

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
KIMBERLY MALAY, CHAIR**

**WEDNESDAY, NOVEMBER 6, 2024 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Presentation of minutes of the October 16, 2024 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 100 Illinois St.**
 - b. 17 N. 2nd Ave.**
 - c. 101 E. Main St.**
 - d. 605 W. Main St.**
- 6. Grant Applications**
 - a. 605 W. Main St.**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
 - a. 121 S. 4th St.**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 20, 2024 at 7:00 P.M.**
- 13. Adjournment**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 16, 2024**

Members Present: Rice, Smunt, Kessler, Pretz, Morin, Malay

Members Absent: None

Also Present: Russell Colby, Director of Community Development

1. Call to Order

Ms. Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Mr. Colby called roll with 6 members present. There was a quorum.

3. Approval of Agenda

A motion was made by Mr. Pretz and seconded by Ms. Rice with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the October 2, 2024 meeting

A motion was made by Ms. Morin and seconded by Dr. Smunt with a unanimous voice vote to approve the Minutes of October 2, 2024.

5. Certificate of Appropriateness (COA) applications

a. 203 W Main St.

Ms. Roshani Patel, Store Owner, presented COA for the liquor bottle wall sign. Based on previous Commission discussion, two options were presented for relocation of the sign to the first floor, or to shift the sign to be centered between the two windows on the second floor. Ms. Patel stated that the business does not have the funds to install a projecting sign as suggested and they would like to reuse the current sign.

Commission discussed the installation of the sign without permit. Ms. Patel indicated that she expected the contractor to complete the approval as was done with their last sign.

Mr. Kessler did not support the design and felt the sign should be removed. Mr. Kessler asked if the sign met the Code requirements. Mr. Colby responded that the sign does meet the requirements for a single wall sign on the east elevation.

A motion was made by Ms. Rice and seconded by Dr. Smunt with a voice vote to approve COA, subject to the sign being relocated to be centered between the window and bay window on the upper level, as shown on the photo illustration. Rice, Morin,

Smunt, and Pretz voted to approve. Kessler voted no.

b. 1 E Main St.

Mr. Curt Hurst presented a revised COA for the garbage corral at 1 E Main Street. The corral was constructed with horizontal paneling that was intended to match the look/material of the building parapet screen.

The Commission expressed a preference for following the approved design which was matched to the Arcada enclosure. Mr. Hurst indicated that the long-term plan is to eliminate these enclosures altogether, with use of a compactor in another location.

Mr. Hurst said based on Commission comments, the design can include a cap for the panels. A detail was provided. He also proposed wrapping the structure with a historical city perspective in the future, although the design and timeline were not determined. Otherwise, the structure could be painted, but if painted, the wrap would not be possible.

The Commission discussed the changes and questioned when the cap and wrapping of the corral would take place. Mr. Hurst responded the cap could be done in 2 weeks, he didn't know when the wrap would be completed. The Commission asked about trim pieces at the outside corners, which are open/unfinished. Mr. Hurst had concerns with adding these elements and impacting the future wrap.

After further discussion Commission suggested that Mr. Hurst come back with a proposal showing the wrap perspective. Mr. Hurst indicated that he was not able to provide a specific timeline for this element and needs to complete this work to complete the permit project. He said alternately he was willing to proceed with the original design. The Commission felt they did not have enough information yet on what was proposed with the wrap concept, so they would prefer following the original design at this point.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to table the COA for the revised garbage corral design at 1 E Main Street until Mr. Hurst could present timeline and drawings showing the wrap.

Mr. Hurst can proceed with completing the corral based on the COA approval of the original design, or return later if he chooses.

c. 101 E Main St.

COA for the new LED sign panel installed at the Arcada Theater- On July 17, the Commission discussed and tabled a COA for modifications to the Arcada Theater marquee sign. The previous electronic reader board sign, which was no longer functional, was replaced with a new LED sign panel, attached to the face of marquee. The work was completed without a permit or the approval of the Historic Commission.

Mr. Colby stated that Mr. Onesti was to be here to speak to the COA request, but was unable to attend and will instead attend at the next meeting on Nov. 6. So he

recommended the Commission table the COA request.

Mr. Kessler summarized research regarding historic theater marquee signs and retrofitting. He contacted Spectrum Neon Company in Madison Heights, Michigan which indicated that the installation of the sign was not structurally correct, could introduce weather elements into the structure, and long term could pose a safety risk. He noted other examples where the retrofit was completely correct, including the Des Plaines theater which Mr. Onesti operates.

There was discussion about grant assistance. Mr. Colby indicated the City provided a grant in 2010 when the marquee was converted to LED, this agreement is now expired. Façade Grants are available for the sign retrofit in the next fiscal year starting in May.

Mr. Colby advised that the information from the sign company will be shared with the Building Division, but noted that the City has not issued any approval for the sign, and that a complete permit request would need to include structural information.

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to table the COA request.

6. Grant Applications

None.

7. Landmark Applications

None

8. Preliminary Reviews- Open forum for questions or presentation of preliminary concepts to the Commission for feedback

a. 117 S 5th St. Site Visit

Historic Commission discussed demolition of the house currently located at 117 S. 5th Street. The house sits on 2 lots allowing 2 homes to be built. After doing a site visit to the house, the Commission agreed the current house has no architectural or historic significance and could be demolished to make way for two new houses, which would be better scaled to the neighborhood than a single larger house. New houses would need to follow an architectural style that is compatible with the neighborhood. The Commission suggesting the lots face Fifth Street rather than Illinois Street, with driveway entrance from Illinois.

b. 521 W. Main St (Haines House)

Mr. Marshall, architect, along with property owners, Julie and Artie Starc presented a concept for changes they would like to make to 521 W. Main Street.

Commission discussed the proposed addition of a vestibule between the original home and the new gathering room, two bathrooms, covered porch, balcony, and a basement for storage, offering suggestions, but overall was favorable to the plan submitted.

9. Other Commission Business

None.

10. Public Comment

Al Watts, Preservation Partners, had questions for the Commission concerning 117 S 5th demolition. Commission stated the house is a two-family home with no architectural or historical significance.


11. Additional Business and Observations from Commissioners or Staff

Mr. Kessler and the Commission discussed the painting of brick and addition of murals on historic buildings in the City, and suggested that a review be required.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 6, 2024 at 7:00 P.M.

