

**MINUTES
CITY OF ST. CHARLES, IL
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, DECEMBER 21, 2011
COUNCIL COMMITTEE ROOM**

Members Present: Chairman Smunt, Bobowiec, Pretz, Weals, and Withey

Members Absent: Norris, Prestidge

Also Present: Russell Colby, Planning Division Manager
Caroline Wells, Recording Secretary

1. Call to order.

Chairman Smunt called the meeting to order at 7:03 pm.

2. Approval of agenda.

Chairman Smunt added under Additional Business 6A) Façade Grant Opportunity List; Mr. Colby added 6B) the First St. Redevelopment concept; and 6C) Coco Burns house update.

The agenda was approved as amended.

3. Presentation of minutes of the December 7, 2011 meeting.

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

4. COA: 212 W. Main St. (Roof)

Jeremy Casiello, representative of Alley 64, explained his current roofing issues of water pooling on the roof causing leaks. Mr. Colby presented the Commission with an aerial view of the building via the computer indicating the portion of roof to be replaced at the rear of the building. Mr. Casiello stated he discussed the issue with Tom Medernach, of Building & Code Enforcement. He recommended a gabled roof to improve drainage. Chairman Smunt asked what the dark line was from the photo. Mr. Casiello stated it is a parapet wall. Chairman Smunt asked if the new roof will match the existing pitch of the gable over the open patio. Mr. Casiello stated it will be the same, but will be placed higher, on top of the parapet wall, but will not be visible from the front of the building. He will be using the same materials. Chairman Smunt stated as long as it matches the pitch that is currently there he didn't see a problem with it.

A motion was made by Mr. Withey and seconded by Ms. Weals, with a unanimous vote to approve the COA as presented.

5. Announcements: Historic Preservation Commission meeting Wednesday, January 4, 2012 at 7:00 p.m. in the Committee Room.

6. Additional Business.

A) Façade Grant Opportunity List

Chairman Smunt asked Mr. Colby if he had a chance to get the Opportunity List over to Peter Suhr in Public Works. Mr. Colby stated he talked to him about it, but he is still updating it with information before sending it over.

B) First St. Redevelopment concept

Mr. Colby provided various preliminary plans of the First Street Redevelopment project via the computer and board drawings. The Commission discussed various concerns regarding green space, river view, size and location of the parking garage, building setback from the street, recessed decks, wider sidewalks, use of river walk side as commercial use and not for the parking garage. They didn't think the conceptual building design was historical looking enough. The Commission agreed that they preferred design elements from the approved drawings for the River Loft building, which had a traditional brick facade, more traditional window fenestration, and wall articulation to create inset outdoor patios vs. hanging off of the building. The Commission would prefer the new design incorporate some of these elements to be more appropriate for the site. There was also discussion regarding community space on the river side and foot traffic on the First Street side.

C) Coco Burns (416 N. 2nd Ave)

The case went to adjudication the previous week. Mr. Colby stated Ms. Burns has the old door and plans to reinstall it. Chairman Smunt suggested that Ms. Burns should get a building permit.

D) Steven Kolanowski and Bill Van Der Laun introduced themselves. Mr. Kolanowski is a new resident to the St. Charles area. He purchased the house at 109 S. 4th St. He wants to learn more about the Historic Preservation Commission. He would like to restore his house to the original look as much as possible. He discussed replacing the windows in his house with wood windows, perhaps with an aluminum clad. The Commission discussed that they review each project on its own merits based on the individual building and its location in the neighborhood. He discussed various other issues with the internal condition of the house. The Commission members introduced themselves and discussed working with Mr. Kolanowski in the future.

7. Adjournment.

A motion was made by Mr. Bobowiec and seconded by Mr. Withey, with a unanimous voice vote to adjourn the meeting.

With nothing further discussed, the meeting adjourned at 8:10 p.m.

Respectfully submitted,
Steven Smunt, Chairman
Historic Preservation Commission

/csw