

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. BRYAN WIRBALL – CHAIR
MONDAY, AUGUST 11, 2025 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

1. CALL TO ORDER

2. ROLL CALL

3. OMNIBUS VOTE

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- *a. Recommendation to approve a Minor Change to PUD for Harbor House, Fox Haven Square Building 4, Stuart's Crossing PUD.
- *b. Recommendation to approve a Plat of Easement for 30 S. 14th Street.
- *c. Recommendation to approve a Plat of Easement for 3342 W. Main Street.
- *d. Recommendation to approve a Revised Façade Improvement Grant for 12 N 3rd Street.
- *e. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 801 Indiana Avenue, "Eliza Caustin Farmhouse"
- *f. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 608-612 State Avenue, "Col. Edward J. Baker Home"
- *g. Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 304 Chestnut Avenue.

5. PUBLIC COMMENT

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF


7. EXECUTIVE SESSION

- Personnel – 5 ILCS 120/2(c)(1)
- Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

8. 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 (TTY), 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 ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4a
	Title:	Recommendation to approve a Minor Change to PUD for Harbor House, Fox Haven Square Building 4, Stuart's Crossing PUD.	
	Presenter:	Ellen Johnson, Planner II	
Meeting: Planning & Development Committee		Date: August 11, 2025	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
<p>Executive Summary (if not budgeted, please explain):</p> <p>Construction is underway at Fox Haven Square, located off Kirk Road south of Jewel. The development includes four buildings, three of which are arranged around a plaza, with common parking. Plans for Fox Haven Square were approved under Ord. 2024-Z-14 and included engineering and landscape plans for the entire development and building elevations for each building.</p> <p>Building permit plans are under review for Building 4, located closest to Kirk Road. Harbor House Paddle & Provisions will occupy the building. The business will include various sports courts and restaurant/bar components. A Minor Change to PUD is required due to proposed changes to the site and landscape plans and building elevations. The application and plans have been submitted by Montauk Pickleball Club, LLC.</p> <p>Changes from the approved plans are summarized as follows:</p> <ul style="list-style-type: none"> • Removal of 8 parking stalls along the front of the building for a loading driveway and wider concrete area at the building entrance. • Addition of a sprinkler room at the northeast corner. • Shifting of the building footprint approx. 5' north to accommodate mechanical equipment at the rear. • Shifting of the parking lot and sidewalk to accommodate the shift in building footprint. • Patio material change from concrete to permeable pavers. • Adjustments to landscape plantings due to the shift in building footprint and sprinkler room addition. • Building elevation changes: <ul style="list-style-type: none"> ○ Wider vertical metal panels (siding material). ○ Modifications to window placement and dimensions. ○ Reduction in number of windows on the east and south sides. ○ Reduction of rooftop canopy from covering the full width of the roof to approx. 2/3 of the roof. ○ Rooftop mechanical equipment screening via white louvered panels. <p>Note- The landscape plan and site plan submitted includes the entire Fox Haven Square development and incorporates minor adjustments to the plans that have previously been approved by staff in connection with building permits for the other buildings.</p> <p>The proposed changes comply with the PUD Ordinance and applicable provisions of the Zoning Ordinance.</p>			
<p>Attachments (please list):</p> <p>Application, Plans, Plans approved under Ord. 2024-Z-14</p>			
<p>Recommendation/Suggested Action (briefly explain):</p> <p>Recommendation to approve a Minor Change to PUD for Harbor House, Fox Haven Square Building 4, Stuart's Crossing PUD.</p>			

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

MINOR CHANGE TO PUD APPLICATION

For City Use

Project Name: _____
Project Number: _____-PR-_____
Cityview Project Number: _____

Received Date

- *File this application to request approval of a Minor Change to an approved PUD Preliminary Plan in a manner that complies with all standards of the PUD Ordinance applicable to the property and meets the definition of a Minor Change per the Zoning Ordinance or the PUD Ordinance.*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements.*
- *The Minor Change will be scheduled for review by the Planning & Development Committee of the City Council when staff has determined the plans are ready.*

1. Property Information:	Location: 100 N KIRK ROAD (BUILDING 4)	
	Parcel Number (s): 09-25-178-003	
	PUD Name: FOX HAVEN SQUARE, STUART'S CROSSING PUD	
2. Applicant Information:	Name: Montauk Pickleball Club, LLC d/b/a Harbor House Paddle & Provi	Phone: 312-464-0500
	Address 1017 N Hooker St. Chicago, IL 60642	Email: walter@parkerhospitality.com
3. Record Owner Information:	Name: FHS PIAZZA, LLC	Phone: 630.580.0372
	Address: 1307 Schiferl Road Bartlett, IL 60103	Email: aj@gsifamily.com

4. PUD Information:

Name of PUD: FOX HAVEN SQUARE, STUART'S CROSSING PUD

PUD Ordinance #: 1997-M115/2024-Z-14

Ordinance or Resolution that approved the current plans: 2024-Z-14

5. Proposed Changes:

PUD Plans to be changed:

- ☒ Site/Engineering Plan
- ☒ Landscape Plan
- ☒ Architectural Elevations
- ☒ Signs
- ☐ Other plans:

Description of plan changes:

ADJUSTMENT TO BUILDING LOCATION
 ADJUSTMENT TO SIDEWALK AND PARKING LOT
 ADJUSTMENT TO WEST SIDE PATIO
 ADJUSTMENT TO BUILDING ELEVATIONS, BUILDING CONFIGURATION, WINDOWS AND SIDING.
 SPRINKLER ROOM ADDITION

6. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Provide 1 copy of each required item, unless otherwise noted.

☒ **APPLICATION FEE:** \$200

☒ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$2,000	\$3,000	\$4,000	\$5,000
2 or 3	\$3,000	\$5,000	\$6,000	\$8,000
4 or more	\$4,000	\$6,000	\$8,000	\$11,000

☐ **PROOF OF OWNERSHIP:** a) A current title policy report; or
 b) A deed and a current title search

☒ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **COVER LETTER:** A letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.
- ☒ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

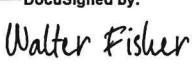
Copies: One (1) full size plan set and PDF electronic file emailed to: cd@stcharlesil.gov

Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show existing/approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- For changes to signs, show existing/approved and proposed signage plans, and include renderings of proposed signage indicating size, materials, and location on the building and/or site.
- Additional information may be necessary depending on the specific change proposed.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.


8/7/25
 Record Owner Date

DocuSigned by:

8/7/2025
 1873E3F5683A43D...
 Applicant or Authorized Agent Date

Walter Fisher

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

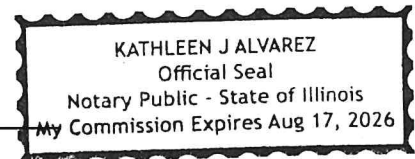
I, Pat Greco, being first duly sworn on oath depose and say that I am
Manager of FHS Piazza LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Pat Greco</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Pat Greco, Manager

Subscribed and Sworn before me this 7th day of
AUGUST, 20 25.

Kathleen J. Alvarez
Notary Public




**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, BRADLEY PARKER, being first duly sworn on oath depose and say that I am Manager of
Montauk Pickleball Club, LLC , an Illinois Limited Liability Company (L.L.C.), and that the
following persons are all of the members of the said L.L.C.:

BRADLEY PARKER	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: 
Bradley Parker, Manager

Subscribed and Sworn before me this 6th day of August, 2025 .





Notary Public

Memorandum

Date:	8/7/2025	Project Name:	Fox Haven Square (Building 4) Harbor House
To:	Ellen Johnson, Planning City of St Charles	Project No.:	CHI25-4002
Subject:	Minor Change to PUD	From:	Theresa Snow, PE Gino Romozzi - Architect
		Copies To:	

The existing Stuart's Crossing/Fox Haven Square PUD is being modified for the construction of Building 4 within the Fox Haven Square development as shown in the approved ordinance (2024-Z-14).

The proposed modifications to the existing PUD are as follows:

- Additional building footprint to accommodate sprinkler room location for water service
- Building footprint shift to accommodate proposed mechanical equipment to provide adequate setbacks to the property line
- Parking lot and sidewalk shift to accommodate shift in building footprint
- Patio adjustment to permeable materials
- Exterior elevation changes: Vertical metal panel siding profile, thin cut brick veneer, cement board (vertical board and batten), window spacing / locations (energy efficient white vinyl) , roof top canopy reduction and signage updates.

The enclosed application, site plan, landscape plan, and building elevations reflect these modifications and are submitted for approval.

If you have any questions or concerns regarding these plans, please contact me at tsnow@waremalcomb.com or Gino Romozzi at romozzi@gmail.com

***FHS Piazza LLC
1307 Schiferl Road
Bartlett, IL 60103***

August 7, 2025

To Whom It May Concern:

On behalf of ownership, this letter shall serve as an authorization for Montauk Pickleball Club, LLC and its affiliates to file for a Minor Change to PUD with the City of St. Charles for the subject parcel (tax ID #09-25-178-003).

Sincerely

FHS Piazza LLC

By: _____

AJ Jaffe

Authorized Signatory

HARBOR HOUSE | PADDLE AND PROVISIONS
100 N KIRK ROAD ST. CHARLES ILLINOIS



FOX HAVEN SQUARE | ST CHARLES, ILLINOIS



PERSPECTIVE: NORTH WEST BUILDING 4B

GR GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE 400B
847-707-2453 - ROMOZZI@GMAIL.COM



8 . 6 . 2025

HARBOR HOUSE | PADDLE AND PROVISIONS
100 N KIRK ROAD ST. CHARLES ILLINOIS



FOX HAVEN SQUARE| ST CHARLES, ILLINOIS

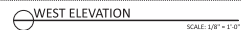
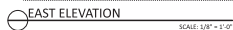


PERSPECTIVE: SOUTH EAST BUILDING 4B






GR GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE 200B
847-707-2453 - ROMOZZI@GMAIL.COM

ECO STEEL
1000 CENTER DRIVE PARK CITY, UT 84098

8 . 6 . 2025



© 2025 Gina Bonazzi Architect and Bonazzi Design, LTD - All rights reserved.
Any discrepancies shall be reported, in writing, immediately to the
Architect before proceeding. Only figured dimensions should
be used. Contractors and fabricators to verify all dimensions.

	ISSUED DATE	ISSUED FOR
	07.07.2025	PERMIT SUBMISSION
	07.16.2025	PH. REVISIONS
	07.25.2025	PH. REVISIONS
	08.04.2025	PH. REVISIONS
	08.11.2025	PH. REVISIONS

	MM.DD.YYYY	REVISION #
PROFESSIONAL SEAL		

PROJECT
100 N. KIRK ROAD
HARBOR HOUSE
ST CHARLES, IL

2223	Project No.
GR	Drawn By
GR	Checked By
Discipline	Drawing No.

A32

Drawing Name
BUILDING ELEVATIONS

ST. CHARLES MIXED USE
FINAL ENGINEERING PLANS

ST. CHARLES, IL 60174

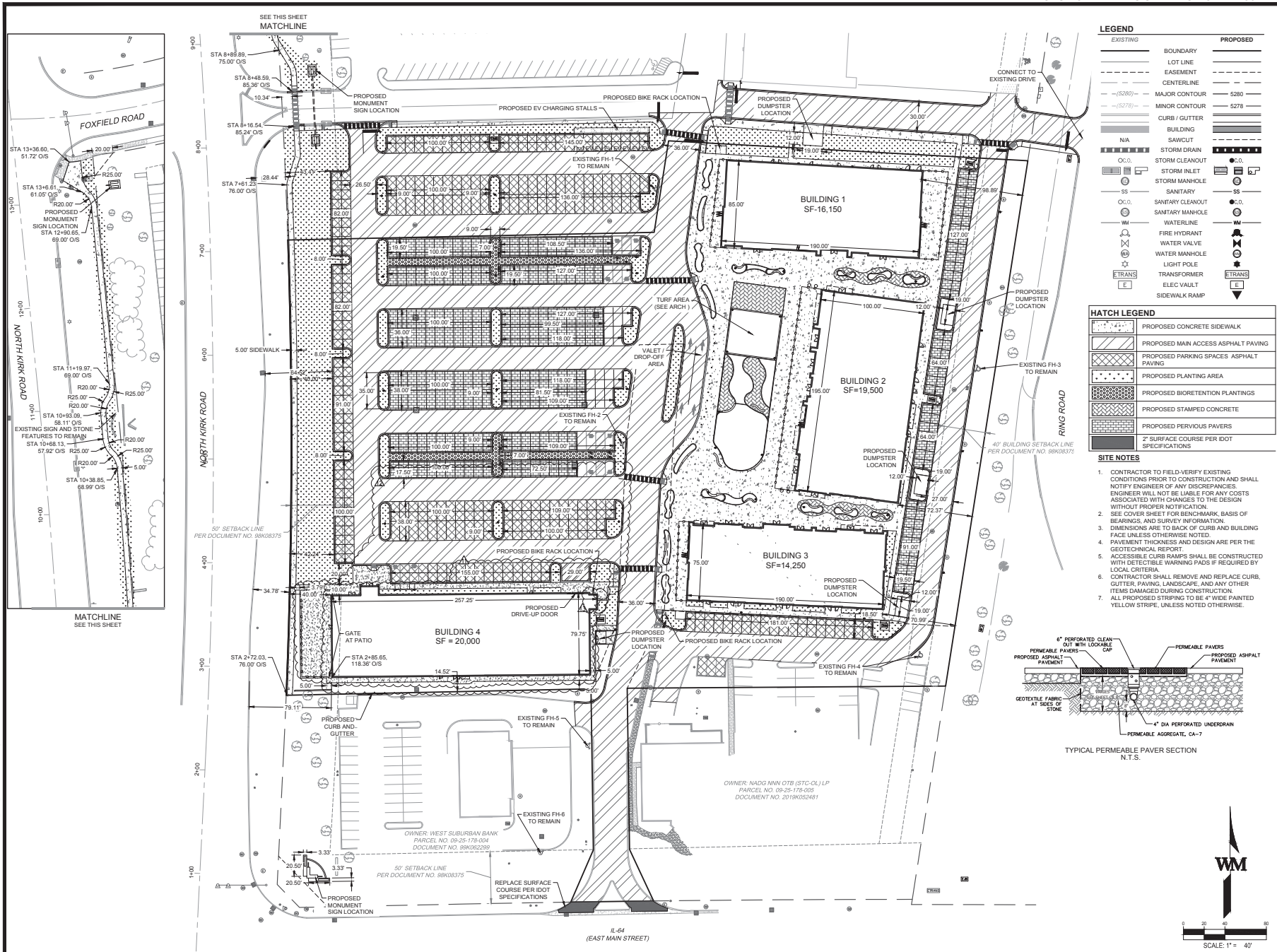
OVERALL SITE PLAN

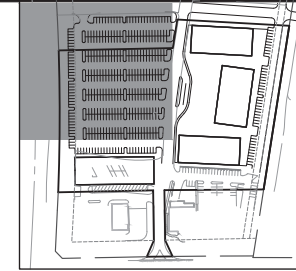
NO	DATE	REMARKS
07	12/06/2024	REVISED PER CITY COMMENTS
08	12/10/2024	REVISED PER KDOT COMMENTS
09	01/21/2025	REVISED PER CITY/KDOT
10	01/31/2025	BUILDING UTILITY COORDINATION
11	03/07/2025	BUILDING 4 UPDATES
12	04/18/2025	BUILDING 4 UPDATES
13	05/12/2025	BUILDING 4 UPDATES
14	07/07/2025	ISSUED FOR SUBMITTAL-BLDG 4

JOB NO.:	CHI23-0124
PA / PM:	J. GRZYWA
DESIGNED:	T. SNOW
DATE:	2023-12-20
PLOT DATE:	07/02/25

SHEET
C3.0
05 of 39

NOT FOR CONSTRUCTION





LEGEND

EXISTING	PROPOSED
BOUNDARY	BOUNDARY
LOT LINE	LOT LINE
EASEMENT	EASEMENT
CENTERLINE	CENTERLINE
MAJOR CONTOUR	S280
MINOR CONTOUR	S278
CURB / GUTTER	CURB / GUTTER
BUILDING	BUILDING
N/A	SAWCUT
STORM DRAIN	STORM DRAIN
STORM INLET	STORM INLET
STORM MANHOLE	STORM MANHOLE
SANITARY	SANITARY
SANITARY CLEANOUT	SANITARY CLEANOUT
SANITARY MANHOLE	SANITARY MANHOLE
WATERLINE	WATERLINE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER MANHOLE	WATER MANHOLE
ELECTRIC	ELECTRIC
TRANSFORMER	TRANSFORMER
ELEV. VAULT	ELEV. VAULT
SIDEWALK RAMP	SIDEWALK RAMP

HATCH LEGEND

PROPOSED CONCRETE SIDEWALK	PROPOSED CONCRETE SIDEWALK
PROPOSED MAIN ACCESS ASPHALT PAVING	PROPOSED MAIN ACCESS ASPHALT PAVING
PROPOSED PARKING SPACES ASPHALT PAVING	PROPOSED PARKING SPACES ASPHALT PAVING
PROPOSED PLANTING AREA	PROPOSED PLANTING AREA
PROPOSED BIORETENTION PLANTINGS	PROPOSED BIORETENTION PLANTINGS
PROPOSED STAMPED CONCRETE	PROPOSED STAMPED CONCRETE
PROPOSED PERVIOUS PAVERS	PROPOSED PERVIOUS PAVERS
2" SURFACE COURSE PER IDOT SPECIFICATIONS	2" SURFACE COURSE PER IDOT SPECIFICATIONS

SITE NOTES

- CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION. DIMENSIONS ARE TO BACK OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
- PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
- ACCESSIBLE CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
- CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE, AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
- ALL PROPOSED STRIPING TO BE 4" WIDE PAINTED YELLOW STRIPE, UNLESS NOTED OTHERWISE.