13. Adjournment

With no further business to discuss the meeting adjourned at 9:00 p.m.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 100 Illinois St.	
	Significance:			
	Petitioner:		Karen Dodge	
	Project Type:		Sign	
	PUBLIC HEARING			MEETING 11/6/24
Agenda Item Category:				
	Preliminary Review			Grant
X	Certificate of Appropriateness (COA)			Other Commission Business
	Landmark/District Designation			Commission Business
Attached Documents:			Additional Requested Documents:	
Application, photo illustrations				
Project Description:				
<p>Proposed is a wall sign for Smile Haven Dental Studio, on the second floor of the First Street Parking Deck building.</p> <p>A similar channel letter wall sign was previously in this location, but was a different size/shape.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: ____/____/____ COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 100 Illinois Suite 260

Use of Property: ☒ Commercial, business name: Smile Haven Studio

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☒ Other _____

☒ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

HALO
Install Individual Illuminated characters and face lit
channel module with Routed Face & Push through
Cabinet

Applicant Information:

Name (print):

Aurora Sign Company Helberg - Lynn

Address:

30 W 196 Calumet Ave
Warrenville IL 60555

Phone:

(630) 898-5900

Email:

L.Helberg@AuroraSign.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print):

Complex Management - Gina Davis Luk

Address:

423 S. 2nd St., St. Charles IL 60174

Signature:

See attached approval letter

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:

Lynn Helberg for Aurora
Sign Co

Date:

10/11/24

Front Elevation - OPTION B

Square Footage: 28.75



Sample Of Illumination



Individual Halo/Face Illuminated Characters & Face Lit Channel Module With Routed Face & Push-Thru Cabinet

Individual Halo Letters:
Letter faces: to be .125 Aluminum, Painted finish.
Letter Backs: to be Clear Acrylic for Halo Illumination
Returns: 3" depth .063 Aluminum returns.
Mounting: 1 1/2" Spacers for wall mounting.
Backer: .063 Aluminum Backer behind letters.

Face & Halo Lit Module:
Letter faces: to be 3/16" white acrylic. With high performance opaque vinyl applied first surface.
Backing: to be Clear acrylic for Halo Illumination
Trimcap: 1" trim-cap
Returns: 3" depth returns.

Cabinet: to be routed .125 aluminum and backed with 1/2" white push-thru acrylic (7328). With high performance opaque vinyl applied first surface.
Returns: 3" depth .063 aluminum.

Illumination: Internal Illumination to be white LEDs.

Finish: All exposed metal surfaces to be coated with acrylic polyurethane.

- A** Channel Module with Face & Halo Illumination. 3" returns, 1" trimcap, Vinyl applied first surface to acrylic faces
- B** Individual Halo Illuminated Characters with 3" returns .063 aluminum backer
- C** Custom Curved Panface Cabinet 3" depth. **VIF Building Survey Required**
- D** .125 Routed Aluminum cabinet faces backed with 1/2" white Push-Thru acrylic
- E** Electrical Disconnect Switch

SCALE 3/4"=1' Drawn By: LH

Cabinet - & Push-Thru Letters		Paint
Cabinet - Black		
Individual Halo Characters		Paint
3" Halo Characters - Black		
Aluminum Backer - White		Paint
Spacers - White		Paint
Face & Halo Module		Vinyl
3" Returns - Black		
1" Trimcap - White		Vinyl
Spacers - White		Paint
3M Opaque Black		Vinyl

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	All Signs Fabricated as per 2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

Prepared For:
Smile Haven Dental Studio

Location Name:

Address:
100 Illinois, Suite 260

City/State:
Saint Charles, IL 60174

Drwg: 241209 Sheet: 2 Design Date: 9/18/2024

Rev A: 9/26/2024

Rev B: 10/02/2024 - DW

Rev C:

Rev D:

Rev E:

Rev F:

LANDLORD APPROVAL SIGNATURE

Front Elevation - OPTION B

Proposed



Existing



INSTALL INSTRUCTIONS:

Center sign on facade as shown.
Connect to electrical service
to be provided by others prior to install.



★ Information Required Prior to fabrication
- Full survey of building dimensions &
custom curve for sign fabrication & installation

SCALE 3/16"=1' Drawn By: LH

Computer generated colors are not a true match to any
PMS, vinyl or paint. Rendering shown is for concept only.
Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications Electrical Specifications
All Signs Fabricated as per All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C. 2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

Prepared For: Smile Haven Dental Studio	Address: 100 Illinois, Suite 260	Drwg: 241209	Sheet: 2A	Design Date: 9/18/2024	LANDLORD APPROVAL SIGNATURE
Location Name:	City/State: Saint Charles, IL 60174	Rev A: 9/26/2024	Rev D:		
		Rev B:	Rev E:		
		Rev C:	Rev F:		



Facade Width and Mounting Hardware

Mounting Hardware Specs

Specifications



Diameter: 3/16"

Drill bit size: 5/32"

Head type: Hex Washer

Length: 1-1/4"

Drive type: 1/4" Hex

Manufacturer name: Tapcon

Drawn By:
PJ

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

**AURORA
SIGN CO.**

OFFICE: 630.898.5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:
Smile Haven Dental Studio

Address:
100 Illinois, Suite 260

Drwg: 241209 **Sheet:** 2B **Design Date:** 10/11/2024

Location Name:

City/State:
Saint Charles, IL 60174

Rev A:	Rev D:
Rev B:	Rev E:
Rev C:	Rev F:

LANDLORD APPROVAL SIGNATURE

DETAIL - A

Typical Channel Letter
Illuminated Sign Detail



Face And Halo-Illuminated
Channel Letters

- A 3" Letter coil
- B Standard Trim-cap
- C Acrylic Face
- D White LED
- E Clear Acrylic Back for Halo Illumination
- F 1 1/2" Spacers
- G Disconnect Switch
- H Low Voltage Transformer
- I Electrical Service
- J Painted .090 Aluminum Backer

Drawn By:

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

Prepared For:
Smile Haven Dental Studio

Address:
100 Illinois, Suite 260

Drwg: 241209 Sheet: DETAIL Design Date: 9/18/2024

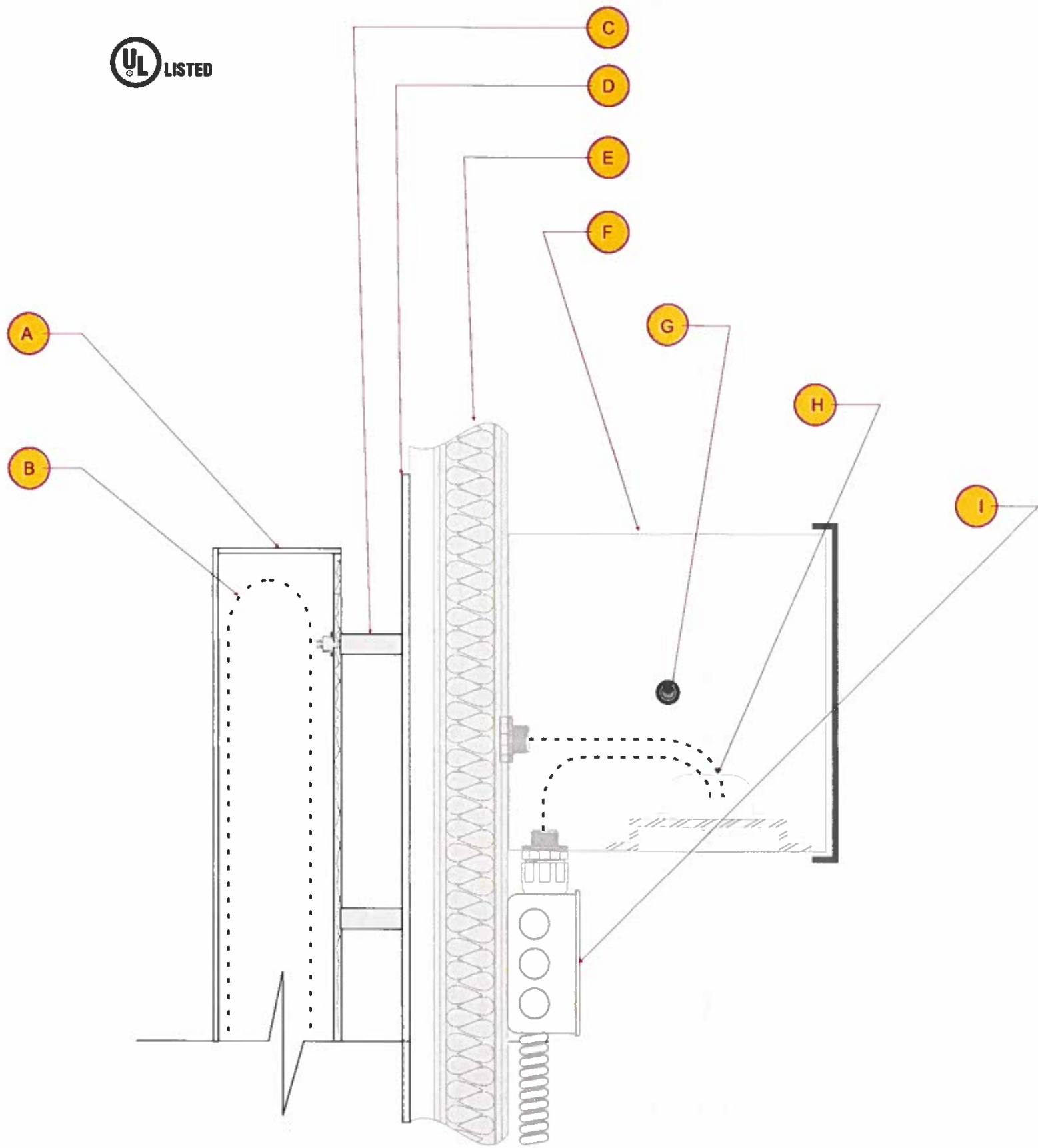
LANDLORD APPROVAL SIGNATURE

Location Name:

City/State:
Saint Charles, IL 60174

Rev A:	Rev D:
Rev B:	Rev E:
Rev C:	Rev F:

DETAIL - B



Halo Illuminated Wall Sign
with Flat Aluminum Backer

- A Aluminum face and returns. 3" returns
- B White LED lighting
- C Spacers
- D .063 Aluminum Backer
- E Wall
- F Transformer box
- G Disconnect Switch
- H LED Power supply
- I Electrical service (provided by others)

Drawn By:

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

AURORA
SIGN CO.

OFFICE: 630.898.5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:
Smile Haven Dental Studio

Address:
100 Illinois, Suite 260

Drwg: 241209 Sheet: DETAIL Design Date: 9/18/2024

LANDLORD APPROVAL SIGNATURE

Location Name:

City/State:
Saint Charles, IL 60174

Rev A:

Rev D:

Rev B:

Rev E:

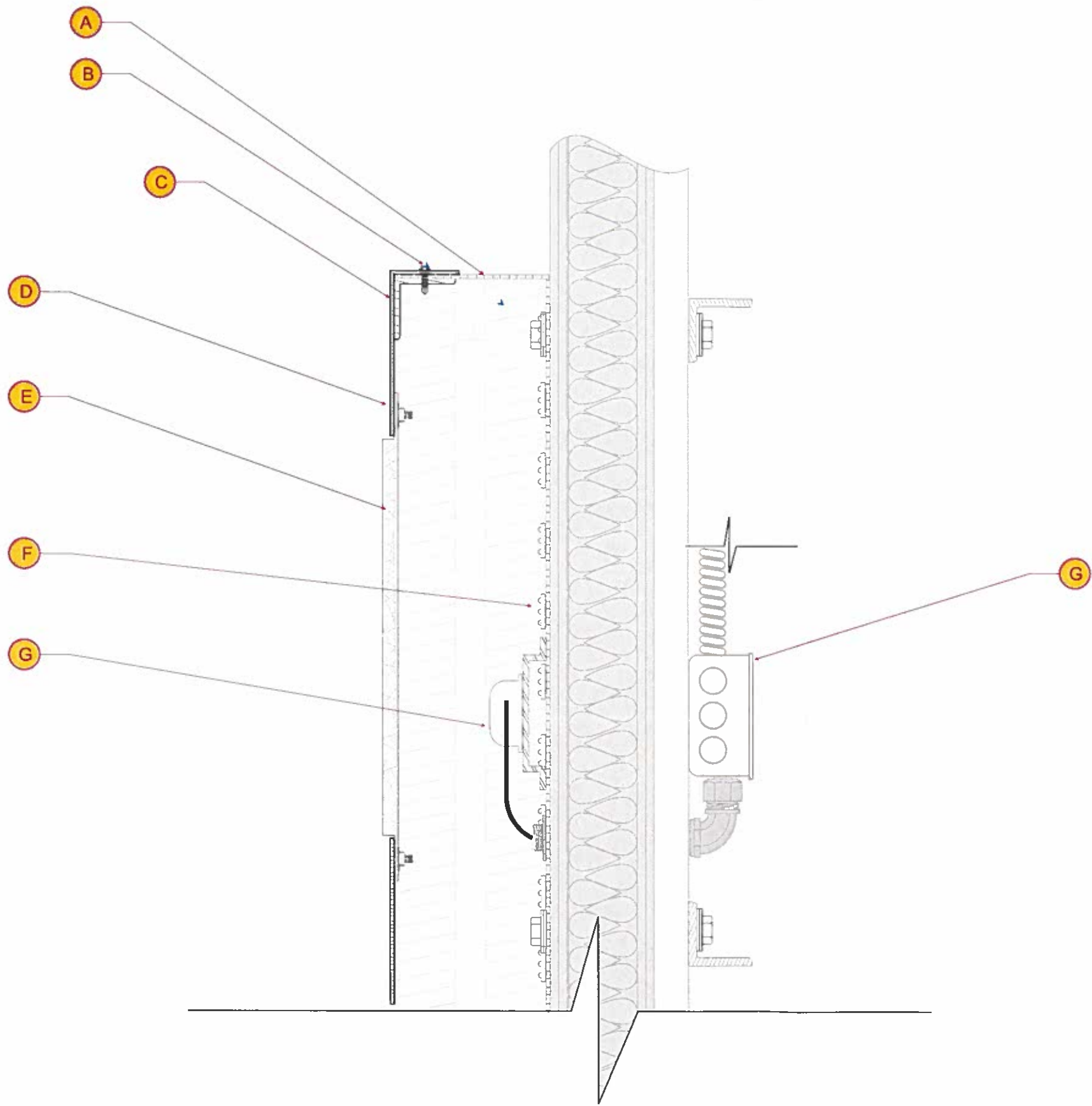
Rev C:

Rev F:

DETAIL - D



Illuminated Wall sign with push-thru acrylic.



- A Sign frame
- B Fastener
- C Aluminum face
- D Stud Welds
- E Push-thru acrylic
- F LED lighting
- G Low Voltage Transformer
- H Electrical Service

Drawn By: LH

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS USE OF THESE DRAWINGS.

AURORA
SIGN CO.

OFFICE: 630.898.5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:
Smile Haven Dental Studio

Address:
100 Illinois, Suite 260


Drwg: 241209 Sheet: DETAIL Design Date: 9/18/2024

LANDLORD APPROVAL SIGNATURE

Location Name:

City/State:
Saint Charles, IL 60174

Rev A:	Rev D:
Rev B:	Rev E:
Rev C:	Rev F:

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 17 N 2 nd Ave.	
	Significance:		Landmark	
	Petitioner:		Nancy Knapp	
	Project Type:		Porch addition	
	PUBLIC HEARING			MEETING 11/6/24
Agenda Item Category:				
	Preliminary Review			Grant
X	Certificate of Appropriateness (COA)			Other Commission Business
	Landmark/District Designation			Commission Business
Attached Documents:			Additional Requested Documents:	
Application, photo illustrations				
Project Description:				
<p>Proposed is a small porch addition at the south side of the building.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: ____/____/____ COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 17 N 2ND Ave, St. Charles
Use of Property: ☒ Commercial, business name: CIRCA VINTAGE GALLERY
☐ Residential ☒ Other: Rental unit 2nd floor

Project Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> Exterior Alteration/Repair
<input type="checkbox"/> Windows
<input type="checkbox"/> Doors
<input type="checkbox"/> Siding - Type: _____
<input type="checkbox"/> Masonry Repair
<input type="checkbox"/> Other _____
<input type="checkbox"/> Awnings/Signs | <input type="checkbox"/> New Construction
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Additions
<input checked="" type="checkbox"/> Deck/Porch
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____ | <input type="checkbox"/> Demolition
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____

<input type="checkbox"/> Relocation of Building |
|---|--|---|

Description:

Small porch added to south side
first floor ~ 5' x 7'
Detailed plans attached

Applicant Information:

Name (print): DAVID KNAPP
Address: 60976 BREWSTER CREEK
WAYNE, IL 60184
Phone: 630-660-4887
Email: KNAPP DAV@GMAIL.COM

Applicant is (check all that apply):

- ☒ Property Owner
☐ Business Tenant
☐ Project contractor
☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): SAME
Address: _____
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: 10/31/2024

17 N 2nd Avenue, St. Charles

Side Deck Addition

David Knapp (owner) and Michael Kalinowski (contractor)

October 2024



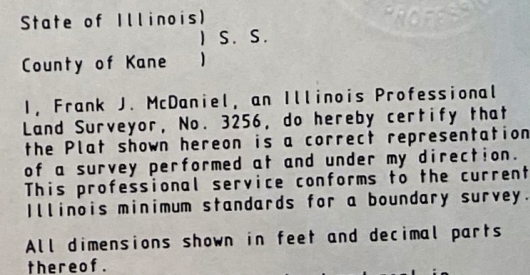
Current space

- We are proposing a small deck addition on the south side of the house
- The deck will be designed consistent with existing architectural details
- It will include a small exterior deck for the porch and storage beneath accessible by two outward swinging doors
- Location, materials and construction details are contained on the following pages



