

**MINUTES  
CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, FEBRUARY 18, 2015  
COUNCIL CHAMBERS**

**Members Present:** Chairman Smunt, Bobowiec, Malay, Norris, Gibson

**Members Absent:** Pretz, Withey

**Also Present:** Russell Colby, Planning Division Manager

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**1. Call to order**

Chairman Smunt called the meeting to order at 7:00 p.m. Notice was posted that the meeting location was moved to the City Council Chambers due to a room conflict.

**2. Roll call**

Chairman Smunt called roll with five members present. There was a quorum.

**3. Approval of the agenda**

Chairman Smunt added 606 Cedar Street as Item 9a and discussion of Camp Kane under Additional Business, Landmarks Research.

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the amended agenda.**

**4. Presentation of minutes of the February 4, 2015 meeting**

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the minutes.**

**5. COA: 11 N. 3<sup>rd</sup> St. (sign)**

Mr. Colby presented that the proposal is to attach letters on an existing sign panel, which constitutes a material change. The 3<sup>rd</sup> St. sign panel is in the location of an existing sign. He clarified that both signs are not illuminated and that the letters are some type of composite plastic material.

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the COA.**

**6. COA: 1 Illinois St. (sign)**

John Hall, applicant, was present. He said the proposed panels are the same size and shape of the other panels on the building.

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA.**

**7. COA: 109 W. Main St. (sign)**

Mr. Colby presented that the COA is for an awning and projecting sign, but the drawing is unclear on where the projecting sign is attached to the building. Chairman Smunt said he believes they intended to show the sign projecting from the brick wall above cornice of the storefront. He suggested the COA approval clarify that location as a condition. He said it is sad that the proposal will cover the architecture of the building, but the awning is not a permanent change to the building.

Ms. Malay asked about the awning cover material. Mr. Colby said he has the permit application which indicates materials, which he believes is a Sunbrella material. Mr. Bobowiec suggested including the material as a condition. The Commission discussed that the projecting banner sign appears to be the same material.

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA, contingent upon the awning being Sunbrella or a similar material, with the projecting sign being of the same material and being mounted on the brick above the storefront cornice.**

**8. COA: 9 S. 3<sup>rd</sup> St. / 301-305 W. Main St.**

Oleg Shulzhenko, owner of 301-305 W. Main St., was present.

Mr. Shulzhenko attended the meeting on Feb. 4 regarding demolishing or moving the adjacent building at 9 S. 3<sup>rd</sup> St. He said he is working with Eric Larson on having the building relocated to Mr. Larson's property at 605 W. Main St. and he presented a site plan showing a building footprint.

Mr. Colby confirmed he had a conversation with Mr. Larson about relocating the building to the east side of 605 W. Main St. and that Mr. Larson thought there was adequate space to place the building within the setbacks. He said there is an open zoning question as to whether the building would be considered a second principal structure vs. an accessory structure. The Commission

discussed that the 605 W. Main St. property is not currently landmarked nor is it in the Historic District.

Ms. Malay said she is uncomfortable approving a COA until she knows the proposal is a done deal. Mr. Shulzhenko said he can't continue pursuing the project until he has a COA. Chairman Smunt said at the last meeting the Commission expressed support for the project, but that he would ask that Mr. Larson attend for the Commission to understand that any hurdles to move the building have been resolved.

Chairman Smunt said in other situations the Commission has waited to see what was proposed to replace a structure before allowing its demolition. He noted in this case the building is contributing in the historic district. Mr. Shulzhenko said he disagreed that the house had any historic significance and said he has a time constraint with his due diligence period. He said he cannot proceed without knowing this will be approved. He said it will take until the end of the month for Mr. Larson to figure out the issues with the move and that is too much time for him to wait.