WM

SCALE: 1" = 20'

WARE MALCOMB
LEAVING DESIGN FOR COMMERCIAL REAL ESTATE

1315 22nd street
Oak Brook, IL 60123
p 630.218.0063
waremalcomb.com



FOR AND ON BEHALF
OF WARE MALCOMB

**ST. CHARLES MIXED USE
FINAL ENGINEERING PLANS**
502 N KIRK RD.
ST. CHARLES, IL 60174

SITE PLAN

DATE	REVISIONS
07/12/2024	REVISED PRELIMINARY COMMENTS
08/12/2024	REVISED PER IDOT COMMENTS
09/12/2024	REVISED PER IDOT COMMENTS
10/12/2024	REVISED PER IDOT COMMENTS
11/12/2024	REVISED PER IDOT COMMENTS
12/12/2024	REVISED PER IDOT COMMENTS
01/12/2025	REVISED PER IDOT COMMENTS
02/12/2025	REVISED PER IDOT COMMENTS
03/12/2025	REVISED PER IDOT COMMENTS
04/12/2025	REVISED PER IDOT COMMENTS
05/12/2025	REVISED PER IDOT COMMENTS
06/12/2025	REVISED PER IDOT COMMENTS
07/12/2025	REVISED PER IDOT COMMENTS

JOB NO.: CH23-0124
PA / PM: J. GRZYWA
DESIGNED: T. SNOW
DATE: 2023-12-20
PLOT DATE: 07/02/25

SHEET
C3.1
SHEET 06 OF 39

WARE MALCOMB
LEAVING DESIGN FOR COMMERCIAL REAL ESTATE

1315 22nd street
Oak Brook, IL 60123
p 630.218.0003
waremalcomb.com



FOR AND ON BEHALF
OF WARE MALCOMB

**ST. CHARLES MIXED USE
FINAL ENGINEERING PLANS**
502 N KIRK RD.
ST. CHARLES, IL 60174

SITE PLAN	
DATE	REVISIONS
07/11/2024	REVISED PRELIMINARY COMMENTS
08/12/2024	REVISED PRELIMINARY COMMENTS
09/03/2024	REVISED PRELIMINARY COMMENTS
10/01/2024	REVISED PRELIMINARY COMMENTS
11/03/2024	REVISED PRELIMINARY COMMENTS
12/03/2024	REVISED PRELIMINARY COMMENTS
01/03/2025	REVISED PRELIMINARY COMMENTS
02/03/2025	REVISED PRELIMINARY COMMENTS
03/03/2025	REVISED PRELIMINARY COMMENTS
04/03/2025	REVISED PRELIMINARY COMMENTS
05/03/2025	REVISED PRELIMINARY COMMENTS
06/03/2025	REVISED PRELIMINARY COMMENTS
07/03/2025	REVISED PRELIMINARY COMMENTS

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C3.2
Sheet 07 of 39

NOT FOR CONSTRUCTION

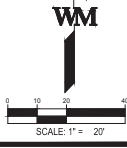
LEGEND

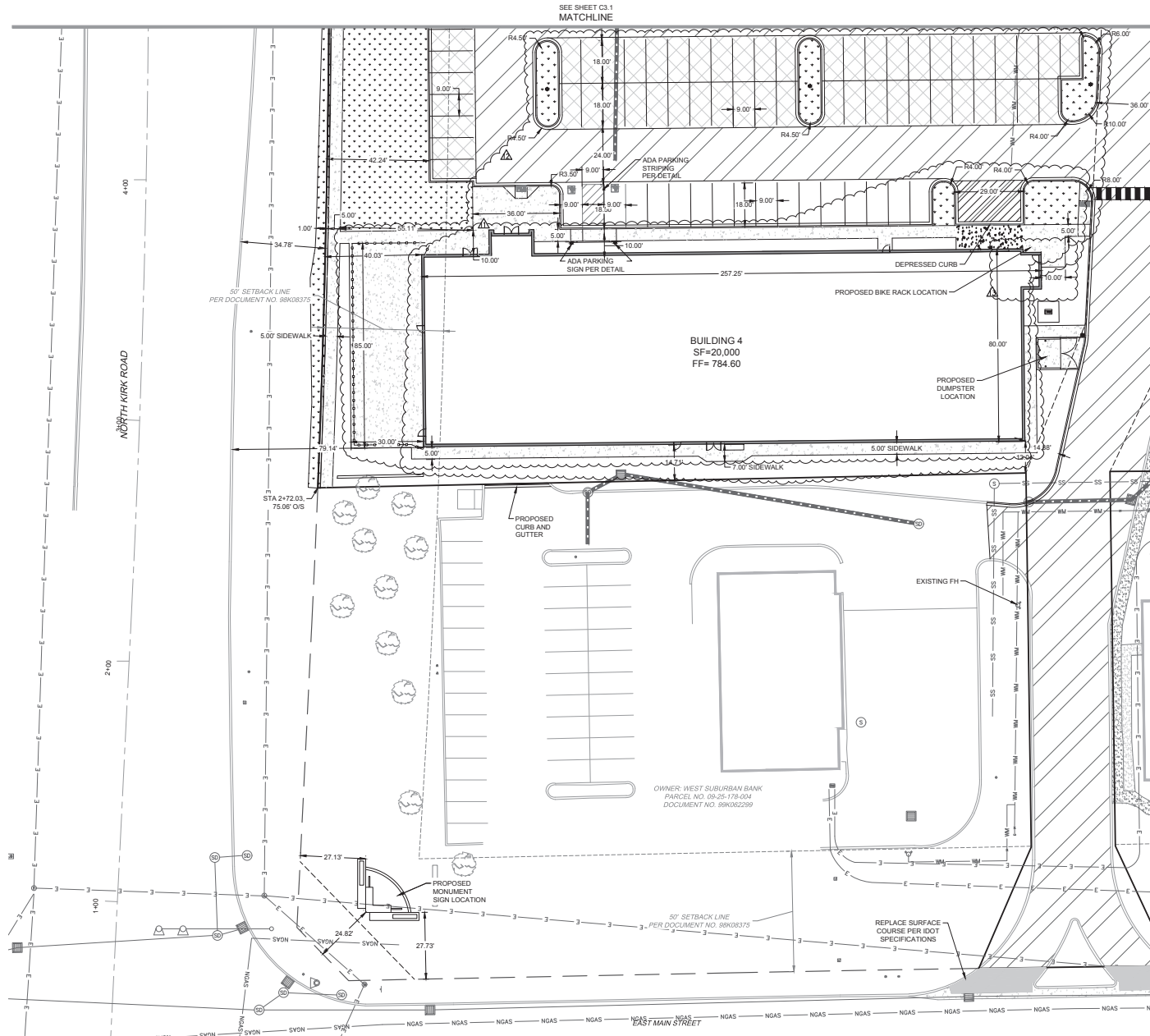
EXISTING	PROPOSED
---	BOUNDARY
---	LOT LINE
---	EASEMENT
---	CENTERLINE
---	MAJOR CONTOUR
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---	WATER MANHOLE
---	LIGHT POLE
---	ELEC. VAULT
---	TRANSFORMER
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HATCH LEGEND

---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED MAIN ACCESS ASPHALT PAVING
---	PROPOSED PARKING SPACES ASPHALT PAVING
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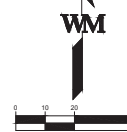




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EASEMENT	EASEMENT
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MINOR CONTOUR	MINOR CONTOUR
CURB / GUTTER	CURB / GUTTER
BUILDING	BUILDING
SAWTOOTH	SAWTOOTH
N/A	N/A
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STORM CLEANOUT	STORM CLEANOUT
STORM INLET	STORM INLET
STORM MANHOLE	STORM MANHOLE
SANITARY	SANITARY
SANITARY CLEANOUT	SANITARY CLEANOUT
SANITARY MANHOLE	SANITARY MANHOLE
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TRANSFORMER	TRANSFORMER
ELEC VAULT	ELEC VAULT
SIDEWALK RAMP	SIDEWALK RAMP

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PROPOSED PARKING SPACES ASPHALT PAVING	PROPOSED PARKING SPACES ASPHALT PAVING
PROPOSED PLANTING AREA	PROPOSED PLANTING AREA
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PROPOSED CONCRETE PAVEMENT	PROPOSED CONCRETE PAVEMENT

- SITE NOTES**
- CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
 - SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION. DIMENSIONS ARE TO BACK OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
 - PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
 - CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE, AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
 - ALL PROPOSED STRIPING TO BE 4" WIDE PAINTED YELLOW STRIPE, UNLESS NOTED OTHERWISE.



WARE MALCOMB
LEAVING DESIGN FOR COMMERCIAL REAL ESTATE

1315 22nd street
Oak Brook, IL 60123
p 630.218.0063
waremalcomb.com

THOMAS SNOW
7.7.2025

FOR AND ON BEHALF
OF WARE MALCOMB

**ST. CHARLES MIXED USE
FINAL ENGINEERING PLANS**
502 N KIRK RD.
ST. CHARLES, IL 60174

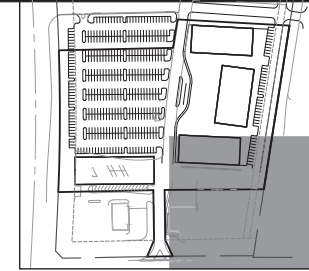
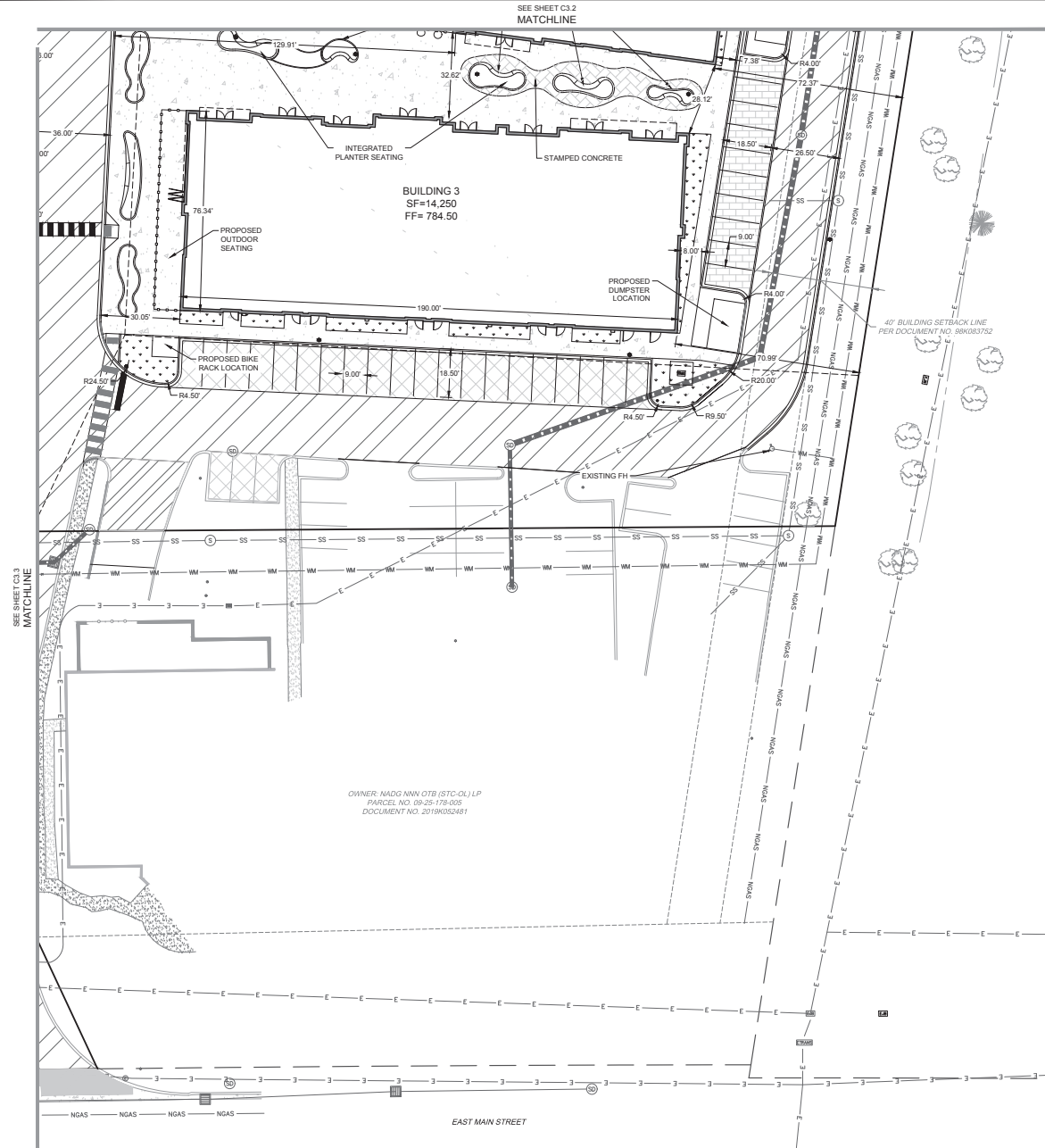
SITE PLAN

DATE	REVISION	REVIEWED BY	COMMENTS
07/11/2024	1	T. SNOW	ISSUED FOR SUBMITTAL
07/11/2024	2	T. SNOW	ISSUED FOR SUBMITTAL
07/11/2024	3	T. SNOW	ISSUED FOR SUBMITTAL
07/11/2024	4	T. SNOW	ISSUED FOR SUBMITTAL
07/11/2024	5	T. SNOW	ISSUED FOR SUBMITTAL
07/11/2024	6	T. SNOW	ISSUED FOR SUBMITTAL
07/11/2024	7	T. SNOW	ISSUED FOR SUBMITTAL

JOB NO.: CH23-0124
PA / PM: J. GRZYWA
DESIGNED: T. SNOW
DATE: 2023-12-20
PLOT DATE: 07/02/25

SHEET
C3.3
Sheet 08 of 39

NOT FOR CONSTRUCTION



LEGEND

EXISTING	BOUNDARY	PROPOSED
---	LOT LINE	---
---	EASEMENT	---
---	CENTERLINE	---
---	MAJOR CONTOUR	S280
---	MINOR CONTOUR	S278
---	CURB / GUTTER	---
---	BUILDING	---
N/A	SAWCUT	---
---	STORM DRAIN	---
---	STORM CLEANOUT	---
---	STORM INLET	---
---	STORM MANHOLE	---
---	SANITARY	---
---	SANITARY CLEANOUT	---
---	SANITARY MANHOLE	---
---	WATERLINE	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER MANHOLE	---
---	ELECT. VAULT	---
---	TRANSFORMER	---
---	SIDEWALK RAMP	---

HATCH LEGEND

---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED MAIN ACCESS ASPHALT PAVING
---	PROPOSED PARKING SPACES ASPHALT PAVING
---	PROPOSED PLANTING AREA
---	PROPOSED BIORETENTION PLANTINGS
---	PROPOSED STAMPED CONCRETE
---	PROPOSED PERVIOUS PAVERS
---	2" SURFACE COURSE PER IDOT SPECIFICATIONS

SITE NOTES

1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION. DIMENSIONS ARE TO BACK OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
3. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
4. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
5. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE, AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
6. ALL PROPOSED STRIPING TO BE 4" WIDE PAINTED YELLOW STRIPE, UNLESS NOTED OTHERWISE.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
1315 22nd street
Oak Brook, IL 60123
p 630.218.0003
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

**ST. CHARLES MIXED USE
FINAL ENGINEERING PLANS**
502 N KIRK RD.
ST. CHARLES, IL 60174

SITE PLAN

DATE	REVISIONS
07/11/2024	REVISED PRELIMINARY COMMENTS
08/14/2024	REVISED PER NOTED COMMENTS
09/03/2024	REVISED PER NOTED COMMENTS
10/01/2024	REVISED PER NOTED COMMENTS
11/07/2024	REVISED PER NOTED COMMENTS
12/02/2024	REVISED PER NOTED COMMENTS
01/02/2025	REVISED PER NOTED COMMENTS
02/02/2025	REVISED PER NOTED COMMENTS
03/02/2025	REVISED PER NOTED COMMENTS
04/02/2025	REVISED PER NOTED COMMENTS
05/02/2025	REVISED PER NOTED COMMENTS
06/02/2025	REVISED PER NOTED COMMENTS
07/02/2025	REVISED PER NOTED COMMENTS

JOB NO.: CH23-0124
PA / PM: J. GRZYWA
DESIGNED: T. SNOW
DATE: 2023-12-20
PLOT DATE: 07/02/25

SHEET
C3.4
Sheet 09 of 39

LANDSCAPE PLAN FOR:

FOX HAVEN SQUARE

St Charles, IL

Site Location Map



SHEET INDEX

SHEET	DESCRIPTION
CS-1.0	COVER SHEET
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE PLAN
L-3.0	LANDSCAPE PLAN
L-4.0	LANDSCAPE SPECIFICATIONS
L-5.0	BIO-SWALE SPECIFICATIONS
L-6.0	SITE FURNISHINGS & AMENITIES

Landscape Architect:
Metz & Company
826 E. Maple Street
Lombard, IL 60148
630.561.3903

Architect/Engineer:
Ware Malcomb
1315 W 22nd Street, Suite 410
Oak Brook, IL 60523
630.218.0063



REVISIONS

1		
2		
3		
4		
5		
6	Building #4 Site Revisions	7-1-25
7	Building #4 Site Revisions	3-5-25
8	St Charles Review #3	10-21-24
9	For Bidding & Construction	9-9-24
10	Building #4 West Patio Added	7-1-24
11	St Charles Review #2	6-24-24
12	St Charles Review #1	4-18-24

FOX HAVEN SQUARE
502 N. Kirk Road
St Charles, Illinois

SEAL:

METZ & COMPANY
LANDSCAPE ARCHITECTURE/PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