Proposed Deck

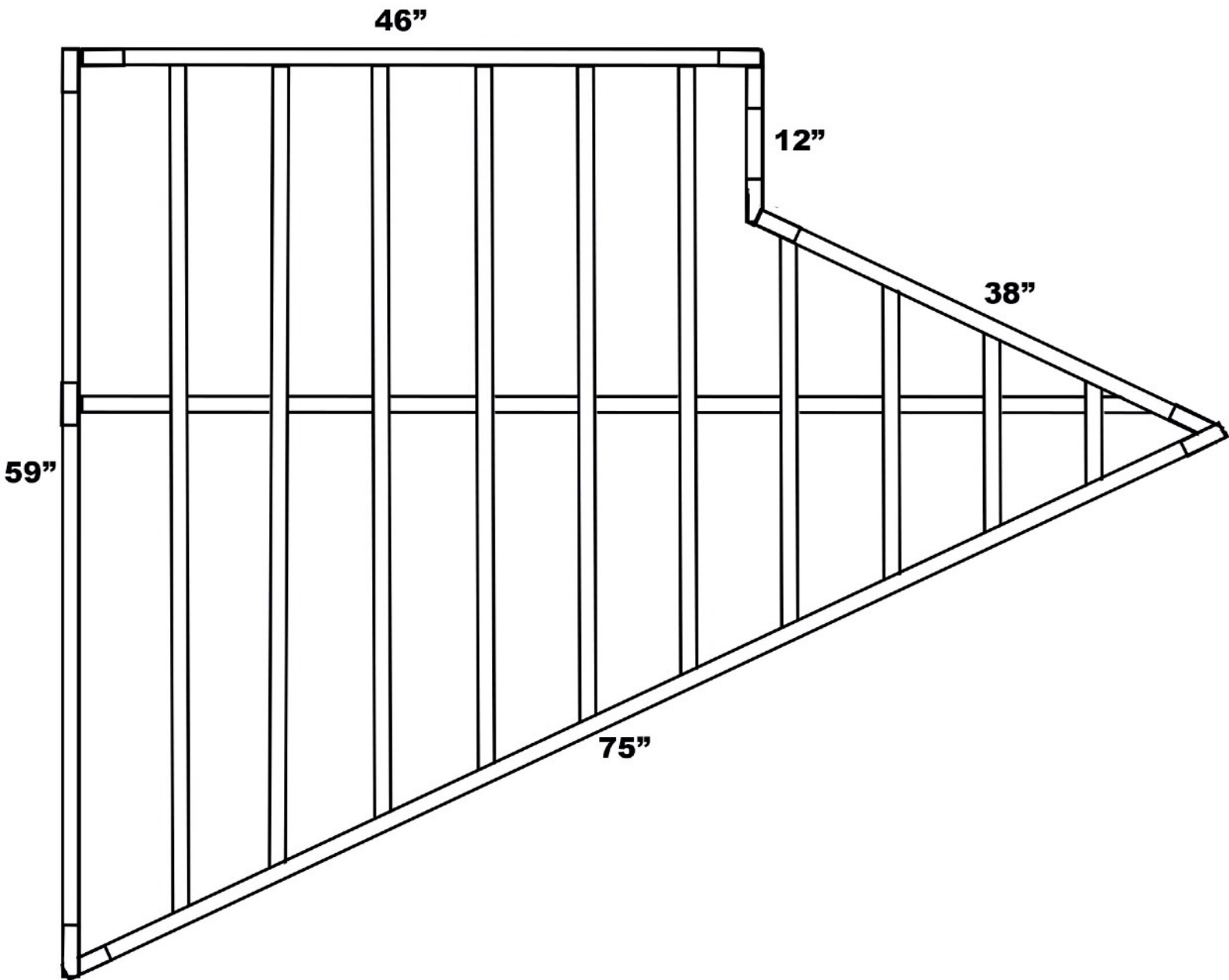
SCALE: 1" = 20'



Frank J. McDaniel, P.L.S. #3256
License Renewal/Date of
Expiration = 11/30/2012



Deck Framing Illustration and Materials List



- 2x8" deck joists spaced at 8" apart
- 20 joist hangers
- 4 corner tie plates
- 1 flat tie plate
- 13-2x8"x8' treated
- 14-6"x8' deck boards
- 8- 90 degree angle brackets to anchor concrete
- box of deck screws
- 2.25" tapcon anchor screws
- 4 tubes of liquid nails adhesive
- box of 3 5/8" ledger fasteners

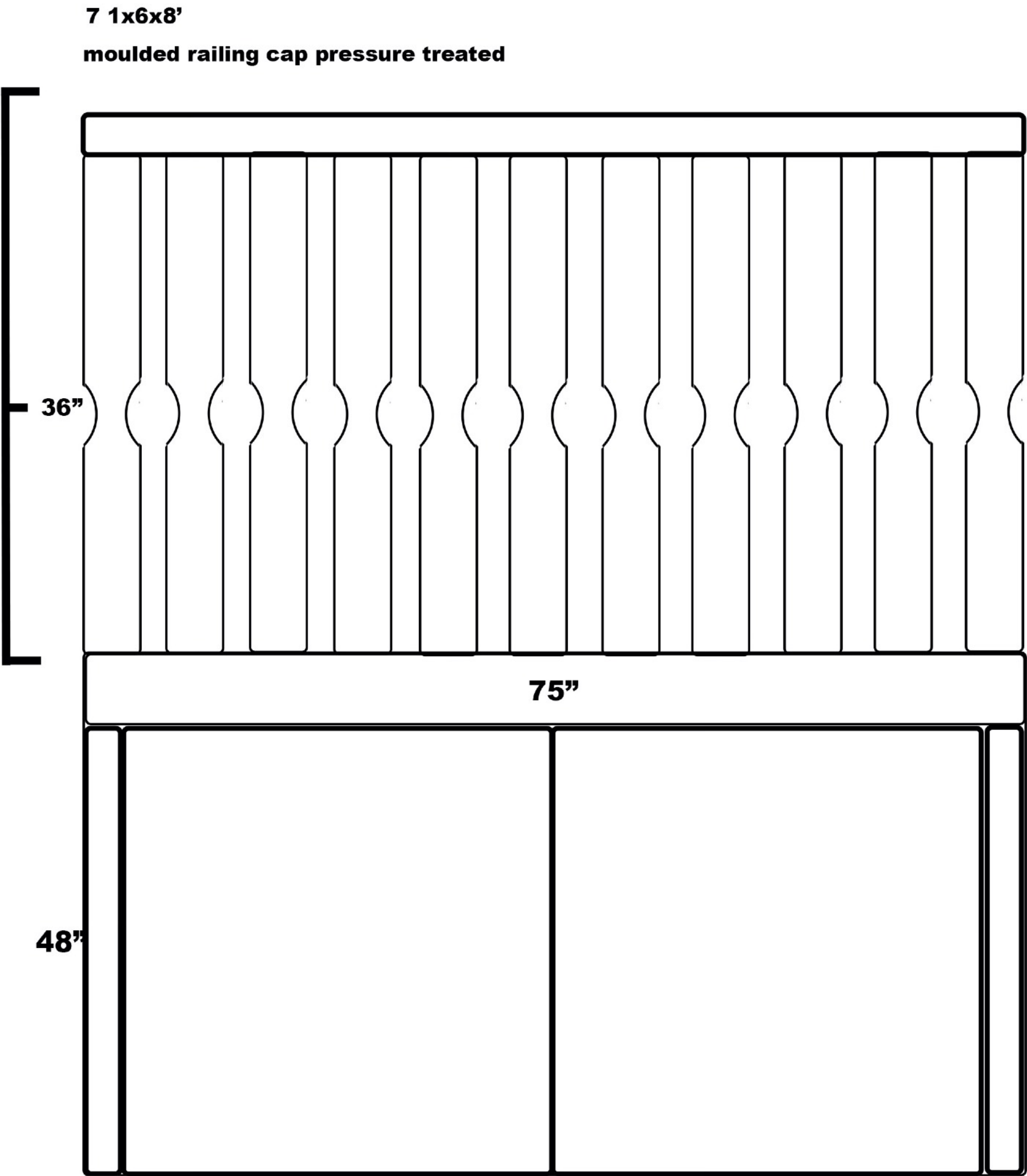


Railing Details

Railing and doors will be pressure treated wood


Two access doors will be mounted to swing outward

Item		Dimension
Railing	Cap	1" X 6" X 8'
	Slats	1" X 4" X 36"
Doors	2 doors swing outward	48" X 37.5"



