



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Hearing on an appeal filed on behalf of building owner Jose M. Arreola to reconsider a decision by the Building Official to uphold the Historic Review Board's decision to disapprove window replacement plans for 19 North Main Street

DEPARTMENT: City Manager/Building Official

PROPOSED ACTION: Consideration of the appeal as described

BACKGROUND:

Representatives of the building owner at 19 N. Main St. previously submitted plans for an extensive demolition and remodeling project for which a building permit was subsequently approved. The plans as submitted by the owner did not include any mention of window replacement, which therefore was not included in the authorized scope of work.

Subsequently, the owner did, however, begin to replace all the building windows. In response, the City issued a stop work order. The owners then submitted revised plans that included window replacement. As per city code, such replacement of windows in the downtown area must be reviewed by the Historic Review Board (HRB)

The HRB met to consider the proposed window replacement plan and unanimously denied the application for the windows, determining they were not architecturally compatible and do not meet the requirements of the Historic District Ordinance.

The owner has now submitted a Notice of Appeal as per city code, which states: "*Any person aggrieved by an action of the historic review board or building official relative to the acceptance or denial of an application shall have the right to appeal to the city council . . . The council shall sit as a review board. . . The council ruling may uphold, overrule or modify the building official's decision.*"

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X} N/A

RECOMMENDATION:

Review and consideration of the appeal regarding the window replacement plan at 19 N. Main St. as described above; and direction to staff, if any, as deemed appropriate by the City Council

ATTACHMENTS: Information packet

- {X}** Staff will be making a detailed presentation on this agenda item at the meeting.
- { }** Staff will provide brief comments and answer questions on this item at the meeting.
- { }** This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.