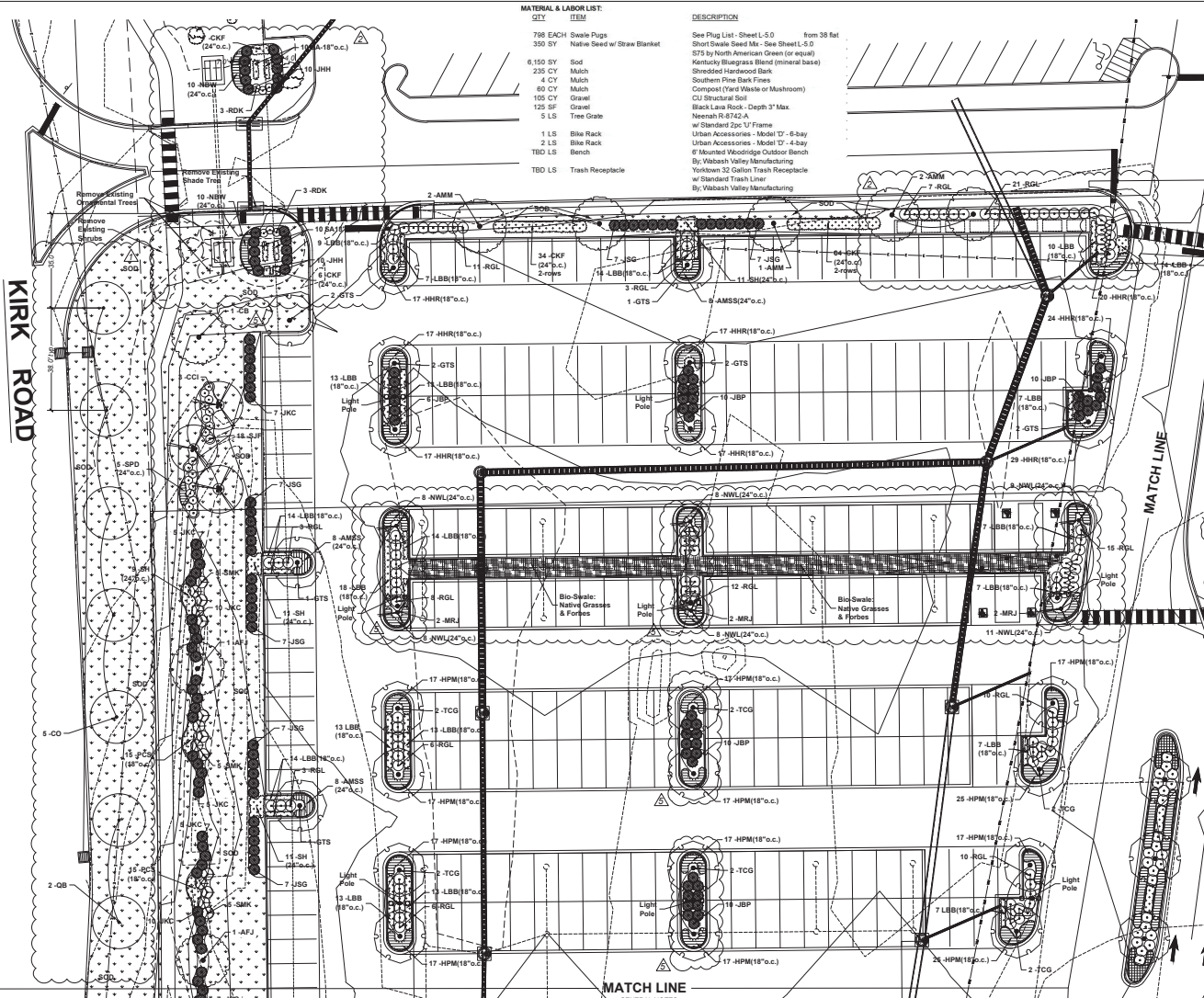
TITLE
LANDSCAPE PLAN

PROJECT NO.:
24-248

DATE: 1-19-2024
SCALE: 1"=20'

SHEET
CS-1.0

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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
DECIDUOUS SHADE TREES				
AFJ	2	Acer 1' Jefferson	Autumn Blaze Freeman Maple	2.5\"/>

REVISIONS		
1	Building #4 Site Revisions	7-1-25
2	Building #4 Site Revisions	3-5-25
3	Building #4 Site Revisions	10-21-24
4	For Bidding & Construction	8-9-24
5	Building #4 West Patio Added	7-1-24
6	St. Charles Review #2	6-26-24
7	St. Charles Review #1	4-18-24

FOX HAVEN SQUARE
502 N. Kirk Road
St Charles, Illinois

LANDSCAPE CALCULATIONS

Parkway Trees - Kirk Road: 548 L.F.
Required: 1 tree per 40' = 14 Trees
Parkway Trees Provided = 14

Public Street Frontage Landscaping - Kirk Road: 548 L.F.
Required: 1 tree per 50' = 11, plus screening @ 75% = 411 L.F.
Trees Provided = 11 (5 ornamental & 5 shade trees)
Landscape Screening Provided = 412 L.F.

Parking Lot Screening - Parking Lot Length: 370 L.F.
Required: 50% or 185 L.F.
Landscape Screening Provided = 204 L.F.

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest edition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/difficulted leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall constitute their own responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "1-800-4-A-UTILITY" (Joint Utility Location for Excavators) 1-800-852-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of one inch (1") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hard spaced edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's, species or Hydro-mulch).

All plant material shall be guaranteed for one (1) year from the date of acceptance.



LANDSCAPE PLAN

PROJECT NO.: **24-248**

DATE: 1-19-2024

SCALE: 1"=20'

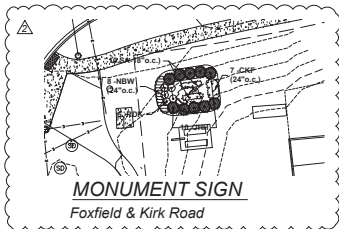
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L-1.0

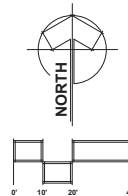
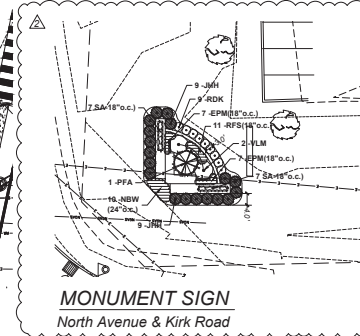
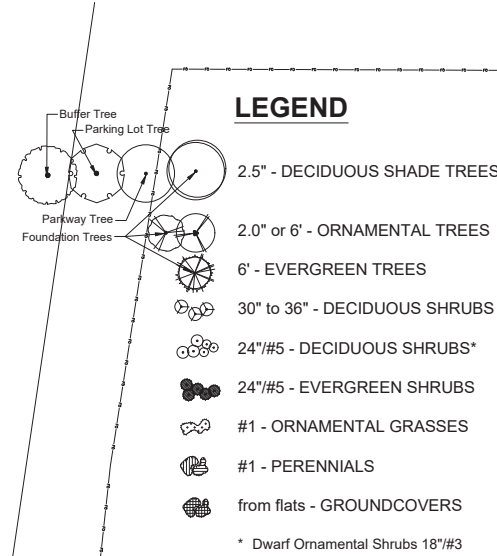
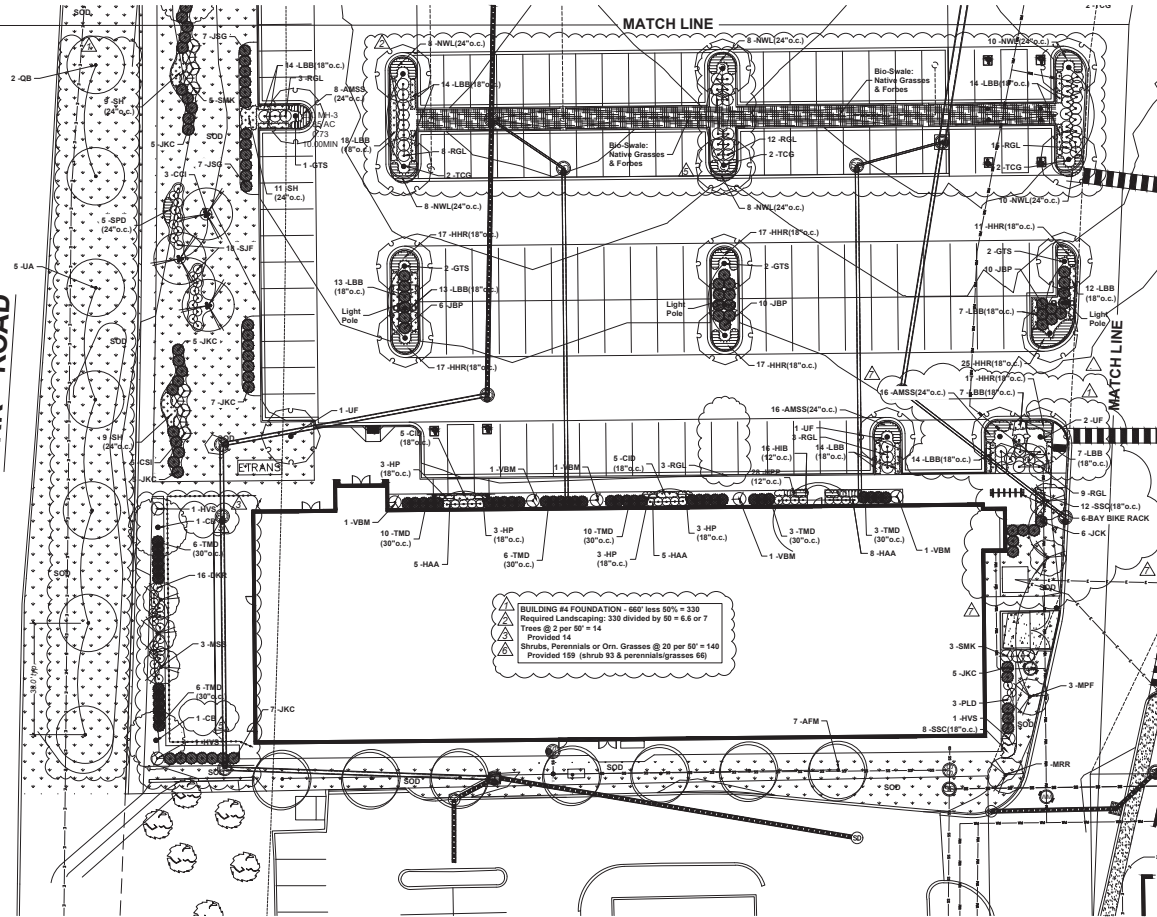
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METZ & COMPANY
LANDSCAPE ARCHITECTS/DTF PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com



KIRK ROAD



REVISIONS

Building #4 Site Revisions	7-1-25
Building #4 Site Revisions	3-5-25
St Charles Review #3	10-21-24
For Bidding & Construction	9-9-24
Building #4 West Patio Added	7-1-24
St. Charles Review #2	6-24-24
St. Charles Review #1	4-18-24

FOX HAVEN SQUARE
502 N. Kirk Road
St Charles, Illinois

SEL:A

LANDSCAPE PLAN

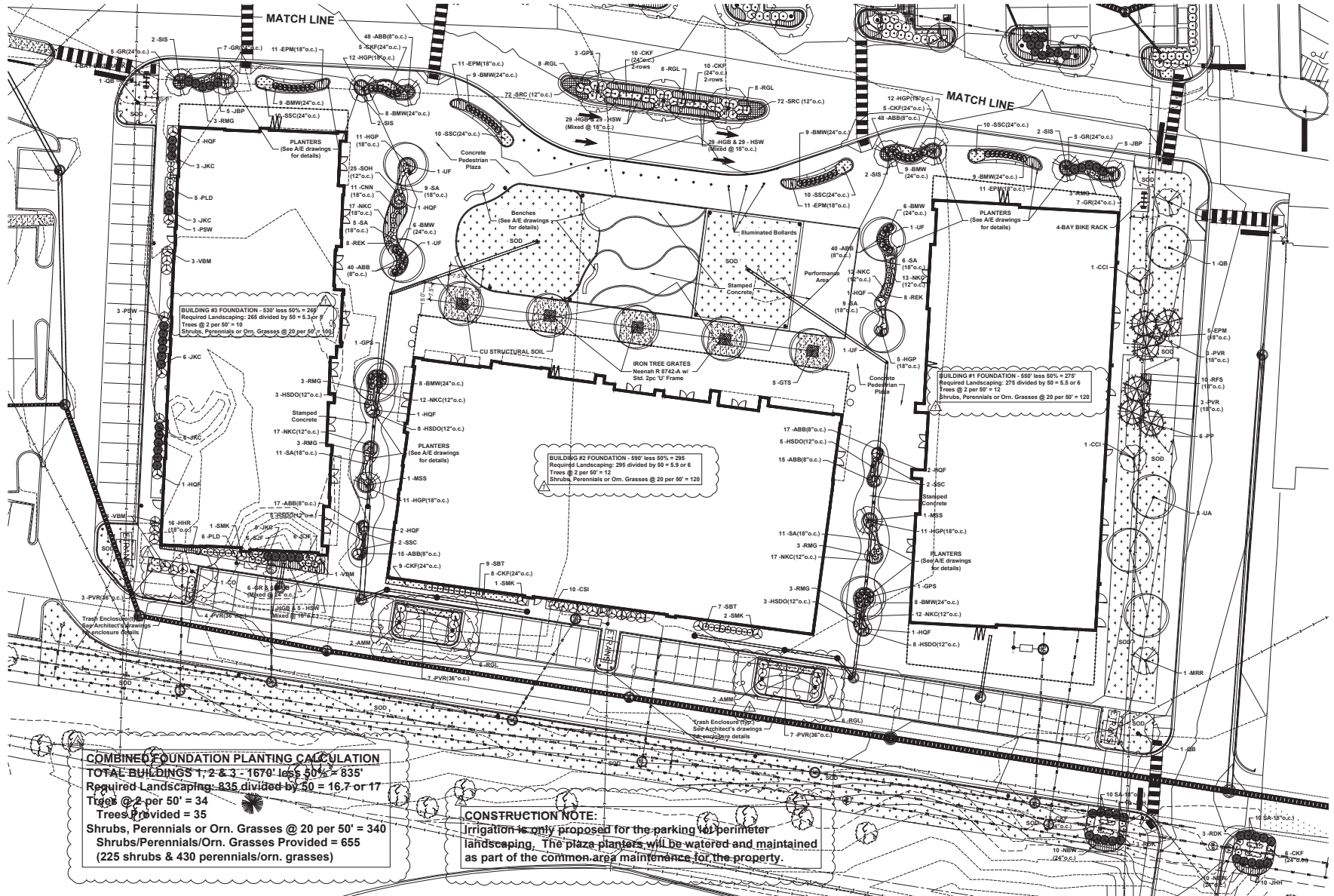
PROJECT NO.:
24-248

DATE: 1-19-2024
SCALE: 1"=20'

SHEET
L-2.0

NETZ & COMPANY
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Lombard, Illinois 60148
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www.netz-company.com

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COMBINED FOUNDATION PLANTING CALCULATION
TOTAL BUILDINGS 1, 2 & 3: 1670' less 50% = 835'
Required Landscaping: 835 divided by 50 = 16.7 or 17
Trees @ 2 per 50' = 34
Trees Provided = 35
Shrubs, Perennials or Orn. Grasses @ 20 per 50' = 340
Shrubs/Perennials/Orn. Grasses Provided = 655
(225 shrubs & 430 perennials/orn. grasses)

CONSTRUCTION NOTE:
Irrigation is only proposed for the parking lot perimeter landscaping. The plaza planters will be watered and maintained as part of the common area maintenance for the property.

REVISIONS		
1	St. Charles Review #1	4-18-24
2	St. Charles Review #2	6-24-24
3	Building #4 West Patio Added	7-1-24
4	For Bidding & Construction	8-9-24
5	St. Charles Review #3	10-21-24
6	Building #4 Site Revisions	3-5-25
7	Building #4 Site Revisions	7-1-25

FOX HAVEN SQUARE

502 N. Kirk Road
St Charles, Illinois

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SEL:A

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Lombard, Illinois 60148
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TITLE

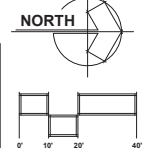
LANDSCAPE
PLAN

PROJECT NO.:
24-248

DATE: 1-19-2024
SCALE: 1"=20'

SHEET

L-3.0



Building 4 - Approved Building Elevations



NORTH



EAST



WEST

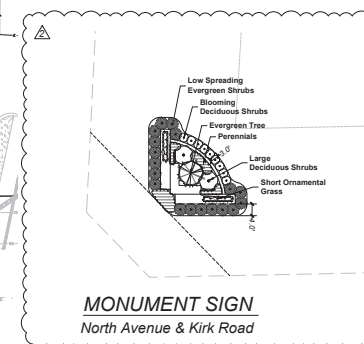
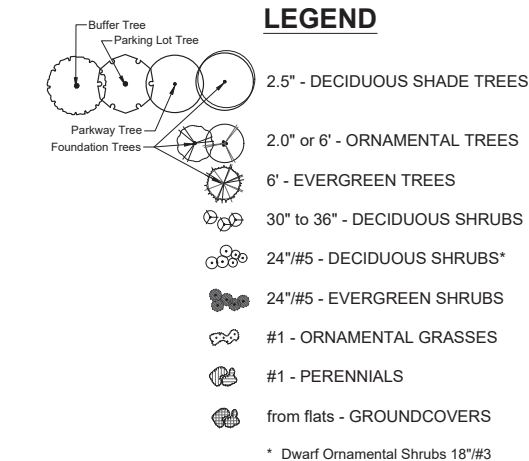
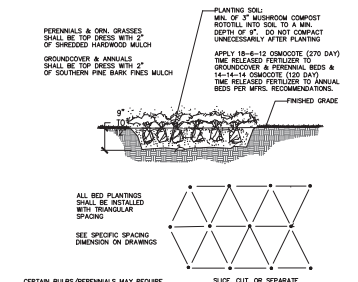
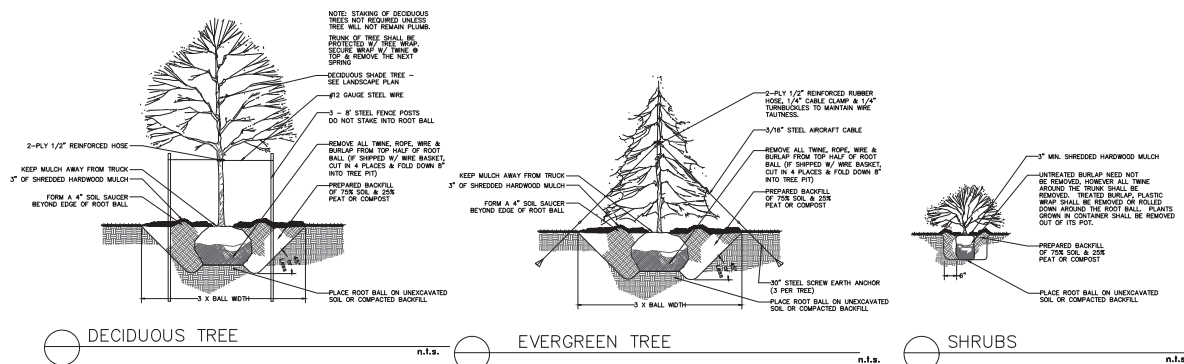