Materials & Labor Estimate

Deck	Joist hanger	20	1.50	\$30.00
	2 x 8 x 8 treated	12	9.5	\$114.00
	6 x 8 deck boards	15	5.86	\$87.90
	angle brackets	8	35.60	\$284.80
	corner tie plate	4	3	\$12.00
	deck screws, 3 1/2 coated, 5 lb	1	26.23	\$26.23
	deck screws, 2” coated, 5 lb	1	26.23	\$26.23
	Tapcon anchor screws	1	18.67	\$18.67
	Liquid nails adhesive	4	2.88	\$11.52
	Ledger fastener screws, 3 5/8	1	38.35	\$38.35
Railing	1 x 6 x 8 treated	4	5.88	\$23.52
	1 x 4 X 6’	6	4.24	\$25.44
	4 X 8 x 3/4 plywood	1	44.5	\$44.50
Paint	Deck Paint	1	40	\$40.00
	Rails, Trim	2	35	\$70.00
			Sub	\$853.16
			+ 8.5% tax	\$925.68
Labor				\$1,000
			Total	<u>\$1,925.68</u>

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 101 E Main St.		
	Significance:	Landmark		
	Petitioner:	Ron Onesti		
	Project Type:	Sign		
	PUBLIC HEARING		MEETING 11/6/24	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application, sign information, photos				
Project Description:				
<p>On 10/2, the Commission discussed and tabled a COA for modifications to the Arcada Theater marquee sign. The previous electronic reader board sign, which was no longer functional, was replaced with a new LED sign panel, attached to the face of marquee.</p> <p>The Commission previously expressed concern with the aspect ratio of the panel relative to the existing marquee; the finishing around the LED panel, which is mounted on the face of the marquee; structural stability; and potential for damage to the marquee.</p> <p>Ron Onesti will provide additional information on the project.</p> <p>The marquee is not original to the building and was added in 1943. Letter readerboards on the marquee were replaced with electronic readerboards in 2010, during a substantial rehab of the sign and conversion to LED lighting.</p>				
Staff Comments:				
Work was completed without a permit.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: 7 / 12 / 23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 105 E Main St St Charles, IL 60174

Use of Property: ☒ Commercial, business name: Arcada Theatre

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other _____

☒ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

Panel Replacement
88" x 39.5" x 6.5" Metal Framed LED paneled video wall
Lag-bolted to existing metal frame with french cleats
additional support

Applicant Information:

Name (print): Ron onesti

Address: 105 E Main St St Charles, IL 60174

Phone: (773) 908-5535

Email: ron@oshows.com

Applicant is (check all that apply):

- ☒ Property Owner
☒ Business Tenant
☐ Project contractor
☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Curtis Hurst

Address: 5 E MAIN ST.

Signature: [Signature]

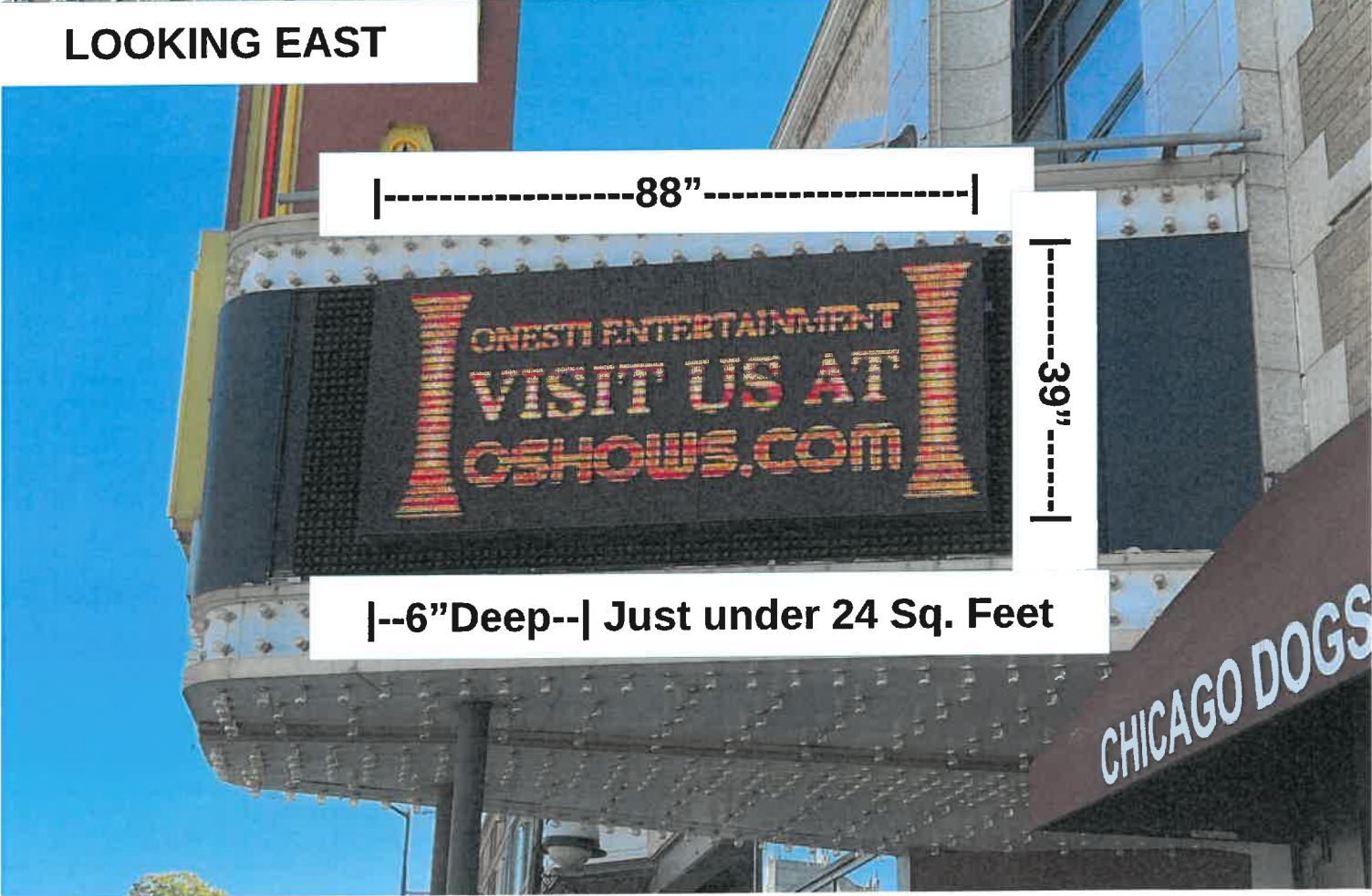
APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: 7/12/24



