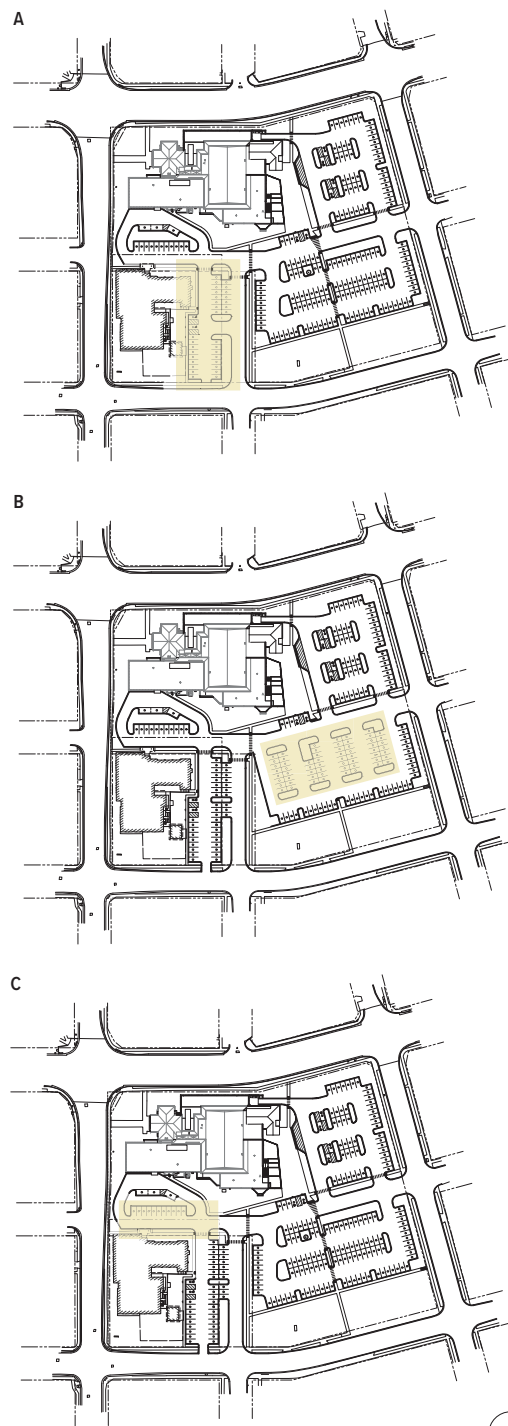
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G-000



PREVIOUS CONSIDERATIONS

- A. CLOSED OFF SOUTH ACCESS TO ST. MARK'S CHURCH
- B. ROTATED SOUTHEAST LOT
- C. RECONFIGURED DRIVE UP AREA PARKING



OWNER



ST. CHARLES PUBLIC LIBRARY
ONE SOUTH 6TH AVENUE
ST. CHARLES, ILLINOIS 60174

ARCHITECTURE

**SHEEHAN
NAGLE
HARTRAY
ARCHITECTS**

SHEEHAN NAGLE HARTRAY ARCHITECTS
130 EAST RANDOLPH STREET, SUITE 3100
CHICAGO, IL 60601

MEP / TECHNOLOGY ENGINEER



IMEG CORPORATION
1100 WARRENVILLE ROAD, SUITE 400W
NAPERVILLE, IL 60563

CIVIL ENGINEER



ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030
LANDSCAPE ARCHITECT

Altman Inc.
Computer Controlled Motion Control Systems

ALTAMANU INC.
1700 W IRVING PARK ROAD, SUITE 202
CHICAGO, IL 60613

PROGRESS SET
NOT FOR CONSTRUCTION

[illegible]

**ST. CHARLES
PUBLIC LIBRARY**
ONE SOUTH 6TH AVE
ST. CHARLES, IL 60174

PUD PRELIMINARY PLAN APP.
ARCHITECTURAL SITE PLAN

A-001

PROGRESS SET
NOT FOR CONSTRUCTION

[illegible]

**ST. CHARLES
PUBLIC LIBRARY**
ONE SOUTH 6TH AVE
ST. CHARLES, IL 60174

PUD PRELIMINARY PLAN APP.