SOUTH

KEYNOTES

- 1 ALUMINUM STOREFRONT
WHITE MULLIONS
- 2 PREFINISHED METAL PANEL
LIGHT/WHITE
- 3 STACKED STONE VENEER

Building 4 - Approved Landscape Plan



REVISIONS		
3	Building #4 West Patio Added	7-1-24
2	St. Charles Review #2	6-24-24
1	St. Charles Review #1	4-18-24

FOX HAVEN SQUARE
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St Charles, Illinois

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PH: 630.561.3903
www.metz-company.com

TITLE
**PRELIMINARY
LANDSCAPE
PLAN**

PROJECT NO.:
24-248

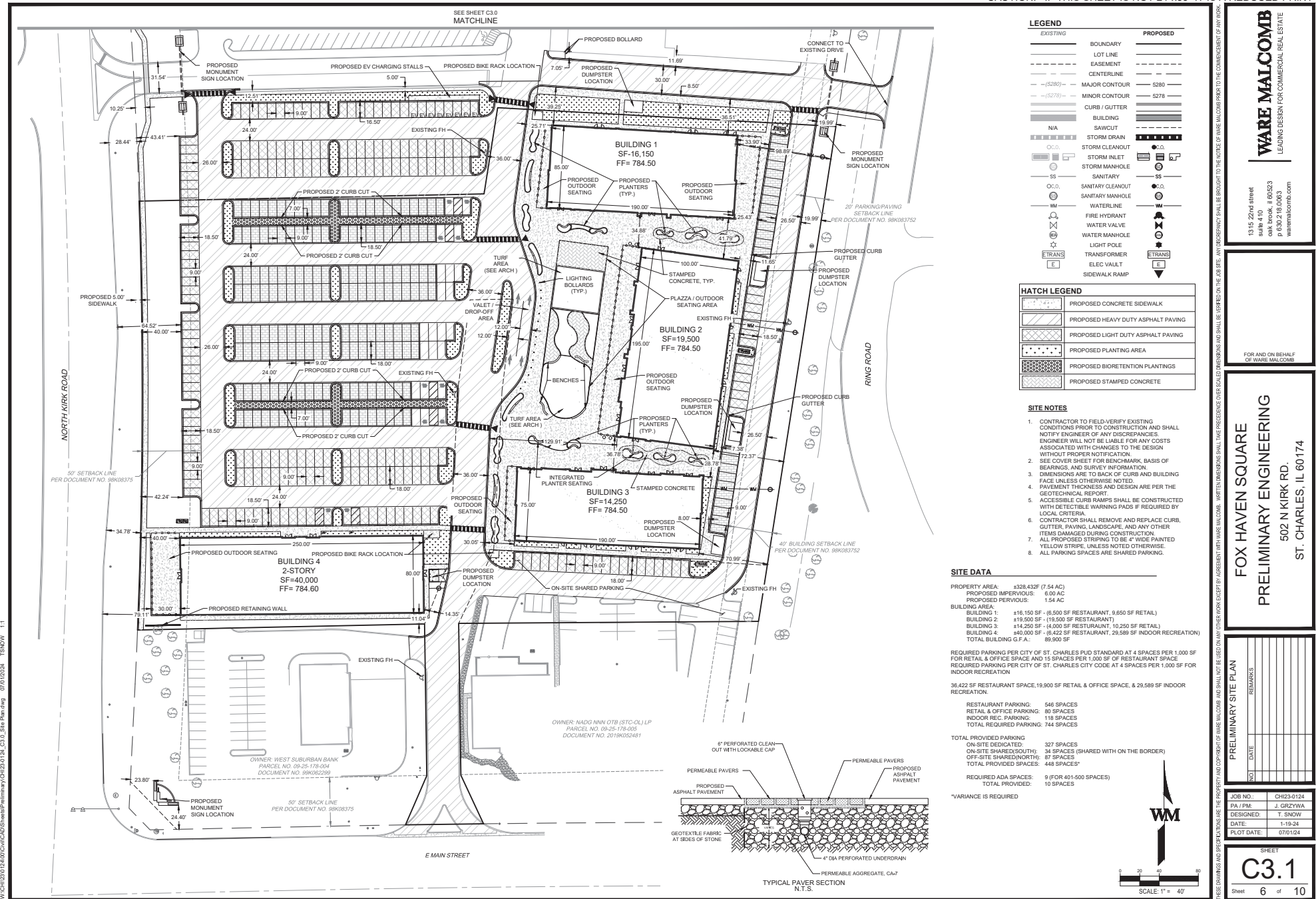
DATE: 1-19-2024


SCALE: 1"=20'

SHEET

L-2.0

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	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4b
	Title:	Recommendation to approve Plat of Easement for 30 S. 14 th Street.	
	Presenter:	Ellen Johnson, Planner II	
Meeting: Planning & Development Committee Date: August 11, 2025			
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain): <p>A Plat of Easement has been submitted, required in connection with a new apartment building under construction at 30 S. 14th Street.</p> <p>The Plat vacates a utility easement which was granted over the northern third of the property upon the City's vacation of Walnut Street ROW in 1984. The Plat grants a blanket Public Utility & Drainage Easement over the entire property excluding the building footprint. The Plat also grants a cross-access easement over the portion of the property adjacent to Walnut Street which is used to access the property to the north.</p> <p>There are no outstanding staff comments on the Plat of Easement.</p>			
Attachments (please list): Plat of Easement			
Recommendation/Suggested Action (briefly explain): Recommendation to approve Plat of Easement for 30 S. 14 th Street.			

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173




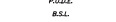
PLAT OF EASEMENT & EASEMENT VACATION

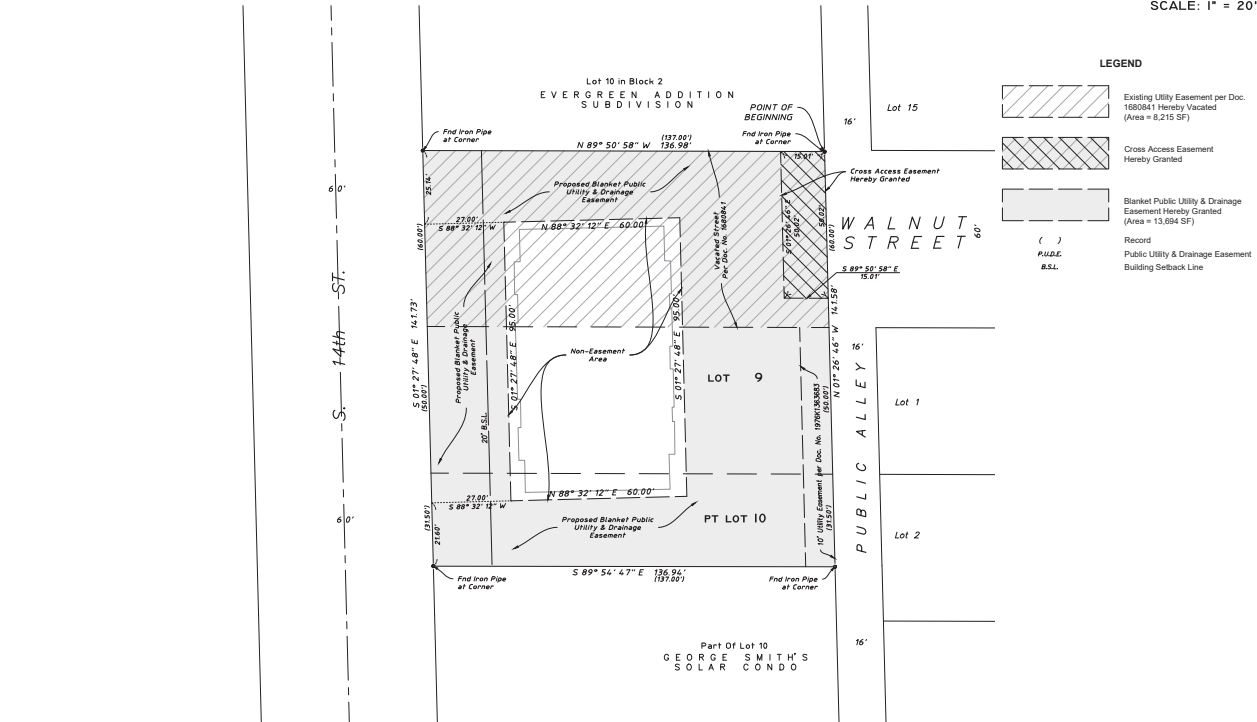
SHEET 1 OF 1

LOT 9 AND THE NORTH 31.5 FEET OF LOT 10 IN BLOCK II OF EVERGREEN ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, AND ALSO THAT PART OF WALNUT STREET AS SHOWN ON THE PLAT OF EVERGREEN ADDITION TO ST. CHARLES, ILLINOIS, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEASTLY CORNER OF LOT 10 OF BLOCK II OF EVERGREEN ADDITION TO ST. CHARLES, THENCE 137 FEET WESTERLY TO THE SOUTHWESTLY CORNER OF LOT 10; THENCE 60 FEET SOUTHERLY TO THE NORTHWESTLY CORNER OF LOT 10 OF BLOCK II OF EVERGREEN ADDITION TO ST. CHARLES, THENCE 137 FEET EASTERLY TO THE NORTHEASTLY CORNER OF LOT 9; THENCE 60 FEET NORTHERLY TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

20 10 0 20
SCALE: 1" = 20'

LEGEND

-  Existing Utility Easement per Dec. 1880841 Hereby Vacated (Area = 5,215 SF)
-  Cross Access Easement Hereby Granted
-  Blanket Public Utility & Drainage Easement Hereby Granted (Area = 13,694 SF)
-  Record Public Utility & Drainage Easement Building Setback Line



VACATION OF PUBLIC UTILITY EASEMENT APPROVED AND ACCEPTED BY THE FOLLOWING:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE UTILITY EASEMENT AS SHOWN HEREON, GRANTED PER DOCUMENT 1880841.

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
AT&T (SSC, AMERITECH, ILLINOIS BELL)
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY
PRINTED NAME AND TITLE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

SIGNED: _____
ATTEST: _____
DATED THIS _____ DAY OF _____, A.D. 20____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
CITY OF ELGIN)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID CITY, OR COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY _____ OF _____, 20____ AT _____, ILLINOIS.

BY: _____ NOTARY PUBLIC PRINTED NAME

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL, SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE, WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEES TO CUT, DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRANTY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATION AND LOCATION AND THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED. HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

CROSS ACCESS EASEMENT PROVISIONS

A PERMANENT ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 6-10 INCLUSIVE IN BLOCK 2 OF EVERGREEN ADDITION SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN AND LABELED AS "CROSS ACCESS EASEMENT" ON THIS PLAT OF EASEMENT HEREON DRAWN, FOR PEDESTRIAN, MOTORIZED VEHICULAR AND NON-MOTORIZED VEHICULAR INGRESS AND EGRESS TO AND FROM ALL LOTS WITHIN THE AFORESAID SUBDIVISION AND PUBLIC RIGHTS-OF-WAY.

NICOR UTILITY AND DRAINAGE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 805(2) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILATED STATUTES, CH. 126.5/805) AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND ALIQUOTS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.



EXPIRES 11-30-26

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS:
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS DAY _____ OF _____.

BY: _____ COUNTY CLERK PRINTED NAME

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS:
CITY OF ST. CHARLES)

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

SIGNED: _____ MAYOR
ATTEST: _____ CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, FROM SURVEYS AND OFFICIAL RECORDS, FOR THE USE AND PURPOSES HEREIN SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE HEREON CAPTIONED PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES F.

SCHAUMBURG, ILLINOIS August 6, 2025


BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO 035-003695

Originally Prepared: 06/05/2025 Project No. 24-116

HAEGER ENGINEERING
consulting engineers • land surveyors

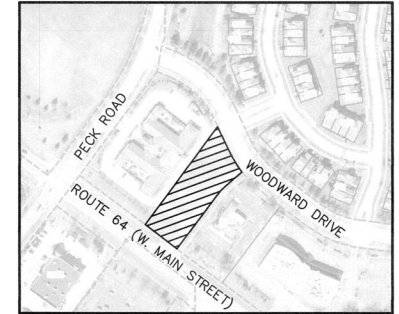
100 East State Parkway, Schaumburg, IL 60173
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Illinois Professional Design Firm License No. 184-000157
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	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4c
	Title:	Recommendation to approve Plat of Easement for 3342 W Main Street.	
	Presenter:	Ellen Johnson, Planner II	
Meeting: Planning & Development Committee Date: August 11, 2025			
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain): <p>A Plat of Easement has been submitted in connection with a new office building for Parent Petroleum, at 3342 W Main Street. A PUD Preliminary Plan for the project was approved earlier this year.</p> <p>The Plat of Easement establishes Public Utility & Drainage Easement over watermain running through the south end of the site and along the west property line.</p> <p>All staff comments have been addressed.</p>			
Attachments (please list): Plat of Easement			
Recommendation/Suggested Action (briefly explain): Recommendation to approve Plat of Easement for 3342 W Main Street.			

OVER
LOT 4, BENCHMARK CENTRE FIRST RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF
THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 08 EAST OF THE
THIRD PRINCIPAL MERIDIAN, CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO:
NAME: CITY OF ST. CHARLES
ADDRESS: 2 E. MAIN STREET
ST. CHARLES, IL 60174



VICINITY MAP
NOT TO SCALE

 INDICATES PUBLIC UTILITY AND DRAINAGE
EASEMENT HEREBY GRANTED

1. FIELD WORK PERFORMED ON APRIL 4, 2024 AND MAY 13, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), THE WEST LINE OF PARCEL A, AS N36°53'39"E.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. THE 5.0 FOOT WATER MAIN EASEMENT ALONG THE NORTHWESTERLY LINE OF LOT 4, BENCHMARK CENTRE FIRST ADJACENT IS SHOWN ON A ALTA MAPS LAND TITLE SURVEY BY WEBSTER, MCGRAW & ABERG L.L.P., DATED DECEMBER 19, 2013, NO MODIFICATION WAS PROVIDED.
5. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREIN REFER TO YOUR DEED, TITLE POLICY, ZONING ORDINANCE, ECT.
6. CONTACT UTILITY COMPANIES BEFORE BUILDING.

STATE OF _____)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED THIS _____ DAY OF _____, A.D., 2025.

NAME/TITLE	ADDRESS
------------	---------

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY

THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THE SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES

PRINT NAME _____

LOT 4, BENCHMARK CENTRE FIRST RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 08 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTHERLY CORNER OF SAID LOT 4:

THENCE NORTH 36 DEGREES 55 MINUTES 38 SECONDS EAST ALONG THE NORTHEASTLY LINE OF SAID LOT 4 A DISTANCE OF 22.68 FEET;
THENCE NORTH 36 DEGREES 55 MINUTES 38 SECONDS EAST ALONG THE LINE OF SAID LOT 4 TO THE POINT OF BEGINNING;
THENCE NORTH 36 DEGREES 54 MINUTES 01 SECONDS EAST 350.64 FEET TO THE SOUTHWESTHERLY RIGHT-OF-WAY LINE OF WOODBURN DRIVE;
THENCE NORTH 36 DEGREES 54 MINUTES 01 SECONDS EAST 149.74 FEET;
THENCE SOUTH 54 DEGREES 54 MINUTES 58 SECONDS WEST 10.00 FEET;
THENCE SOUTH 54 DEGREES 54 MINUTES 58 SECONDS WEST 169.43 FEET;
THENCE SOUTH 54 DEGREES 54 MINUTES 58 SECONDS WEST 10.00 FEET;
THENCE SOUTH 54 DEGREES 54 MINUTES 58 SECONDS WEST 7.50 FEET;
THENCE SOUTH 54 DEGREES 54 MINUTES 58 SECONDS WEST 169.43 FEET;
THENCE SOUTH 54 DEGREES 53 MINUTES 54 SECONDS EAST 95.86 FEET;
THENCE SOUTH 54 DEGREES 54 MINUTES 58 SECONDS WEST 169.43 FEET;
THENCE NORTH 35 DEGREES 05 MINUTES 58 SECONDS WEST 100.86 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

[illegible]

NO PERMANENT BUILDINGS, TREES, SHRUBS, ROCKS, OR REMAINING SILL PLACED ON OR IN SAID EASEMENTS, EXCEPT AS OTHERWISE APPROVED BY THE CITY. BUT THE EASEMENT ARE MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE FOREGOING USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES. ALL UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE(S) IN THE EXERCISE OF ITS EASEMENT RIGHT(S) GRANTED HEREIN, THE GRANTEE(S) SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF EXISTING DRIVEWAYS, ROADS, SIDEWALKS, CURBS, OR OTHER HARDWARES. THE GRANTEE(S) SHALL BE RESPONSIBLE FOR MAINTAINING AND MOUND SO AS TO RETAIN SUBSTANTIAL DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SURVEYED FOR:

PARENT PETROLEUM
30W180 BUTTERFIELD ROAD
WARRENVILLE, IL 60555

SURVEYED BY:
JSD PROFESSIONAL SERV.
1400 E. TOUHY AVE., SUITE 200
DES PLAINES, IL 60018
(312) 644-3379

PROJECT LOCATION:
SECTION 29
TOWNSHIP 40 NORTH
RANGE 08 EAST
CITY OF SAINT CHARLES
MISSOURI


PROJECT NO: <u>24-14063</u>		SURV
FIELDBOOK/PG: <u>—</u>		DRAM

--	--

LINE	BEARING	DISTANCE
E-1	N36°53'39"E	22.68'
E-2	S53°05'58"E	10.00'
E-3	S24°55'43"E	5.67'
E-4	S53°05'59"E	7.50'
E-5	N36°54°01'W	10.00'
E-6	N53°05'59"W	7.50'
E-7	S36°54°02'W	25.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	74.86'	340.00'	12°34'51"	S31°14'13"E	74.51'
()	74.81'	340.00'	—	—	—
C-2	40.85'	150.00'	15°36'13"	S44°42'07"W	40.72'
()	40.84'	150.00'	—	—	—

P.I.N.-09-29-305-017

 CITY OF ST. CHARLES ILLINOIS • 1834	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4d
	Title:	Recommendation to approve a Revised Façade Improvement Grant Agreement for 12 N 3rd St.	
	Presenter:	Emma Field, Planner	
Meeting: Planning & Development Committee Date: August 11, 2025			
Proposed Cost: \$20,000		Budgeted Amount: \$40,000 for FY, plus \$18,824.33 to be transferred from the Business Improvement Grant Program	Not Budgeted: <input type="checkbox"/>
Executive Summary (if not budgeted, please explain):			
<p>Revised Grant Amount</p> <p>On 7/21/25, the City Council approved a Façade Improvement Grant for this project in the amount of \$10,000. A portion of the funding is being transferred from the Business Improvement Grant Program, for a new business called the Rec Haus, to replace the Alibi bar. Staff determined that funding is available from the Business Improvement Grant Program to fund the full eligible Façade Grant amount of \$20,000, which was the original request of the applicant. This item will approve a revised Façade Improvement Grant Agreement for a total amount of \$20,000. The eligible total project cost is \$103,000.</p> <p><u>Program Description</u></p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to \$10,000 is available for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period or \$30,000 for a Landmark property.</p> <p><u>Proposal</u></p> <p>Erik Gilly has requested a Façade Improvement grant for the property located at 12 N 3rd St. The project scope includes adding two garage door windows, new black fabric awnings, new windows to fill in previously filled window openings, and fixing of masonry on the east side of the building. The exterior renovations are for a new business to move in called Rec Haus. Rec Haus will be taking over the Alibi and is a bar and arcade use.</p> <p><u>Historic Commission Review 6-18-25</u></p> <p>The Historic Commission reviewed the grant and unanimously recommended approval because the project is a repair and stabilization of deteriorated historic features and restoring the building to its old charm.</p>			
Attachments (please list): Historic Commission Resolution, Program Requirements, Location Map, Façade Improvement Grant Application, Grant Agreement			
Recommendation/Suggested Action (briefly explain): Recommendation to approve a Façade Improvement Grant Agreement for 12 N 3 rd Street.			

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 4-2025

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(12 N 3rd St.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 12 N 3rd St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Façade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application for reimbursement.

Roll Call Vote: Smunt, Kessler, Pretz, Malay, Rice
Ayes: Smunt, Kessler, Pretz, Malay, Rice
Nays: None.
Abstain: None.
Absent: None.
Motion Carried.

PASSED, this 14th day of July, 2025.

Chairman

FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

MAY 1, 2022

COMMUNITY DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
 - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1st and 3rd Wednesdays of each month at 7:00pm.
 - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

The earliest the grant agreement can be approved by the City Council is the third Monday of May. Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

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
- 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.

4. **Residential Façade Grant:**

- **Eligible Properties:**
Residential buildings located within a Historic District or Landmark site, rated in the Historic District Architectural Survey as:
 - “Contributing” or “Significant” structures
 - Non-Contributing structures that, upon completion of the improvements, will be re-classified by the Historic Preservation Commission as “Contributing” or “Significant”
- **Minimum Project Cost:** \$1,000
- **Maximum Grant Amount:** \$5,000 for:
 - Improvements that will be visible from the public right-of-way
 - Improvements to systems that include both the visible and non-visible elevations (such as improvements to siding or windows around entire building)
- **Eligible Improvements:**
 - 50% Reimbursement for projects falling into one or more of the following categories:
 - Repainting of historic exterior surface materials where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting.
 - Reconstruction of missing historic features. (*Example: Previously existing front porch*)
 - Repairing/stabilizing deteriorated historic features and reusing existing architectural elements. (*Example: Repair or partial reconstruction of a porch or replacement of window components*)
 - Removal of inappropriate features and restoration with original details and materials. (*Example: Removal of non-original aluminum/vinyl siding and restoration of the original siding, Removal of vinyl or aluminum windows and replacement with wood or aluminum clad wood windows.*)
 - Upgrade deteriorated materials with new appropriate materials. (*Example: Replacement of deteriorated wood windows with new wood windows*)
 - 100% Reimbursement for Architectural Services (Up to \$2,000)
 - 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:**
 - Routine maintenance
 - 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.
 - Freestanding new construction buildings
 - Building additions, unless in connection with improvements to the existing building.
- 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.

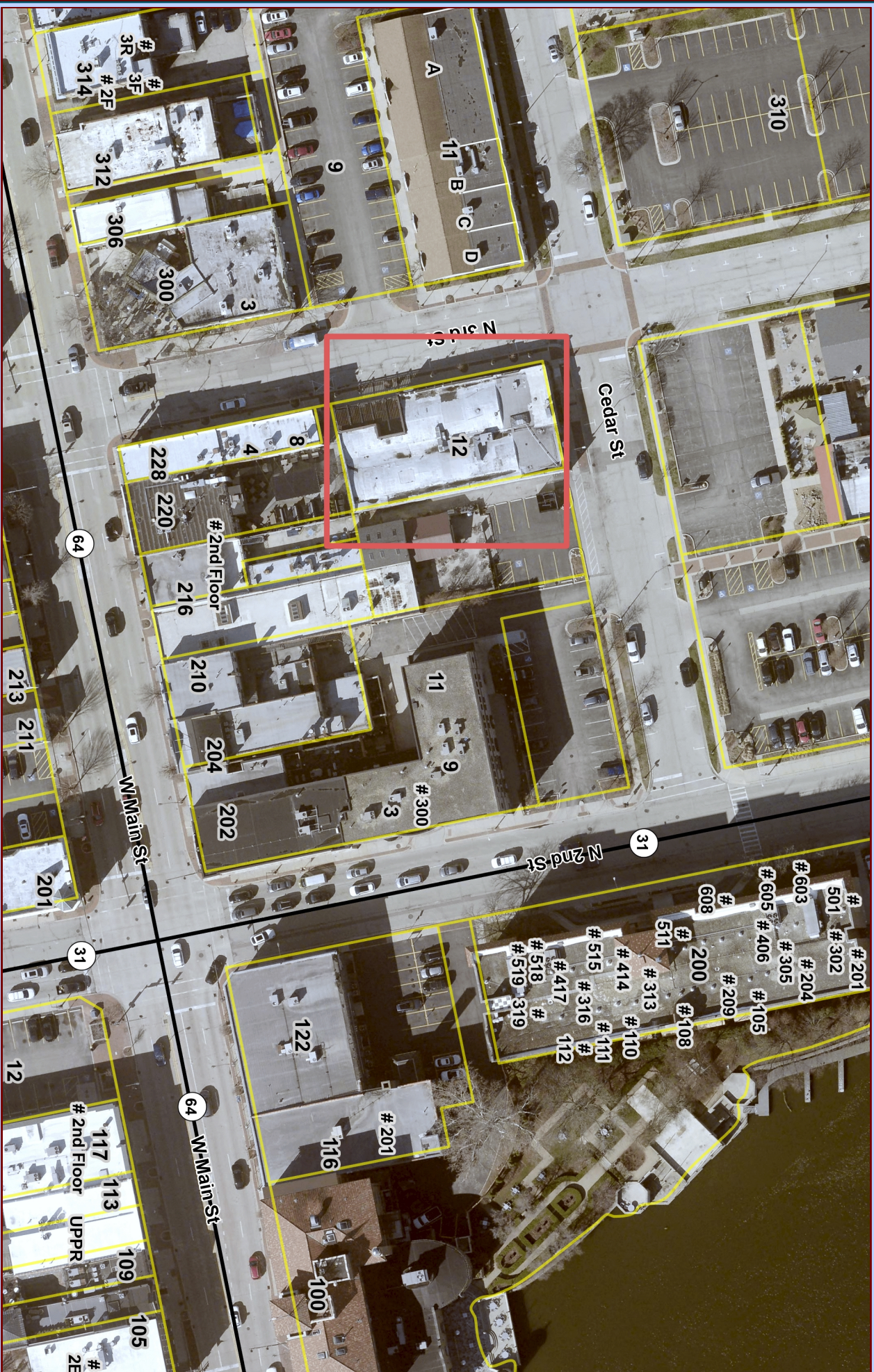
5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
 - Building Permit fees and related costs.
 - Extermination of insects, rodents, vermin and other pests.
 - Title reports and legal fees.
 - Acquisition of land or buildings.
 - Financing costs.
 - Sweat equity.
 - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



12 N 3rd St

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Project on: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983



Age Group	Percentage
18-24	10%
25-34	15%
35-44	20%
45-54	25%
55-64	30%
65-74	35%
75-84	40%
85+	45%

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Powered By ProCity ID

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

☒ Commercial

☐ Residential

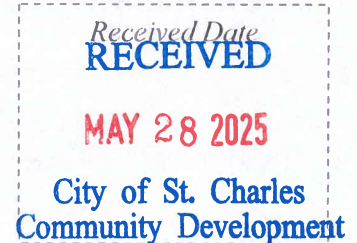
Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 12 N 3rd St, St Charles, IL 60174

Property Identification Number: _____

Applicant Name: Erik Gilly



Project Description:

Rec Haus is a social entertainment venue that redefines the bar experience by combining interactive play, a mix of new and nostalgic games, and craft beverages in a vibrant, high-energy setting. More than just a bar and more than an arcade, Rec Haus is a curated destination where adults can reconnect with their inner child, compete with friends, and enjoy premium drinks in a space built for connection, movement, and fun. Guests will find an eclectic mix of games—from pinball, bocce ball, skee-ball, and shuffleboard to pool, darts, and modern arcade favorites—all designed to encourage interaction, laughter, and return visits.

Total Cost Estimate: \$ \$103,000

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)

Applicant Contact Information:

Phone Number: 847-754-7522

Email Address: erik@rec-haus.com

Statement of Understanding:

- ☒ I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- ☒ I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- ☒ I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- ☒ I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature: _____

Erik Gilly
Applicant

Date: _____

5-5-25

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

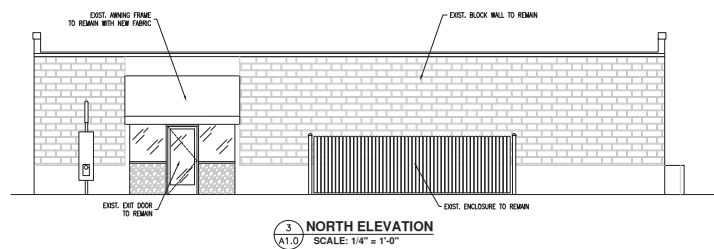
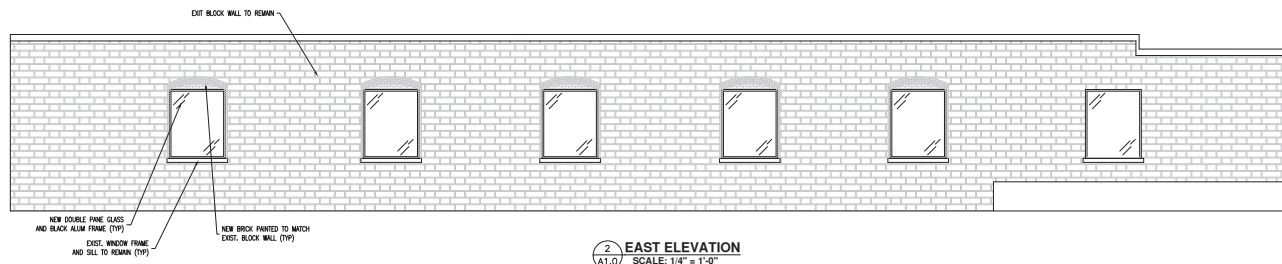
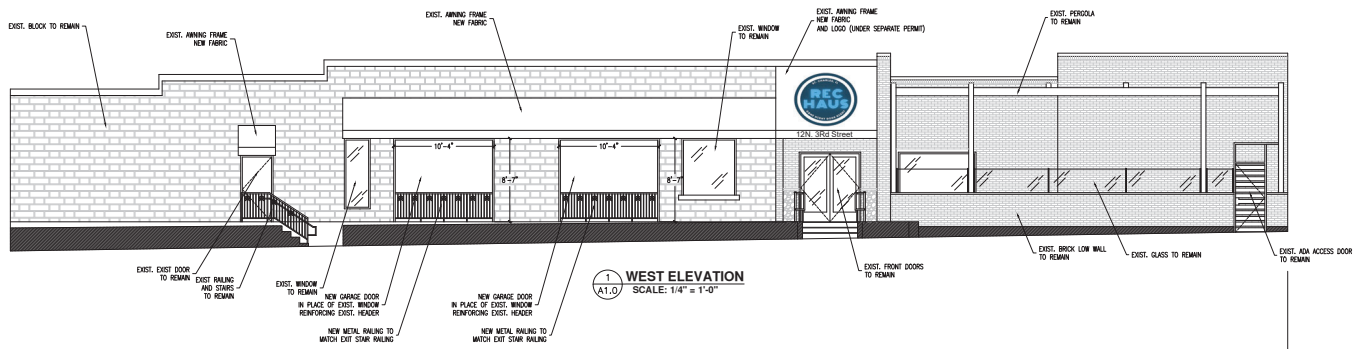
I certify that I am the owner of the property at 12 N 3rd St., St. Charles, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Façade Improvement Program and undertake the approved improvements.

Signature: _____

[Signature]
Owner

Date: _____

5/28/25





June 13, 2025

Erik Gilly
12 N. 3rd St.
St. Charles, IL 60174

RE: Cost Estimate for Exterior Renovations of Rec Haus, 12 N. 3rd St. St. Charles

Dear Erik,

Here is the breakdown of the exterior renovations we have discussed.

\$69,000 – (2) Glass garage doors + installation
\$7,000 – (6) new windows installed on East side of building
\$12,000 – Stucco and masonry repair
\$15,000 – Exterior paint
=\$103,000

If you have any questions, please do not hesitate to call.

Respectfully,

Sean M. Connon
President
The Standard – General Contracting
Cell phone: 630-699-6633
E-mail: sean@thestandardgc.com



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input 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: Vernacular Commercial

Date of Construction: Post 1944

Source: A Field Guide to American Architecture

Features:

One story rock-faced concrete block exterior with stepped parapet capped with stone.



Address:

12 North 3rd Street

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 7

Building No. 11

SURVEY DATE:
MAY 1994

ROLL NO. 13

NEGATIVE NO. 7

**CITY OF ST. CHARLES
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2025 to April 30, 2026

THIS AGREEMENT, entered into this 11 day of August, 2025, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name:	Rec Haus LLC
Tax ID# or Social Security #	99-4772629

For the following property:

Address of Property:	12 N 3 rd Street
PIN Number:	09-27-362-011

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

WHEREAS, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

WHEREAS, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

SECTION 1:

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not

replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the

OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor

ATTEST: _____

City Clerk

EXHIBIT “I”

Total Reimbursement Amounts

Commercial Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Routine Maintenance Improvements	\$	25%	\$
Historic Preservation Improvements	\$	50%	\$
Building Improvements	\$ 103,000	50%	\$ 20,000
Architectural Services	\$	100% (not to exceed \$4000)	\$
TOTAL	\$103,000	-	\$ 20,000

Residential Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Historic Preservation Improvements	\$	50%	\$
Architectural Services	\$	100% (not to exceed \$2000)	\$
TOTAL	\$	-	\$


EXHIBIT “II”

Plans, Design drawings, Specifications and Estimates

Attachments:

Cost Estimate. Dated June 13, 2025.

Architectural Elevations. Dated June 23, 2025.

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4e
	Title:	Historic Preservation Commission recommendation to approve Historic Landmark Designation for 801 Indiana Avenue, “Eliza Caustin Farmhouse”	
	Presenter:	Emma Field	
Meeting: Planning & Development Committee		Date: August 11, 2025	
Proposed Cost: N/A		Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i> <p>Tom Pretz along with Steve Leffler has nominated the property at 801 Indiana Avenue for Landmark status.</p> <p>In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 8/6/2025. The Commission recommended approval of the nomination by a vote of 4-0, based on the criteria listed in the attached resolution.</p> <p>The home was built c 1855 in the Gothic Revival style. The home was potentially constructed by the Long family who had constructed and resided at a home nearby. The house was built for Eliza Caustin and her husband. They were tenant farmers for land owned by Ira Minard. Ira Minard eventually sold this property to John Munn as the Caustins were tenant farmers and did not own the house. The home is important as it was built with locally quarried limestone.</p> <p>If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.</p>			
Attachments <i>(please list):</i> Historic Commission Resolution, Landmark Nomination			
Recommendation/Suggested Action <i>(briefly explain):</i> Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 801 Indiana Avenue., “Eliza Caustin Farmhouse”.			

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 5-2025

A Resolution Recommending Approval for Landmark Designation (801 Indiana Avenue)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 801 Indiana Ave. and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

1. **That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**

This home was potentially built by the neighboring John Long family. The Long Family built a similar home with locally quarried limestone nearby. Eliza Caustin and her husband were tenant farmers on Ira Minard's property. They lived at this home but did not own the home.