LOOKING WEST



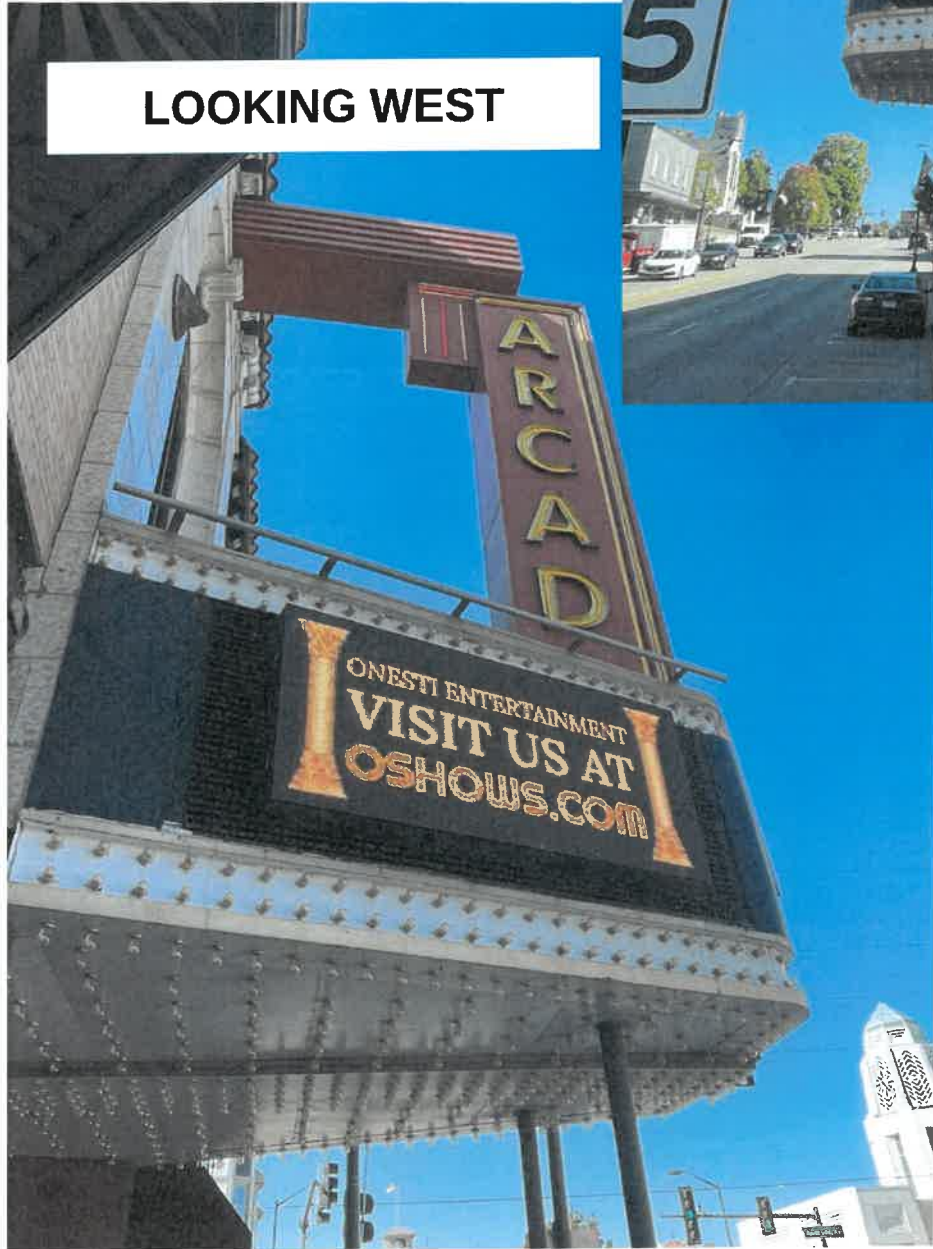
LOOKING EAST

|-----88"-----|

|-----39"-----|

|--6"Deep--| Just under 24 Sq. Feet


LOOKING WEST



LOOKING EAST





 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA & Façade Grant: 605 W. Main St.		
	Significance:	Contributing		
	Petitioner:	Eric Larson		
	Project Type:	Siding and Porch replacement		
	PUBLIC HEARING		MEETING 11/6/24	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Grant program info, COA & Grant applications				
Project Description:				
<p>Proposed is replacement of siding and porch railings and trim. The existing material is primarily aluminum siding. The proposal is to remove 2 layers of existing siding and replace the siding with Hardie material with 6" reveal. The proposal identifies use of Hardie trim boards for windows, doors, corner and frieze boards. The porch would include aluminum railings and baluster.</p> <p>The applicant has also requested Façade Improvement Grant funding for the project. The property would qualify for a Commercial Grant, as either Historic Preservation or Building Improvement.</p>				
Staff Comments:				
<p>Staff has asked the applicant for the following information:</p> <ul style="list-style-type: none"> Is the original siding intact beneath and could it potentially be salvaged/restored. What is the style and board reveal width of the original siding (to try to replicate it). Details for the trim to be used, where and what size width boards Consider use of a smaller reveal siding board (4") which is more typical for this house style (depending on what info. there is for the original) A detail on the railing design (or photo example from the manufacturer) 				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA and Façade Grant 				

3. Commercial Façade Grant

- Eligible Properties:
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
 - Special Service Area #1B
 - Historic District or Landmark SiteProperties that are at least 50 years of age are given first priority until Sept. 1st. Applications received for structures less than 50 years of age will not be reviewed until Sept. 1st.
- Application Priority Hierarchy
Preference will be given to received applications in the following order:
 1. Structures 50+ years of age
 - a. Restoration projects
 - b. Renovation Projects
 2. Structures less than 50 years of age
- Minimum Project Cost: \$2,500
- Grant for Front or Side Facades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A facade is defined as a thirty-foot-wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
 - Total grant amount during any five-year period is capped at \$20,000.
 - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
 - 50% Reimbursement for:
 - For Historic structures, maintenance utilizing Historic Preservation practices:***
 - ✓ Repair or restoration of historic features
 - ✓ Replacement of deteriorated historic features with like-in-kind materials to preserve or restore historic features
 - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
 - ✓ Extensive restoration/repair of historic masonry material
 - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
 - Building improvements:***
 - ✓ Exterior building upgrades or enhancements that will restore or preserve the historic character of a building
 - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
 - ✓ Removal of architecturally inappropriate features on buildings

- 25% Reimbursement for:

- Maintenance when done congruently with major restoration or renovation:***

- ✓ Cleaning, patching, caulking of exterior surfaces.
 - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
 - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
 - ✓ Spot masonry repairs or tuckpointing

- Improvements of non-historic secondary structures which contribute to architectural significance:***

- ✓ Repair or restoration of features (siding, doors, windows, etc.)
 - ✓ Replacement of deteriorated features with like-in-kind materials to preserve or restore historic features
 - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
 - ✓ Extensive restoration/repair of masonry material
 - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting

- 50% Reimbursement for Architectural Services (Up to \$5,000)

- Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.