LEVEL 01 FLOOR PLAN

A-003



1 LEVEL 01 FLOOR PLAN
1/8" = 1'-0"



PROGRESS SET
NOT FOR CONSTRUCTION

[illegible]

**ST. CHARLES
PUBLIC LIBRARY**
ONE SOUTH 6TH AVE
ST. CHARLES, IL 60174

PUD PRELIMINARY PLAN APP

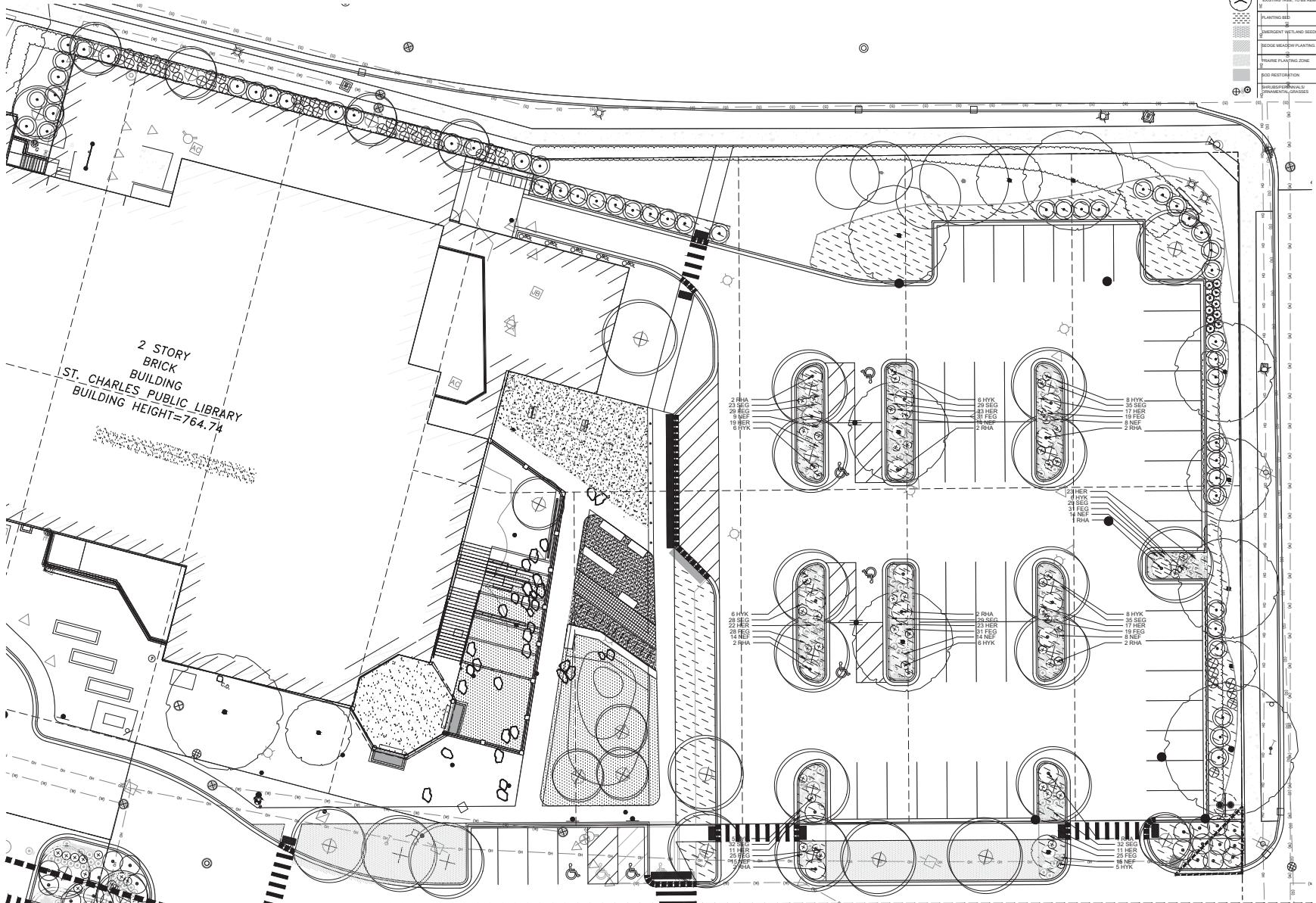
LEVEL 02 FLOOR PLAN

A-004



SCALE: AS NOTED

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- LEGEND
- EXISTING TREE
 - PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - RELOCATED EXISTING TREE
 - EXISTING TREE, TO BE REMOVED
 - PLANTING BED
 - EMERGENT WETLAND SEEDING BED
 - BEDGE MEADOW PLANTING ZONE
 - PAVING PLANTING ZONE
 - BIG RESTORATION
 - UNRESPONSIBLE PLANTING ZONE

OWNER

ST. CHARLES PUBLIC LIBRARY
ONE SOUTH 6TH AVENUE
ST. CHARLES, ILLINOIS 60174

ARCHITECT

SHEEHAN NAGLE HARTRAY ARCHITECTS
SHEEHAN NAGLE HARTRAY ARCHITECTS
130 EAST WASHINGTON STREET, SUITE 1100
CHICAGO, IL 60601

MEP / TECHNOLOGY ENGINEER

IMEG
IMEG CORPORATION
1100 WASHINGTON ROAD, SUITE 4000
NAPERVILLE, IL 60563

STRUCTURAL ENGINEER

GRAEF
GRAEF
332 SOUTH MICHIGAN AVENUE, SUITE 1400
CHICAGO, IL 60604

CIVIL ENGINEER

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60059

LANDSCAPE ARCHITECT

Altamano Inc.
LANDSCAPE ARCHITECTURE • PLANNING • DESIGN • CONSTRUCTION
ALTAMANO INC.
1700 W. IRVING PARK ROAD, SUITE 202
CHICAGO, IL 60613