4. **The structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.**

The home is gothic revival with simple stylist features. Some of the features include decorative vergeboards and small roof hood over doors and windows on the northside. Local stone limestone was used for the foundation and exterior walls.

10. **Property is suitable for preservation and restoration.**

Yes, the home was constructed with local materials as well as having gothic revival features. The home is a time capsule.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property know as 801 Indiana Avenue, as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Eliza Caustin Farmhouse” circa 1855.

Roll Call Vote: Malay, Smunt, Kessler, Pretz

Ayes: Pretz, Kessler, Malay, Smunt

Nays:

Absent: Rice

Abstain:

Motion Carried.

PASSED, this 6th day of August, 2025

Chairman

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

Received Date
RECEIVED

JUN 11 2025

City of St. Charles
Community Development

1. Property Information:	Parcel Number(s): 09-27-488-013	
	Property Name (Historic or common name of the property): ELIZA CAUSTIN HOUSE	
	Property Site Address 801 INDIANA AVENUE	
2. Record Owner:	Name NATHAN LEFFLER	Phone
	Address	Email
3. Applicant (if different from record owner):	Name STEVE LEFFLER	Phone 630 764 6984
	Address 450 S. 1ST ST Unit 305 ST CHARLES, IL 60174	Email SMLEFFLER@YAHOO.COM
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). SEE ATTACHED		

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☒ original site
☐ moved: date _____
☐ unaltered

d) Function or Use:

Historic/Current

☒ / ☐ agriculture
☐ / ☐ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☐ / ☒ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880

Greek Revival
Gothic Revival
Italianate
Exotic Revival

Victorian Styles: circa 1860-1910

Second Empire
Stick
Queen Anne
Shingle
Richardsonian Romanesque
Folk Victorian

Eclectic Styles: 1880-1940

Colonial Revival
Neoclassical, Classical Revival
Tudor Revival
Chateausque
Beaux Arts
French Eclectic
Italian Renaissance
Mission
Spanish Revival
Monterey
Pueblo Revival

Modern Styles: circa 1900- present

Prairie
Craftsman
Modernistic
Minimal Traditional
Ranch
Split-Level
International
Contemporary
Shed
Other 20th Century Modern
21st Century Modern

Styled Houses since 1935:

Mansard
Styled Ranch
Millenium Mansion
New Traditional
American Vernacular

Other Architecture:

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney		BRICK	
Door(s)		WOOD	
Exterior Walls	YES	STONE	
Foundation	YES	STONE	Ground up
Roof		ASPHALT	
Trim		WOOD	
Window (s)		WOOD	

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: ELIZA CAUSTIN
- b) Architect ^{potential} Builder: JOHN LONG & Family
- c) Significant Person(s): IRA MINARD
- d) Significant Dates (i.e., construction dates): C 1855

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.

Notes:

STONE STRUCTURE

x pre civil war vernacular structure

x Development of stone
x Locally quarried limestone
↳ typical of other buildings of the same era

2. ☐ Property is the site of a significant local, county, state, or national event.

Notes:

3. ☐ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.

Notes:

4. ☒ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Notes:

STONE STRUCTURE

gothic revival simple stylistic features
↳ decorative verge boards
↳ small roof hood over doors / windows on the north side
↳ locally quarried limestone

5. ☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.

Notes:

6. ___ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes:

7. ___ Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8. ___ Property has a unique location or physical characteristics that make it a familiar visual feature.

Notes:

9. ___ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10. ☒ Property is suitable for preservation or restoration.

Notes:

11. ___ Property is included on the ___ Illinois and/or ___ National Register of Historic Places.

Notes:

12. ___ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. *SEE ATTACHED*
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. *SEE LEGAL DESCRIPTION*
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. *SEE ATTACHED*
4. Chronological list of historical owners.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Applicant

Date

If Owner authorizes application to be filed for their property:

Owner

Date

Description – 801 Indiana Avenue

Built c1855, this remarkably simple stone, Gothic Revival house (see attached) was built by the neighboring John Long family who resided at 502 S. 4th Avenue and were known St Charles stone cutters and craftsmen. The 502 S. 4th Avenue stone structure known as the Long House, built by the Long family, is currently an 1852 city landmark. The 801 Indiana Avenue house was built for Eliza Caustin and her husband who were tenant farmers on land owned by Ira Minard. They resided there until c1866 when they purchased additional land from Ira Minard and moved to a house on the corner of 9th and Indiana Avenues that they eventually built as their family home. In 1873, there was a legal battle between Ira Minard et al and Henry Ferson et al which resulted in an Ira Minard loss and the forced break up and sell off a larger tract of land. In 1873, because the Caustin family were only tenant farmers and thus did not own the house, Ira Minard sold this property including this house to John Munn. The home remained in the Munn family for another 60 years.

The footprint of the current home is original. The home can be seen on the 1860 Library of Congress Kane County/St. Charles map (see attached). A basement/cellar was recently added. Under the building an 1850 bottle was discovered (see attached). An addition on the south side is not original. Only the stone is original from the ground level up. All trim, windows (craftsman style), doors, chimney etc. are new wood or brick replacements, however they are located in the original cavities from prior construction and are believed to duplicate the original construction. It should be noted that this home was reprocessed by the bank and was in extremely poor condition that resulted in the replacement elements.

The structure qualifies for landmark status for the following criteria:

1, 4, 10

EXHIBIT A

Order No.: KA20031152

For APN/Parcel ID(s): 09-27-488-013-0000

For Tax Map ID(s): 09-27-488-013-0000

THAT PART OF SECTION 27 AND 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF INDIANA AVENUE THAT IS 190.2 FEET EASTERLY OF THE EASTERLY LINE OF SEVENTH AVENUE SOUTH FOR THE PLACE OF BEGINNING; THENCE EASTERLY 83.2 FEET ALONG SAID SOUTHERLY LINE OF INDIANA AVENUE; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SEVENTH AVENUE SOUTH 101 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF INDIANA AVENUE 83.2 FEET; THENCE NORTHERLY 101 FEET PARALLEL WITH THE EASTERLY LINE OF SEVENTH AVENUE TO THE PLACE OF BEGINNING, BEING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



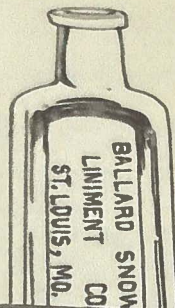




**My father in law
says the wooden
part of the house
was built with
mortice and tenon
construction,
using 8x8 barn
timbers for the
base and true
2x4s for the
studs. There was
no foundation, so
they hand dug
under the timbers
and poured a**

LINIMENT

Fig. 119



[M] E. A. BUCKHOUT'S
DUTCH/[M] LINIMENT
around standing man sm
[v] PREPARED AT/
MECHANICVILLE/S.
CO N.Y.

Adv. 1852 (Baldwin
Light aqua; 4 3/4" x 2
13b with square cor
fb; p.

J. R. BURDSALL'S
LINIMENT//NEV
64

ALLENS/NER
LINIMENT

...NICA & OIL//L
Henry & Johnson's A
ment, for man or beast
Baldwin 1973); 1891, *WHS*; Henry's
nica & Oil Liniment, 1899 (Devner
68); 1900, *EBB*; 1910, *AD*.
a; 6 1/2" x ?; ?n; 21b; pl; v, ss. See
HENRY (Company).

ATER'S//MAGIC//LINIMENT
858 (Baldwin 1973).

5/8" x 1 3/8" x 1 3/4"; 11n; 3b; ip;
p.

ERS/TURKISH

//S. F. BAKER & CO.//
A.

BAKER'S TURKISH LINI-

Cure of the following diseases:

swellings, Sprains, Bruises,

oints, Pain in the Back or

eat, Humors, Headache,

ad. Where an External

BARRELL'S//INDIAN//
LINIMENT//H.G.O. CARY

"For Internal & External Pain." Prod-
uct of H.G.O. Cary, Zanesville, OH,
adv. 1856 (Baldwin 1973); 1941-42,
AD.

Aqua; 4 3/4" x 1 9/16" x 1"; 13n; 3b; 4ip;
v, sfsb.

DR BENNETT'S/GOLDEN/
LINIMENT

Label: *Bennett's Golden Liniment for Man
or Beast*. Adv. 1856 (Devner 1968);
1910, *AD*. Possibly Bennett's Excellent
Liniment is related, adv. 1929-30 by
Shoemaker & Busch Inc., 511 Arch St.,
Philadelphia, *AD*.

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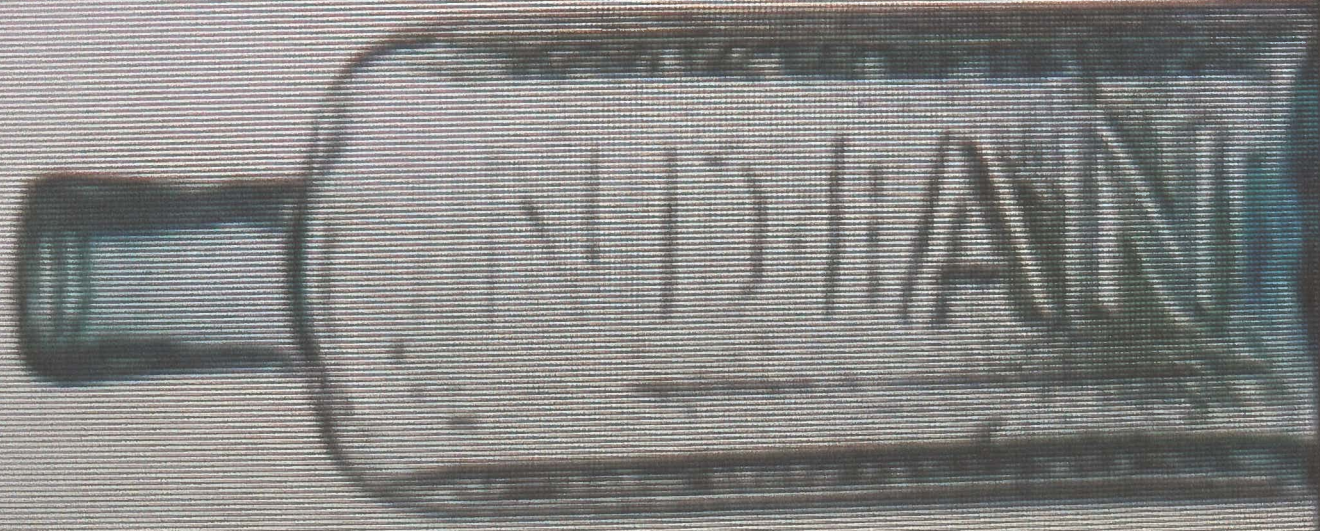
lin

sc

1

Lot 235

"BARRELL'S - INDIAN - LINIMENT" probably Zanesville Glass Works, Zanesville, OH, 1840 - 1855. Deep aqua, rectangular with beveled corners, sheared and tooled lip - blowpontil scar, ht. 4 1/2", pristine perfect Odell, p.23. A great example of this popular, early, Indian medicine. This one being about as nice as you could hope to find. Per Odell, Harrison G. Cary, proprietor of Barrell's Indian Liniment, began operation in Dayton, and eventually moved to Zanesville, Ohio





Ownership – 801 Indiana Avenue

09-27-488-013

40/8/27

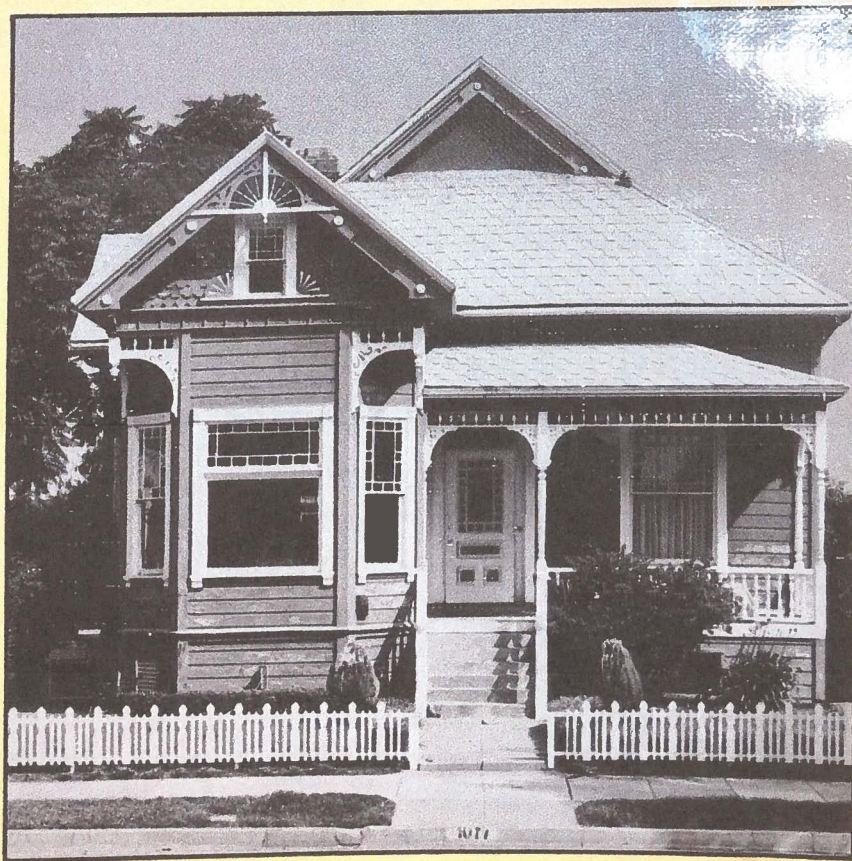
All support documents are located at the Kane County Recorder Office

1837	Plat	Charleston Bk 1 PG 11
1841	OLE	United States to Ephraim Perkins (land agent) E ½ Sec 27 SE 80 acres
1841	WD	Ephraim Perkins to Ira Minard et al Bk 2 Pg 19
1843	Pat	United States to Ira Minard W ½ Sec 27 SE 80 acres
1853	Pat	United States to Ephraim Perkins E ½ Sec 27 SE 80 acres
1860	MAP	Kane County/St Charles Library of Congress map
1866	WD	Ira Minard to Eliza Caustin 9 th & Indiana Aves Bk 91 Pg 548
1870	Bill	Henry Ferson et al vs Ira Minard et al Doc 9895
1873	WD	Ira Minard to John Munn Bk 132 Pg 186 for lots 2 & 3 \$3500
1926		Printed article mentions a wedding taking place in the home in 1876.

Home remains in the Munn family well into 20th century

A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER

IDENTIFYING FEATURES

Steeply pitched roof, usually with steep cross gables (roof normally side-gabled, less commonly front-gabled or hipped; rarely flat with castellated parapet); gables commonly have decorated vergeboards; wall surface extending into gable without break (eave or trim normally lacking beneath gable); windows commonly extend into gables, frequently having pointed-arch (Gothic) shape; one-story porch (either entry or full-width) usually present, commonly supported by flattened Gothic arches.

PRINCIPAL SUBTYPES

Six principal subtypes can be distinguished on the basis of roof form, ground plan, or detailing:

CENTERED GABLE—These are symmetrical houses with side-gabled or hipped roofs having a prominent central cross gable. The plane of the cross gable may be either the same as the front wall or projected forward to make a small central wing. Smaller cross gables, or gable dormers, sometimes occur on either side of the dominant central gable. In some examples these are enlarged to give three identical cross gables. This subtype makes up over one-third of Gothic Revival houses.

PAIRED GABLES—Similar to the preceding subtype but with two, rather than one or three, cross gables. The two gables are sometimes extended forward into projecting wings. About 5 percent of Gothic Revival houses are of this type.

FRONT-GABLED ROOF—About 10 percent of Gothic Revival houses are simple gabled rectangles rotated so that the narrower gable end makes up the front facade. Some have additional cross gables added to the roof slope over the *side* walls, but many lack such cross gables.

ASYMMETRICAL—About one-third of Gothic Revival houses are of compound asymmetrical plan. L-shaped plans with cross-gabled roofs are the most common form, but there are many less regular variations. Small secondary cross gables, or gable dormers, were commonly added to one or more wings. After 1860, square towers were occasionally used.

CASTELLATED OR PARAPETED—The four preceding subtypes all have normal roof-wall junctions in which the eaves project outward beyond the wall. A fifth subtype, more closely based on English Medieval models, has either flat roofs with scalloped (castellated)

parapets, or gabled roofs ending in high parapeted walls rather than overhanging eaves. Frequently both of these roof types occur on different parts of a single house. About 5 percent of Gothic Revival houses are of this type. These features are far more common on Gothic Revival churches and public buildings; most surviving houses are high-style landmarks.

POLYCHROMED—A final 5 percent of surviving Gothic Revival houses show distinctive linear patterns in masonry wall surfaces. These decorative polychrome patterns are produced by bands of contrasting color or texture in the brick or stonework, and occur principally around windows and as horizontal bands on wall surfaces. This feature is particularly characteristic of the last phase of the Gothic Revival, from about 1865 to 1880. It is sometimes treated as a separate style called High Victorian Gothic. Like the castellated or parapeted form, it is most common on churches and public buildings. The complex masonry construction was suitable only for high-style, landmark houses. These were once far more common in the prosperous industrial cities of the northeastern and midwestern states, but most have been destroyed.

VARIANTS AND DETAILS

Fanciful decorative ornamentation, cut from wood by the newly perfected scroll saw, is a dominant feature in most Gothic Revival houses. Windows, roof-wall junctions, porches, and doors were the principal sites for such decorations.

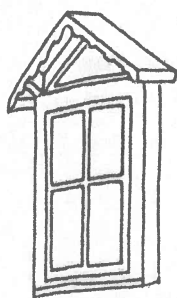
WINDOWS—Most Gothic Revival houses have at least one window with Gothic detailing. When only a single window is elaborated in this manner, it usually occurs in the most prominent gable. Such windows might have a pointed-arch shape or might consist of two or three such arches clustered together, or might even be designed as small projecting bay windows (oriel). Full-scale bay windows are also common on the first-floor level. In less elaborate houses, cut-out patterns were frequently used on or above rectangular windows to give a pointed-arch effect. A characteristic window crown called a drip-mold is found above many Gothic windows, both arched and square. Originally designed to protect windows from water running down the face of the building, this molding covers the top of the window and continues downward along the side before turning outward so that water will be deflected away from the window frame.

