

**MINUTES  
CITY OF ST. CHARLES IL  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, AUGUST 3, 2011  
COUNCIL COMMITTEE ROOM**

**Members Present:** Chairman Smunt, Withey, Prestidge, Pretz, and Weals

**Members Absent:** Bobowiec, Norris

**Also Present:** Russell Colby, Planner  
Sara Cass, Recording Secretary

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**1. Call to order**

Chairman Smunt called the meeting to order at 7 p.m. and requested that all electronic devices be turned off or placed in silent mode.

**2. Approval of agenda**

**A motion was made by Mr. Pretz and seconded by Mr. Weals with a unanimous voice vote to approve the agenda as presented.**

**3. Presentation of minutes of the July 20, 2011 meeting**

**A motion was made by Mr. Prestidge and seconded by Mr. Pretz with a unanimous voice vote to approve the minutes as presented.**

**4. COA: 200-202 W. Main Street (rooftop deck)**

Mr. Colby introduced Glenn Soltys from Insite Construction and explained that Mr. Soltys is proposing to add a rooftop deck to 202 W. Main Street. Mr. Colby provided photos on the screen for all participants to view. Mr. Soltys pointed out exactly where the deck will be constructed. Mr. Prestidge asked whether or not this will be seen from the street and Mr. Soltys stated that no, it would not. Mr. Pretz asked if an apartment exists there and Mr. Soltys stated that is another private law firm currently occupying that space. Mr. Prestidge questioned whether or not there would be a railing. Mr. Soltys stated there will be a 42" high guardrail.

**A motion was made by Mr. Prestidge and seconded by Mr. Withey with a unanimous voice vote to approve the COA for 200-202 W. Main Street, as presented.**

**5. Façade Improvement Grant: 202 Cedar Avenue, Directions in Clothing**

Gary & Maureen Salesky, owners of this building, were at this meeting to discuss the updates they would like to make through the Façade Improvement Grant program. Included in the list of items they would like to repair/update is the awning piping, paint the doors and trim, and replace the front concrete steps.

She stated the building was sandblasted in the past, and that would not be necessary at this time – just one coat of paint on the siding and trim. Mr. Colby provided photos on the screen for all participants to view. Ms. Salesky stated at this time, they will only be repairing any necessary parts of the gutters. The Committee advised there are lots of options available now in gutters – including aluminum. Ms. Weals recommended Stroger in Aurora as a great contact.

Mr. Prestidge asked about the stair updates and Ms. Salesky stated they were concerned someone would trip on the step so they were able to repair the steps – new stairs are not necessary at this time. Mr. Prestidge asked whether a handrail was required and she stated that there never has been one there.

Chairman Smunt asked about the location of the awning. Ms. Salesky stated it is the one located on the east side of the building where the wind really blows into it. She stated the piping is coming off and has turned gray – where it was originally white. Ms. Salesky contacted Nguyen Sign Co. and they will come and take down all the awnings, wash them, and redo the piping on all awnings all for \$800. The Commission agreed that is a fair price and far cheaper than paying for all new awnings.

**A motion was made by Mr. Withey and seconded by Mr. Pretz with a unanimous voice vote to recommend to the City Council approval of the Façade Improvement Grant.**

Mr. Colby stated that there currently are not new funds left to offer to Ms. Salesky and Mr. Moss, however, funds that were granted to other petitioners were not fully used, so those leftover funds would be available for their use. Mr. Colby does not have an exact figure of what is available at this time.

#### **6. Façade Improvement Grant: 100 S. 3<sup>rd</sup> Street, Moss-Norris Funeral Home**

Mr. Colby provided photos on the screen for all participants to view and Mr. Moss passed out a rendering for each member. Mr. Moss explained that he has researched the suggestion of the Commission to brick in the upper, corner window of the building in order to make the new sign more prominent. The contractor he spoke with did confirm with a stone contractor and he stated it would not be a problem to match the stone for this project.

Chairman Smunt confirmed that this revised sign and brick fill-in are updated from the original application and still need City Council's approval.

**A motion was made by Mr. Prestidge and seconded by Mr. Pretz with a unanimous voice vote to recommend to the City Council approval of the Façade Improvement Grant.**

#### **7. Administrative Approval List**

Mr. Colby pointed out the two updates he added to this list. The first one is for stairwell replacement and the second is for emergency repairs.

**A motion was made by Mr. Withey and seconded by Mr. Pretz with a unanimous voice vote to recommend City Council approve these changes as listed.**

#### **8. Announcements: Historic Preservation Commission meeting Wednesday, August 17, 2011 at 7 p.m. in the Committee Room**

#### **9. Additional Business**

There was no additional business.

**10. Adjournment**

**A motion was made by Mr. Prestidge and seconded by Ms. Weals with a unanimous voice vote to adjourn the meeting.**

Nothing further was discussed and the meeting ended at 7:24 p.m.

Respectfully submitted,  
Chairman Smunt  
Historic Preservation Commission

/skc