- Ineligible Improvements:

- Signs and Awnings, unless in connection with other eligible improvements.
 - Building additions; unless work falls under the rear entrance requirements
 - Any interior improvement or finishes
 - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
 - Any site improvements, including sidewalks, parking lots and landscaping.
 - Maintenance when not done congruently with major restoration or renovation, including painting, spot masonry or tuckpointing, re-roofing with non-historic material, cleaning, patching, and caulking. If not specifically listed, it is at the Historic Commission's discretion to determine if a project is considered maintenance.

- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ -- Date Submitted: ____/____/____ COA # _____ -- Admin. Approval: _____

APPLICATION INFORMATION

Address of Property:

605 W. Main St

Use of Property:

☒ Commercial, business name:

fox Valley Tax

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☒ Siding - Type: _____

☐ Masonry Repair

☒ Other Painting

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

Remove 2 layers Siding (Current 8" Aluminum)
Replace with ~~TP Small Side~~ Hardy Siding

Applicant Information:

Name (print):

Eric M. Larson

Address:

619 W. Main St.

Phone:

630-669-5101

Email:

plan4u2retire@gmail.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☐ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print):

same

Address:

Signature:

Eric M. Larson

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: _____

Date: _____

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):



Commercial

☐ Residential

Received Date

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

605 W. Main St

Property Identification Number:

Applicant Name:

Eric M. Larson

Project Description:

Reside after Remove existing 2 layers
front post Railing Materials

Total Cost Estimate:

\$ 47,000 + 6,000 rails

Submittal Checklist:

- ☐ **\$50 Application Fee**
- ☐ **Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- ☐ **Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- ☐ **W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)



Platinum Renovations Inc.

5N321 Harvest Lane | Saint Charles, IL 60175
331-454-4900 | kevin@platinumrenovationsinc.com

RECIPIENT:

Eric Larson

605 West Main Street
St. Charles, Illinois 60174

Quote #228

Sent on Oct 20, 2024

Total \$47,600.00

Product/Service	Description	Qty.	Unit Price	Total
Siding quote:	<p>-Remove (2) layers existing siding and dispose of in an onsite job dumpster.</p> <p>-Check substrates for any rot or deterioration .</p> <p>-Install all new Tyvek home wrap as needed on the entire building and tape all seams.</p> <p>-Install all new pre finished James Hardie fiber cement trim boards around all windows, doors, corner boards and frieze boards.</p> <p>-Caulk and touch up paint as needed.</p> <p>-Install all new James Hardie fiber cement; color plus; 6" reveal lap siding to the manufacturer's specifications on the entire building.</p> <p>-Caulk and touch up paint as needed.</p> <p>-Install aluminum flashings as needed above all windows, doors and roof lines.</p> <p>-Aluminum soffit & fascia to remain.</p> <p>- Re install downspouts.</p> <p>Labor & Material: \$47,600.00</p> <p>- (2) Front porches: Remove existing railings and trim boards on columns and arches and dispose. Install all new James Hardie fiber cement trim boards on front porch posts with top and bottom caps. Arche new front porch frieze boards. -Install all new Timber tech aluminum railings with top rail. Labor & Material: \$6,200.00</p> <p>Permits not included.</p>	1	\$47,600.00	\$47,600.00

A deposit of 50% will be required to begin project.



Platinum Renovations Inc.

5N321 Harvest Lane | Saint Charles, IL 60175
331-454-4900 | kevin@platinumrenovationsinc.com

Total

\$47,600.00

This quote is valid for the next 15 days, after which values may be subject to change due to increases in material costs.

Signature: _____ **Date:** _____













ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
Date of Survey: 2003
Survey Updated: Dec. 2016

Primary Structure

ADDRESS 605 West Main Street



ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
☒ Contributing
☐ Non-Contributing
☐ Potential for Individual National Register Designation

BUILDING CONDITION

- ☐ Excellent
☒ Good
☐ Fair
☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: National
Architectural Features: _____
Date of Construction: 1873
Source: Township Assessor's Office
Overall Plan Configuration: Compound

Exterior Walls (Current): Aluminum
Exterior Walls (Original): Clapboard
Foundation: Concrete
Roof Type/Material: Cross gable/Asphalt shingle
Window Material/Type: Alum/Wd. Double hung

ARCHITECTURAL FEATURES: This is an unusual front elevation featuring two front porches that are supported by shallow arches springing from simple full height square column. Classically detailed fluted pilasters flank both of the front entrances.

ALTERATIONS: The addition to the rear is one story and has a roof that has a shallower pitch than the main house. The aluminum siding is typically horizontal, but is vertical at the addition. There is another addition that has a shed roof that is accessed by an exterior site built wooden stair. This addition has horizontal aluminum siding. There is currently a commercial tenant occupying the building.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
Date of Survey: 2003
Survey Updated: Dec. 2016

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source


**REPRESENTATION IN EXISTING
SURVEYS:**

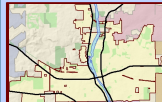
FEDERAL:

STATE:

COUNTY:

LOCAL:

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Preliminary Review: 121 S 4 th St	
	Significance:		Contributing	
	Petitioner:		Mark Sychowski	
	Project Type:		Potential demolition and new house	
	PUBLIC HEARING			MEETING 11/6/24
Agenda Item Category:				
X	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Aerial, survey page				
Project Description:				
<p>A potential purchaser of the property is inquiring about the potential to demolish the building to construct a new single family house.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback. 				



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: November 1, 2024 08:35 AM



0 20 41 Feet

This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174.
Powered by Precision GIS



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Minor Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1825-1860

Source: A Field Guide to American Houses

Features:

Wood frame two story building with one story addition.
Simple one over one windows.



Address:

121 South 4th Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 13

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 2

NEGATIVE NO. 29



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 2

NEGATIVE NO. 30

Address:

121 South 4th Street

Remarks:

South Elevation.

Block No. 13

Building No. 4

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.