ROOF-WALL JUNCTIONS—Decorative vergeboards, making an inverted V beneath the eaves of the steep gables, are a distinctive feature of most wooden Gothic houses and came in almost as many designs as there were Gothic carpenter-builders. After about 1865 this feature became less popular and was generally replaced by decorative trusses at the apex of the gables. Gothic cornice detailing showed fundamental changes from the preceding classical styles (Georgian, Adam, Greek-Revival, etc.). The latter usually have boxed cornices with the rafters enclosed, while most Gothic Revival houses have open cornices with the rafters either exposed or sheathed parallel to the overlying roof.

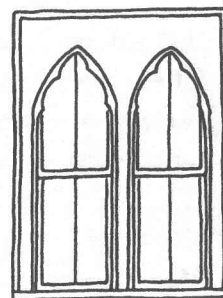
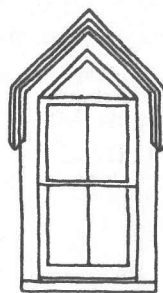
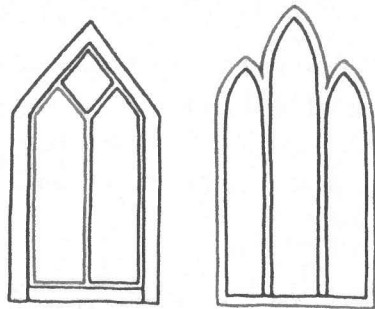
PORCHES—One-story porches are found on about 80 percent of Gothic Revival houses.

DOORS—Doors commonly show pointed arches or other Gothic motifs as well as decorative crowns similar to those found on windows. Elaborate paneled doors are common but simple batten doors, mimicking modest Medieval prototypes, also occur.

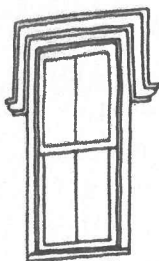
WALL CLADDING AND DECORATIVE DETAILING—Gothic Revival houses are of both wooden



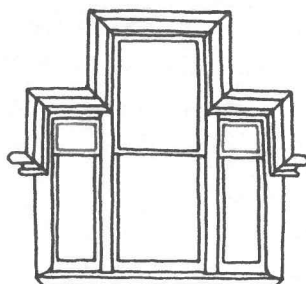
small roof,
flat or gabled



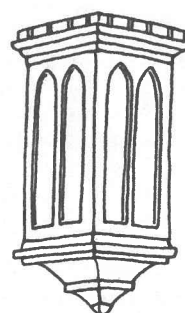
FALSE SHAPING
wood cutout above or in front of rectangular window



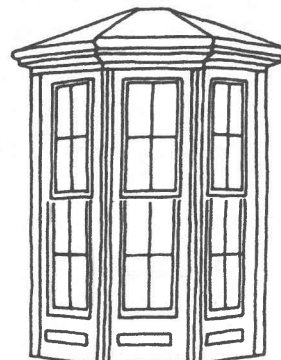
drip mold,
most
common



pointed arch
(lancet),
most
common



cantilevered
or oriel



one-story

WINDOW CROWNS



SASHES



2 / 2,
most
common

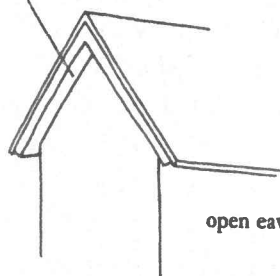
SHAPED WINDOWS

BAY WINDOWS

TYPICAL WINDOW ELABORATIONS

NONPARAPETED

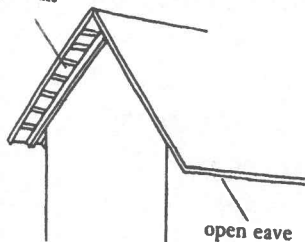
open rake



open eave

enclosed rafters
and purlins

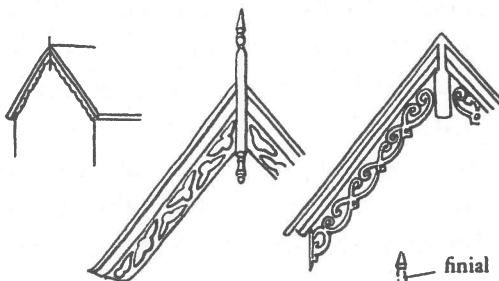
open rake



open eave

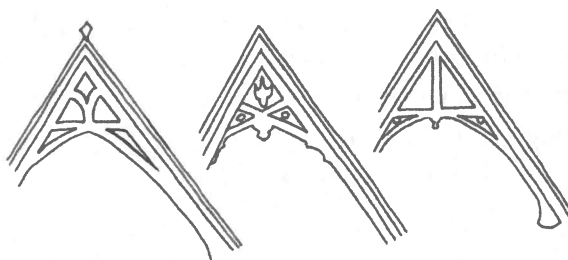
exposed rafters
and purlins

VERGEBOARDS (DECORATIVE GABLE TRIM)



finial

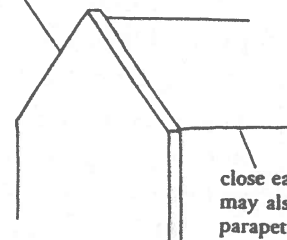
no crossbracing, 1840-1880



with crossbracing, post-1860 only

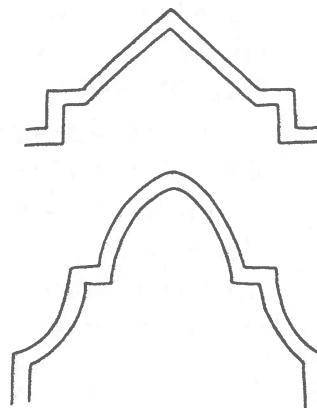
PARAPETED

parapet, no rake



close eave,
may also be
parapeted

SHAPED PARAPETS



TYPICAL ROOF-WALL JUNCTIONS (see also p. 46)

and masonry construction but wood-frame Carpenter Gothic examples predominate. These were usually covered with horizontal cladding, but vertical board-and-batten siding was also common. The latter material was widely advocated by contemporary pattern books for its verticality, which was considered suitably Gothic.

OCCURRENCE

Most Gothic Revival houses were constructed between 1840 and 1870; examples from the 1870s are less frequent. The style was never as popular as were houses in the competing Greek Revival or Italianate styles, yet scattered examples can still be found in most areas of the country settled before 1880. Surviving Gothic Revival houses are most abundant in the northeastern states, where fashionable architects originally popularized the style. They are less common in the South, particularly in the New South states along the Gulf Coast. In this region Greek Revival houses dominated the expansions of the 1840s and '50s, while the Civil War and Reconstruction all but halted building until the waning days of Gothic influence.

COMMENTS

The Gothic Revival began in England in 1749 when Sir Horace Walpole, a wealthy dilettante, began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows. Over the next century, others followed his lead and such Picturesque country houses became common in England. Although a handful of earlier houses with Gothic detailing were built, the first documented, fully developed domestic example in America (Glen Ellen in Baltimore, Maryland) was designed by Alexander Jackson Davis in 1832. Davis was the first American architect to champion Gothic domestic buildings; his 1837 book, *Rural Residences*, was dominated by Gothic examples. This was also the first house plan book published in this country. Previous publications had shown details, parts, pieces, and occasional elevations of houses, but Davis's was the first to show three-dimensional views complete with floor plans. Davis's book had only a small circulation but his ideas were picked up by his friend, Andrew Jackson Downing, who expanded them in pattern books published in 1842 (*Cottage Residences*) and 1850 (*The Architecture of Country Houses*). Downing's writings were far more successful, because the author promoted them with tireless public speaking and personal energy. Downing thus became the popularizer of the style.

This style was seldom applied to urban houses for two reasons. First, the writings of Davis and Downing stressed its suitability as a *rural* style, compatible with the natural landscape; it was not promoted as appropriate for urban dwellings. Secondly, its emphasis on high, multiple gables and wide porches did not physically lend itself to narrow urban lots. A few urban examples with Gothic door, window, or cornice detailing survive (figures 4, 5, page 209), but most urban houses of the era are in the contemporaneous Greek Revival or Italianate styles.

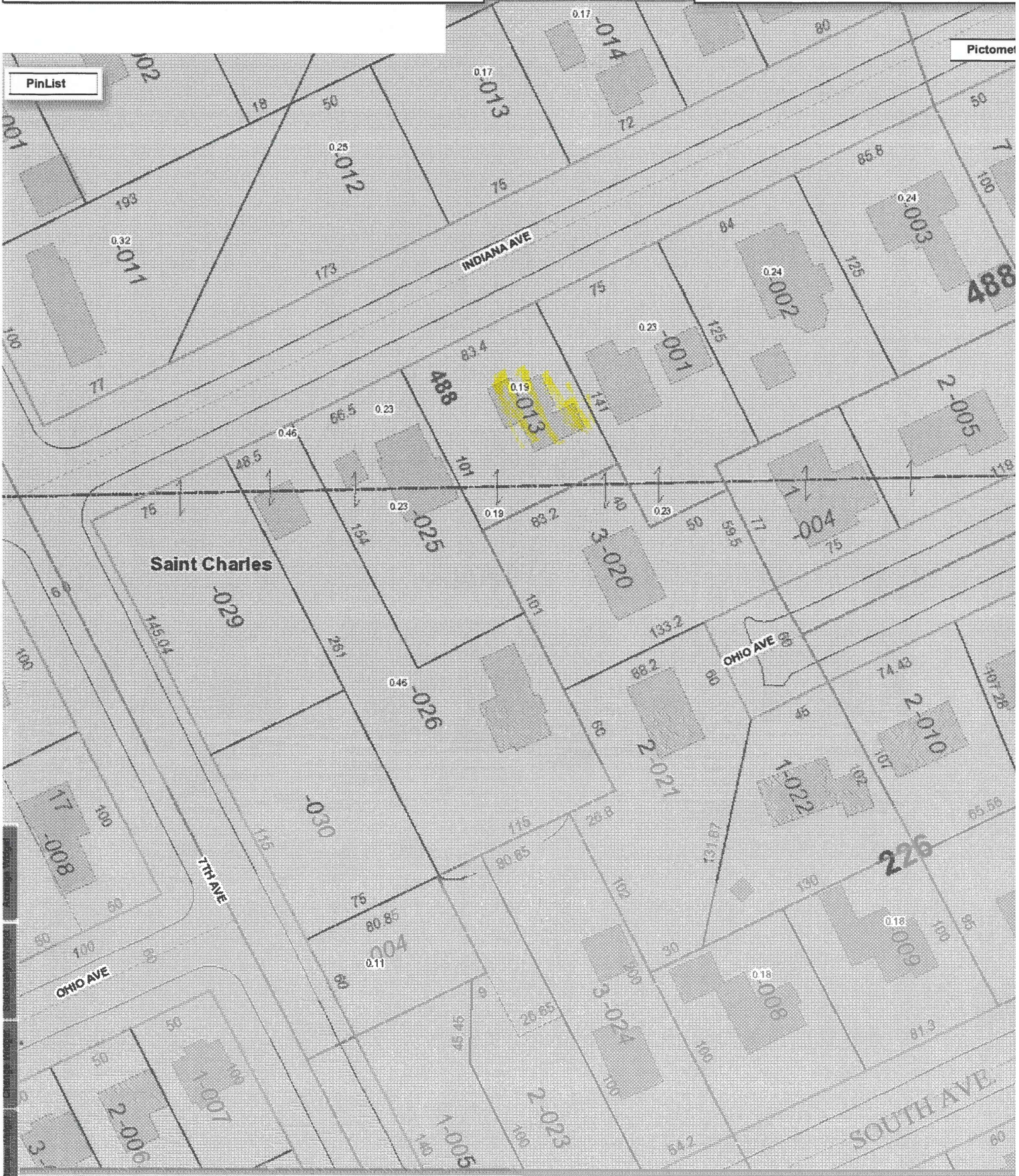
Gothic Revival was in declining favor for American domestic buildings after 1865, although a small rebirth of interest during the 1870s was stimulated by the writings of the English critic John Ruskin, who emphasized continental rather than English examples as models. This High Victorian Gothic phase was principally applied to public and religious buildings, although a few surviving landmark houses reflect its influence (see the paragraph on the polychromed subtype, above).



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50	50	50	50	50
50	50	50	50	50
50	50	50	50	50

0927473002, 41.912625, -88.306781, 991478.67232863349, 1910748.8323128824

MINARD, FERSON and HUNTS ADD. (Null/R2/519)



PinList

Pictomet

2024

NOT SUBDIVIDED

PinList

Pictomet



2025

1839
BK 1
PAGE 11

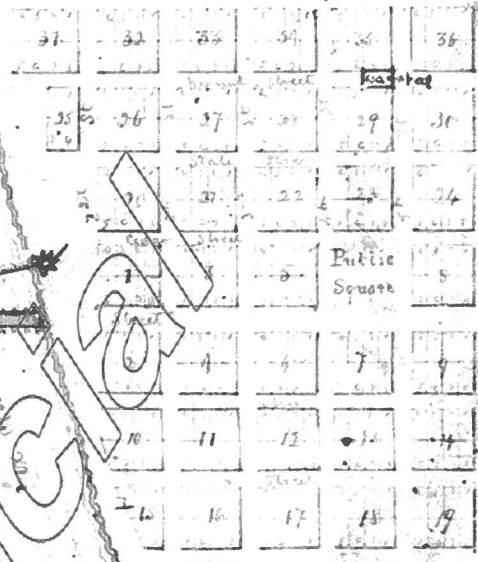
Charleston

For Vacation part Chestnut 11
Case - dated Oct 26 - 1970
See Book 2621 - Page 191
Harris E. Markham
Recorder K.C.T.

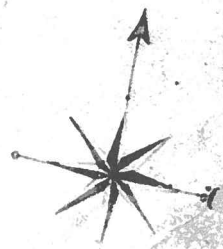
FOR VACATION OF PT OF
WALNUT AVENUE SEE
Doc. 1401157

FOR VACATION OF PT OF
CHESTNUT AVE SEE
Doc. 1453860
SEC 4-25-78

See Certified Copy, See Book 10
Date, Page 10



Main Street 60 ft wide all other streets 60 ft wide. Note on the West side
the river 60 ft from 182 ft deep, on the east side 60 ft from 170 ft deep
except the fractional lot. Variation 6 ft east. Town laid out 1837
from lot 1 block 5 corner of Main and Chestnut



I certify that the Town of Charleston has been surveyed
by me agreeable to the within Plat, as far as fifty six blocks
May 5th 1837.

State of Missouri
Kane County

Mark W. Fletcher
County Surveyor of Kane County

Elijah S. Town, Justice of the Peace within and for
the county of Kane do hereby certify that Ira Minard and
Calvin Ward and Vidern Young personally appeared before me
and to me personally known who duly acknowledged themselves to be
the proprietors of the Town of Charleston and that they had the same
laid off agreeable to the within Plat, given under my hand and seal
this 8th day of May, 1837.

Recorded May 8th 1837 at 2 o'clock P.M.

David Dunker

I Minard } This Indenture made this 14 day of September in the year
 E. Perkins } of our first one thousand eight hundred and forty one between Ira
 Minard and his wife of Kane County in the State of Illinois of the
 first part, and Ephraim Perkins, of the same County of Kane in the
 State of Illinois, of the second part, witnesseth, that the said party of the
 first part for and in consideration of forty one dollars and thirty
 five cents, in hand paid by the said party of the second part, the
 receipt whereof is hereby acknowledged, have granted bargained sold
 remise released aliened, and confirmed, and by these presents
 do grant bargain, sell remise, release, alien and confirm, unto the
 said party of the second part, and to his heirs and assigns forever
 all the following described lot piece or parcel of land to wit, situate
 lying and being in said County of Kane and State of Illinois, and in the
 Chicago Land district, and known and described on the plat and maps
 of the United States, as part of the north east quarter of section twenty
 seven, in town forty north range eight east of the third principal
 meridian, and bounded as follows, Beginning at the south east corner of
 the said north east quarter of section twenty seven, thence north twenty one
 chains and twenty links, thence north eighty eight degrees west fifteen
 chains and seventy seven links, thence south one degree east twenty one chain
 and seventy nine links, thence east fifteen chains and forty links
 to the Place of beginning, containing thirty three acres & above the same
 more or less, Together with all and singular the hereditaments and
 appurtenances thereto belonging, or in any wise appertaining, and the
 reversion and reversions, remainder and remainders, rents issues and
 profits thereof, and all the estate right title interest, claim or demand
 whatsoever, of the said party of the first part either in law or equity, of
 In and to the above bargained premises, with the hereditaments and
 appurtenances, to have and to hold, the said premises, above bargained
 and described, with the appurtenances, unto the said party of the second
 part his heirs and assigns forever, And the said party of the first part
 for themselves their heirs executors and administrators do covenant grant
 bargain and agree, so and with the said party of the second part
 his heirs and assigns, that at the time of the executing and delivery
 of this present, they are well seized of the premises above conveyed
 and have good right full power and lawful authority to grant
 bargain sell and convey the same, in manner and form aforesaid
 and the same are free and clear of all former and other grants
 bargains, sales, sales judgments, taxes assessments and Incumbrances
 of what kind or nature soever, and the above bargained premises in the
 quiet and peaceable possession of the said party of the second part
 his heirs and assigns, against all and every person or persons
 lawfully claiming, or to claim the whole or any part thereof, will
 warrant and defend, On witness whereof the said party of the
 first part hereunto set their hands and seals the day and year
 first above written

Sealed and delivered in
 presence of Lemuel Howard

Ira Minard Seal

Sarah P. Minard Seal

State of Illinois }
 Kane County } I Lemuel Howard a Justice of the Peace in and for said
 County in the State of aforesaid do hereby certify that Ira Minard
 and Sarah P. Minard personally known to me as the same Persons whose
 names are subscribed to the above warrant did appear before

