

May 3rd, 2023

St. Charles Zoning Board of Appeals
C/O: Rachel Hitzemann-City Planner
rhitzemann@stcharlesil.gov

To whom it may concern:

My name is Miles Tischhauser. I am a local resident and realtor in downtown St Charles with the Kombrink Team at ReMax All Pro. I have personally worked with Matt and Bernadette Sweeney with several moves and historic preservation projects through the last 7 years. Matt has done work on my personal home and does outstanding professional work with exceptional quality.

I have also worked with his father, Mike Sweeney, who owns Red Oak Builders. Matt has over 20 years of experience working with his dad in a family owned business which has been well known for high their integrity and high level of workmanship specifically in the St Charles and Geneva areas.

I have read all the letters provided regarding the home at 303 N 3rd Ave St Charles. While everyone is entitled to their personal opinions, I feel as though some of the reasoning is rather specific and selfish of some who are just afraid of change. I personally have rehabbed and changed 2 homes locally in St Charles that my family has occupied and the overwhelming response by neighbors has always been glowing remarks because of the time, effort, money invested back into the deteriorating home I improved in the neighborhood. People always say things like "I can't believe it got so bad before anyone would do something." I've worked with Matt and his wife to do the same on a few other projects. They have done some amazing work to improve the overall condition of the neighborhoods and the community thanked them for it. The same will be for this home on 3rd Ave. as the property has been severely neglected as a rental unit for many many years.

I helped the Sweeney's with the purchase of the property at 303 N 3rd Ave. In response to one of the letters I read that said "they bought the home below market value in order to perhaps flip the property,"this is completely false. Again, someone's opinion. They were the highest bidder on the property and the home sat on the market for sometime before the seller agreed to accept their offer. Matt and Bernadette both lived downtown St Charles prior to moving to the rural part of St Charles a few years ago. No where in any of the letters, did any anyone mention that they have sold that home, moved all their belongings into storage and moved their family of 9 into temporary housing as they do the renovations to their new family home at 303 N. Ave. Now that is real sacrifice and dedication to a family home if you ask me. They bought the home over a year ago and are finally in a position to make this move.

It's a process and an art to improve a historic home. Homes are not forever structures, especially the ones that have been neglected; they have a need to be changed and improved to increase the standard of any neighborhood. Matt has the knowledge, experience, and skillset to do a specific project like this that will improve the appearance and quality of the neighborhood. From my understanding the city historical committee unanimously approved the project and the city building department has reviewed and approved the building structure. I think the proposed project has great merit and has city approval already.

In conclusion, I strongly support the request for variance as it will be a tremendous improvement for the community appearance and give us a beautiful property to admire and be proud of in our town.

Sincerely,

Miles Tischhauser
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