

17.32.020 – Definitions

The following definitions are provided in addition to those found in Chapter 17.30, Definitions, and shall be used to establish the meaning of the defined terms when used in this Chapter. If there is any conflict between the meaning of a term defined in this Chapter and the same term defined in Chapter 17.30, the definitions of this Chapter shall apply with respect to the provisions of this Chapter, and the definitions of Chapter 17.30 shall apply with respect to the remainder of this Title.

Alteration

Any act or process which changes one (1) or more of the exterior architectural features of a structure or site, including, but not limited to, the erection, construction, reconstruction or removal of any structure.

Area

A specific geographic division of the City of St. Charles.

Addition

Any act or process which changes one (1) or more of the exterior architectural features of a building or structure designated for preservation by adding to, joining with, or increasing the size or capacity of the structure.

Architectural Significance

Embodying the distinctive characteristics of a type, period, style or method or use of indigenous construction, or representing the work of an important builder, designer, architect or craftsman who has contributed to the development of the community, county, state or nation.

Certificate of Appropriateness

A certificate issued by the Historic Preservation Commission authorizing issuance of a permit for alterations, construction, removal or demolition of a landmark structure or a building or site within a designated historic district.

Certificate of Economic Hardship

A certificate issued by the City Council authorizing alterations, construction, relocation, removal or demolition when a landmark, or a building, structure or other improvement within an historic district, cannot be put to a reasonably beneficial use or the owner cannot obtain a reasonable economic return thereon without the proposed alteration, construction, relocation, removal or demolition.

Commission

The St. Charles Historic Preservation Commission.

Construction

The act of altering an existing structure, building an addition to an existing structure, or the erection of a new principal or accessory structure on a lot or property.

Contributing

A building, structure or site that may not necessarily have architectural or historic significance as a single property, but which adds to the overall character and significance of an historic district due to its architectural or historical merit and its compatibility with other buildings, structures and sites within an architectural or historic setting such as a neighborhood. Contributing buildings, structures and sites are considered to be an integral part of an historic district.

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Demolition

Any act or process which destroys in part, or in whole, a landmark or a building, structure or site within a historic district.

Exterior Architectural Appearance

The architectural character and general composition of the exterior of a building or structure including, but not limited to, the kind and texture of the building materials and the type, design, arrangement and character of all architectural elements.

Historic and Architectural Resources

Any designated landmark, and any site or structure within a designated historic district rated as having historic significance or as contributing to the historic district.

Historic District

An area designated as an historic district by ordinance of the City of St. Charles, pursuant to this Chapter.

Historic Significance

Having character, interest or value as part of the development, heritage or culture of the community, county, state or nation, as the location of an important local, county, state or national event, or through identification with a person or persons who made important contributions to the development of the community, county, state or nation.

Landmark

Any building, structure or site which has been designated as a “landmark” by action of the City Council of St. Charles, pursuant to this Chapter or by its inclusion in the National Register of Historic Places.

Non-Contributing

A building, structure or site that does not have architectural or historic significance, and does not add to the overall character and significance of an historic district, due to a lack of architectural or historical merit or its incompatibility with other buildings, structures and sites. Noncontributing buildings are usually characterized by either older buildings with additions or exterior alterations that are incompatible with the character of the original construction, or newer buildings whose design is incompatible with older buildings in the area or whose placement is incompatible with the historic pattern of development in the area.

Owner of Record

The person, corporation or other legal entity listed as the owner of a property in the records of the Kane County Recorder.

Rehabilitation

The process of returning a property to a state of utility, through repair or alteration, which makes possible efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

Removal

Any relocation of a structure from its original site.

Repair

Any change that requires a building permit, but is not construction, relocation or alteration.