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
1	PUD PRELIMINARY PLAN APP. 08/13/2019	

**ST. CHARLES
PUBLIC LIBRARY**
ONE SOUTH 6TH AVE
ST. CHARLES, IL 60174

PUD PRELIMINARY PLAN APP.
OVERALL LANDSCAPE
PLANTING PLAN

L204.2



SCALE: AS NOTED

Explain **Final Mile** (14/15 - 100%)



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



ROLL NO. 16

NEGATIVE NO. 1

Address:

1 South 6th Avenue

Remarks:

West Elevation.

Block No. 51

Building No. 1



ROLL NO. 15

NEGATIVE NO. 36

Address:

1 South 6th Avenue

Remarks:

North Elevation.

Block No. 51

Building No. 1

**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

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 17, 2019
COMMITTEE ROOM**

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

Members Absent:

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 seven members present. There was a quorum.

3. Approval of Agenda

The following items were added/modified:

5a. 210 Cedar St.

7b. Tabled

9c. Marker for Camp Kane

4. Presentation of minutes of the June 19th, 2019 meeting

A motion was made by Ms. Malay and seconded by Mr. Kessler with a 5-0 voice vote to approve the minutes of the June 19th, 2019 meeting. Mr. Krahenbuhl abstained.

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

a. 210 Cedar St.

The intent is to change and expand the front façade. The Commissioners discussed the plans that were presented for review. The initial response was favorable, but some expressed concern over the style of the doors and windows.

d. 402 N. 4th Ave.

The proposal is to change the previously approved side-facing garage into a front-facing garage that will be setback 5 ft. from the front of the house.

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

8. Grant Applications

a. 628 N. 2nd Ave.

The project includes replacing the existing vinyl shutters with wooden shutters and hardware in a more historically correct style. The Commission recommended properly proportioning the shutters.

A motion was made by Mr. Pretz and seconded by Dr. Smunt with a unanimous voice vote to recommend to City Council approval for a façade grant for 628 N. 2nd Ave. covering the portion pertaining to the shutters.

b. 202 Cedar Ave.

The project includes replacing the gutters and awning to match the existing ones and repairing the rotted trim. The door will be repainted in a new color. The Commission discussed the need for the painter to properly prepare the surface and replace deteriorated materials as needed and suggested including a contingency amount for this in the estimate.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to recommend to City Council approval for a façade grant for 202 Cedar Avenue.

9. Other Commission Business

a. PUD Concept Review – 1 S. 6th Ave. (St. Charles Public Library)

Mr. Colby noted this is a Concept Plan and review comments are to be provided to the Plan Commission and Planning & Development Committee regarding the impact of the project on the historic district.

The plan is to renovate and expand the St. Charles Public library. Highlights of the project include the following:

- Simplifying parking layout with St. Mark's Church
- Updating Carnegie Library to improve usage and tie into the main library space

- Detention pond on the SE corner of the site, potential for a natural playground/educational element
- Creating a new entry point into the building at the northeast corner
- Adding a sunken terraced garden at the existing 1989 addition
- Various internal updates
- Replacing the roofing systems

The Commissioners acknowledged the challenges of working with the existing building design and layout. They were generally in favor of the project and thought the design was more successful than past proposals for expanding the library.

The Commission discussed the following items:

- There is a concern with the transition to the new, taller entrance addition at the northeast corner and how the rooflines blend with the existing structure. There was discussion about extending the frieze element of the existing 1989 building into the addition.
- There were questions about how to best incorporate the existing octagonal entrance structure, which is proposed as an outdoor patio area. The architects are still refining this design.

b. Pottawattamie Tour – Follow Up Discussion

Staff presented information about the tour at the last Planning & Development Committee meeting. The Committee gave a recommendation to direct staff to begin conducting a survey next year. Staff will begin researching consultants and possible grant opportunities.

c. Camp Kane Marker

The Commission discussed the placement of the historic site sign that is being provided with the help of the State of Illinois. Ms. Malay suggested placing it near the entrance off of Rt. 25.

10. Additional Business and Observations from Commissioners or Staff

Mr. Kessler noted the decorative columns at the top of the Hotel Baker building are rotting. He asked if the City would be able to do anything about this.

The Downtown Partnership, now the St. Charles Business Alliance, will no longer have any ad-hoc members on their Board, so there will no longer be an Historic Preservation Commission member in that group.

Dr. Smunt noted the house on 4th and Walnut Streets did not complete the project per the COA approval they were granted. Staff will follow-up.

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, August 7, 2019 at 7:00 P.M. in the Committee Room.