Mr. Bobowiec referenced the scope of work that was included in the packet and suggested the Commission consider reviewing and approving some of the other items. Mr. Colby clarified this work is part of the same COA request. He said if the Commission is comfortable, they could approve a COA for the building to be relocated, subject to reviewing information on the location. Ms. Malay said she is still concerned without having Mr. Larson present to verify this information. Mr. Bobowiec said he talked to Mr. Larson and he sounded unsure of the project. Mr. Colby clarified if a COA is approved now, the Commission would still need to review the information and approve the move based on where it is to be located. Ms. Malay said she is not saying she isn't in favor of the move; she just doesn't want to put the cart before the horse. Mr. Shulzhenko questioned what additional information could be provided by Mr. Larson. Mr. Colby said he has talked to Mr. Larson about it and he is trying to figure out the zoning issues. Mr. Norris noted potential setback issues that need to be clarified with a site study and that the information presented isn't detailed enough to understand the proposal. Mr. Gibson asked if the Commission considers approving the COA, subject to navigating through these issues, what is the risk, since we haven't approved the location. Mr. Norris asked then what additional direction is needed from the Commission at this time.

Mr. Shulzhenko said he didn't understand the Commission's resistance and that they told him one thing two weeks ago and now have changed their position. He said what they are doing is unacceptable and that he hoped that he did not have to deal with the Commission again. He left the meeting.

**A motion was made by Mr. Norris and seconded by Mr. Gibson with a unanimous voice vote to table the COA.**

The Commission discussed that the building would probably fit in the proposed location, but the information provided isn't detailed enough. Chairman Smunt suggested two separate COAs for the move and the remodeling/reconstruction. Ms. Malay reiterated that it would be nice to hear from Mr. Larson directly about how the building would be protected in its new location. The Commission agreed.

## **9. Additional Business**

### **a. 606 Cedar Street**

Sandy Mulvey said she is interested in purchasing the property and described a proposal to remove the rear addition and construct a new larger addition to the rear. She showed the location on an aerial view.

Ms. Malay said the building is one of the oldest in St. Charles, dating to the 1830s, and the bottom/foundation level of the addition is believed to be sleeping berths from the anti-slavery days. She said the hope is that you take some care to try and preserve this area. She said the original owners of the house were major abolitionists. She said the African Scientific Research Institute came out and looked at the location. She said she has no issue with an addition that is sympathetic to the house.

Ms. Mulvey asked about whether a walk out basement on the addition could be constructed and whether a garage could be added with a 6<sup>th</sup> St. access. Chairman Smunt suggested using the design of an old carriage barn and connecting to the house with a breezeway. Mr. Bobowiec recalled there originally was a driveway apron on to 6<sup>th</sup> St.

Chairman Smunt said overall the Commission is supportive of an addition with a scale that is compatible with the house. He suggested using a complementary low pitched roofline in the addition. The Commission discussed trying to find a plat of survey and Mr. Colby will check the landmark file.

The Commission discussed the potential for utilizing the Property Tax Assessment freeze program. Mr. Colby will provide information on the program.

Mr. Gibson suggested the Commission clarify what needs to be preserved on the addition. Chairman Smunt said they will need a plat of survey and to bring in an architect to draw plans to try to accommodate the foundation area.

The Commission discussed exterior materials and recommended cedar or hardie board siding and wood windows, not synthetic materials like vinyl or aluminum. The Commission recommended utilizing a similar window type to the existing house.

The Commission encouraged Ms. Mulvey to return before the Commission with any questions or to discuss ideas.

**b. Mobile Tour App Project**

Chairman Smunt mentioned the River Corridor Foundation is working on an audio tour of properties along the river. Mr. Gibson said an audio tour is where he started with research, but the company he contacted steered him to an app. Chairman Smunt said the foundation has a tight timeline to move forward with their project.

**c. Landmarks Research**

Mr. Colby said he spoke to a surveyor and determined that the City can move forward with the Camp Kane legal description based on the existing property boundaries and by deducting certain areas out of the site, such as the Public Works facility footprint. The Commission was agreeable to this approach.

**10. Announcements: Historic Preservation Commission meeting Wednesday, March 4, 2015 at 7:00 pm in the Committee Room.**

**11. Adjournment**

With no further business to discuss, the meeting adjourned at 8:15 p.m.