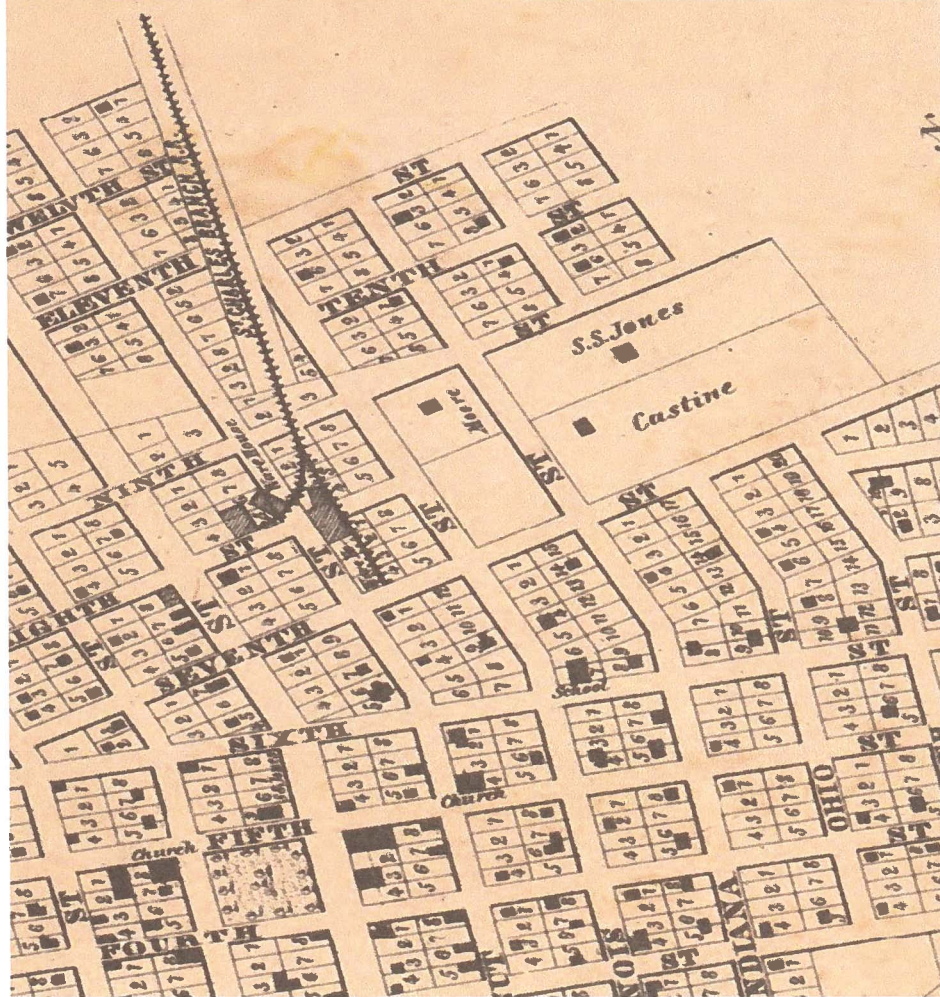
1841
 Ephraim
 Perkins
 to
 Ira
 Minard
 E & L SE

27

BIC 2
 P6 19

Filed Nov 16 1857 at 4:25 P.M.
S. Stanton Recorder

This Indenture made the 28 day of June in the year One thousand Eight
hundred and fifty five Between William B. Street and John C.
D. and John C. D. of the County of Kane and State of Illinois of the first part and
John Flynn of the second part. Witnesseth that the said party of the
first part in consideration of the sum fifty dollars to them duly paid
before the delivery hereof have granted bargained and sold and by these presents do
grant bargain sell and convey to the said party of the second part his heirs and as-
sins forever all the following described premises situate lying and being in the County
Kane and State of Illinois and known and described as follows to wit:
The South West quarter of the South West quarter of Section twenty six (26) Township four
(40.) of Range one (1) E of the 3^d P. M.
With the appurtenances and all the Estate title and interest of the said party
of the first part therein. And the said parties of the first part do hereby covenant
and agree with the said party of the second part that at the time of the delivery
hereof the said party of the first part are the lawful owners of the premises above
granted and seized thereof in fee simple absolute that they well warrant and



Butler & Weed, Main Street, east side.
Lewis & Hallack, Merchants' Row, Main St., west side.

Paper Mills.
Butler & Hunt, Proprietors.

Attorneys.
W. D. Barry, office Main Street, east side.
S. S. Jones, office cor. Main and Fifth Streets.

Physicians.
H. M. Crawford, M. D.
O. Kingsbury, Hydropathy; also Real Estate Agent, cor. Main and Second Streets.

Flouring Mills.
Robert J. Haines, Main Street, west side.
Wm. G. Conklin, St. Charles Mills, east side.

Hotels.
St. Charles Hotel, by P. J. Burchell, Main St., east side.
Mansion House, by S. H. Marvin, cor. Main and Third Streets, west side.

Wagon Maker and Blacksmithing.
S. H. Marvin, Main Street, west side.

Printing Office.

Cabine
Geo. Person, Main

H. O. Hyde, Merch

J. S. Van Patten &

Reaper and

John Z. Whitaker

Boot
G. H. Winsor, Merc

W. V. Barlow, Dea
kee Notions, Main


A. N. Lock, Main St

Wm. F. Way, corne

Timothy Baker, hal


1860
MAP

1860 Kane County Map

would likely have occurred in the years preceding the map's creation, potentially as early as the 1850s. Surveys were conducted in the winter months to improve line of sight and facilitate walking on frozen ground. 

Here's a more detailed explanation:

Timing:

Land surveys for maps of that era were typically done in winter when conditions were favorable. 

Purpose:

The surveys were used to establish

This Indenture, Made this Fifteenth day of February

Revenue Stamps in the year of our Lord One Thousand Eight Hundred and Sixty-six
To the Amount of \$5.00
DEED. Between Ira Minard
of the town of St. Charles in the County of Kane State of Illinois
Party of the first part, and

On this 15th day of February 1866
DEED. Eliza M. Causton of the town of St. Charles in the County of Kane and
State of Illinois Party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of
Five Hundred (\$500.00) Dollars

in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, he has Granted, Bargained and Sold, and by these presents
do Grant, Bargain and Sell, unto the said party of the second part, his heirs and assigns, all the following described lot, piece, or parcel
of land, situated in the town of St. Charles in the County of Kane and State of Illinois, to wit:

Commencing North fifty-four and one fourth degrees (54 1/4) East five chains and twenty-eight links (5 1/2), from the North East corner of Block No. Eighteen of Minard Town and
thence North Addition to the town of St. Charles thence running North fifty-four and one fourth
degrees (54 1/4) East two chains and eighty-seven links (2 1/2) to the Section line thence South one chain and one fourth degree (1 1/4) East one chain and thirty-six links (1 1/2) to the road corner of the
fourth thence South fifty-three and one fourth degrees (53 1/4) East along S.E. corner North line
two chains and fifty-six links (2 1/2) thence North twenty-eight and one fourth degrees (28 1/4)
West two chains and two links (2 1/2) to the place of beginning containing fifty-four one
hundredths acres (1/4) to be the same more or less

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion
and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever,
of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:
To HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part his
heirs and assigns FOREVER. And the said Ira Minard party of the first part, for
the first part, hereby expressly waives, releases and relinquishes unto the said party of the second part, his heirs, executors, admini-
strators and assigns, all right, title, claim, interest and benefit whatever, in and to the above described premises, and each and every part thereof,
which is given by or results from all laws of this State pertaining to the exemption of homesteads.

And the said Ira Minard party of the first part, for
himself his heirs, executors, and administrators, do covenant, grant, bargain and agree, to and with the said party of the
second part his heirs and assigns, that at the time of the encasing and delivery of these presents, he well seized of
the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, and in fee simple, and has good right,
full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid and that the same are free and clear from all
former and other grants, bargains, sales, liens, taxes, assessments and encumbrances, of what kind or nature soever, and the above bargained pre-
mises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or
persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

In Testimony Whereof, The said party of the first part hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Ira Minard

STATE OF ILLINOIS,

Kane County.

I, A. M. Barry a Notary Public for St. Charles

in and for said County, in the State aforesaid, do hereby certify that

Ira Minard who is

personally known to me as the same person, whose name is subscribed to the
aforesaid Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument in writing as his free and
voluntary act, for the uses and purposes therein set forth.

And the said

Ira Minard

having been by me questioned, examined and apart and out of the hearing of him, his friends, and
the contents and meaning of the said instrument of writing having been by me fully made known and explained to him, and he also by me being fully informed of
his rights under the Homestead Laws of this State, acknowledged that he had freely and voluntarily executed the same, and relinquished him down to the land
and tenements therein mentioned, and also all his rights and advantages under and by virtue of all laws of this State relating to the Homesteads, without
any fraud, coercion, or undue influence.

Given under my hand and Official Seal, this Fifteenth day of February 1866. A. M. Barry

A. M. Barry Notary Public

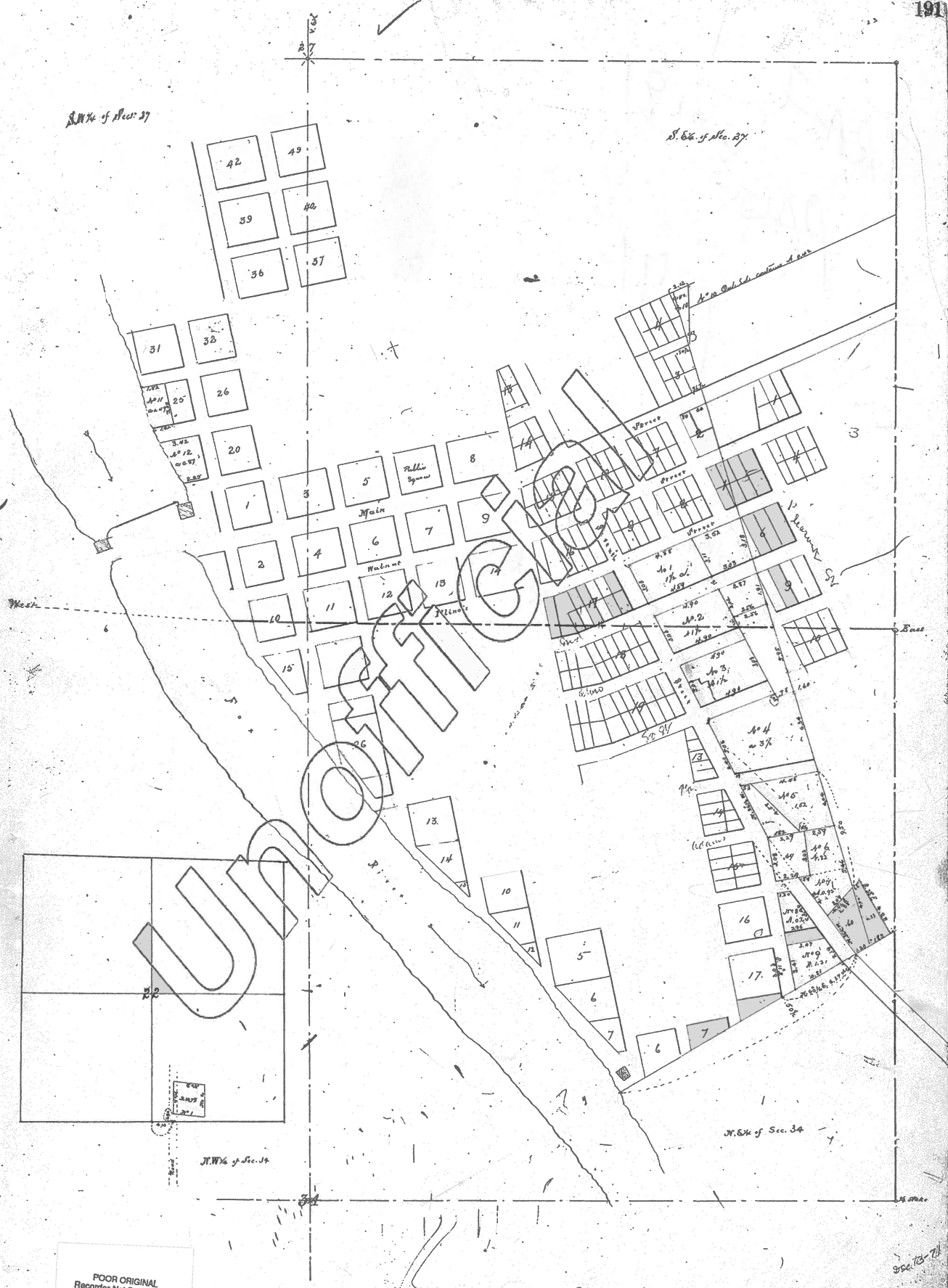
Filed for Record, on the 15th day of April 1866, at 2 o'clock, P. M.

A. M. Barry
Notary

1866
Ira
Minard
TO
Eliza
Causton
WD

7th
&
Indiana
Ave

1870
PLAT
BK 1
PG 191
Harry
FERSON
vs
Ira
MINARD
ET AL



POOR ORIGINAL
Recorder Not Responsible
For Reproductions

Map attached to Commission. Refiled in Case No. 9895
Ferson
vs
Minard et

Sec. 13-74

THE GRANTORS, Stella Van Dusen and William Van Dusen, her husband, Fannie Vogle and Edward Vogle, her husband, Fred Solomon and Sadie Solomon, his wife, Edna Riebock and Otto Riebock, her husband, Ida Fredrick and William Fredrick, her husband, Frank Solomon, a bachelor, being the children and only heirs at law of Grace Solomon deceased, and their respective husbands and wives; Samuel Shaver and Daisy Shaver, his wife, Inez Swinehamer and Earle Swinehamer, her husband, being the children and only heirs at law of Emma L. Shaver, deceased, and their respective husband and wife J.I. Munn and Mabel Munn, his wife, W.B. Munn and Blanche Munn, his wife, William W. Munn and Sarah A. Munn, his wife, Gertrude Kobs and Bert Kobs, her husband, being all of the heirs at law of Sarah M. Brown, deceased, formerly of the City of St. Charles, Kane County, Illinois, for and in consideration of the sum of Five Hundred ~~Forty~~ and no/100 (\$500.00) Dollars, in hand paid, CONVEY and WARRANT to Stanis Shetokas of the City of St. Charles, County of Kane, State of Illinois, the following described Real Estate, to wit: Commencing on the South line of East Indiana Street, City of St. Charles, Kane County, Illinois, at a point 325.2 feet East of the East line of Seventh Avenue, (this point being the NorthWest corner of Caustin Lot) thence Southerly parallel with the East line of Seventh Avenue 600 feet, thence South 64° West 160 feet, thence North 26° 30' West 270.5 feet, thence North 64° East 112.6 feet, thence North parallel with the East line of Seventh Avenue 258 feet to the South line of Indiana Street, thence Easterly along said South line of Indiana Street 50 feet to the place of beginning. Being also known as lots No. Three (3), Seven (7), Eight (8), and Nine (9), as shown by the County Clerk's Assessment Plat of part of the Southeast Quarter of Section 27, and the Northeast Quarter of Section 34, Township 40 North, Range 6, East of the Third Principal Meridian. all in the City of St. Charles, County of Kane, and State of Illinois. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. Subject to taxes for the year 1923 and all unpaid special assessments.

Dated this 29th day of May, A.D. 1923.

Revenue \$.50

William W. Munn
Sarah A. Munn
Gertrude Kobs
Bert Kobs
Earle Swinehamer
Inez Swinehamer
Samuel Shaver
Daisy Shaver
J.I. Munn
Mabel F. Munn

SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL

Stella Van Dusen
William Van Dusen
Fannie Vogle
Edward Vogle
Fred Solomon
Sadie Solomon
Ida Fredrick
William Fredrick
Edna Riebock
Otto Riebock
Frank Solomon
W.B. Munn
Blanche Munn

SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
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SEAL
SEAL
SEAL

California
STATE OF ~~MISSOURI~~)
COUNTY OF Los Angeles } SS.

I, J.L. Welch a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SAMUEL SHAVER and DAISY SHAVER, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

GIVEN under my Hand and Notarial Seal, this 3 day of May July A.D. 1923.

My Commission expires May 9th. 1925.

J.L. Welch
Notary Public
Los Angeles, Co. Cal.

J.L. Welch.
Notary Public.

STATE OF ILLINOIS)
COUNTY OF Kane } SS.

I, Clara Getsch, a Notary Public, in and for said County, in the State aforesaid; DO HEREBY CERTIFY, that FRED SOLOMON and SADIE SOLOMON, his wife, who are personally known to me to be the persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including

1890
Henry Ferson
ET AL
US Tax Munn
ET AL

WARRANTY DEED.—J. W. Middleton, Stationer and Blank Book Manufacturer, 148 Dearborn St., Chicago.

Revenue Stamps
to the amount of
\$
on this
DEED.

This Indenture,Made this Twenty-fifth day of Februaryin the year of our Lord One Thousand Eight Hundred and seventy third

BETWEEN Joe Minard and Sarah Minard, his wife, by Hiramfield F. Ogden, Notary Public for Lincoln County, Illinois.

of the first part, and

John Minard of the County and State aforesaid

of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Thirty Three Hundred (3300)

DOLLARS.

in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, he **has GRANTED, BARGAINED AND SOLD**, and by these presents do **GRANT, BARGAIN AND SELL**, unto the said party of the second part, his heirs and assigns, all the following described lot, piece or parcel of land, situated in the Town of St. Charles in the County of Lincoln and State of Illinois, to-wit:

Lot number two and three (2 & 3) according to a subdivision made by A. Pingree of part of the north east quarter of section thirty four Township number forty (40) north range number eight (8) east of the Third Principal Meridian being in the village of St. Charles in said Lincoln County and State on the east side of Fox River containing three acres of land more or less.

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; To HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns FOREVER. And the said Joe Minard and Sarah Minard and parties of the first part, hereby expressly waive, release and relinquish unto the said party of the second part, his heirs, executors, administrators and assigns, all right, title, claim, interest and benefit, whatever in and to the above described premises, and each and every part thereof, which is given by or results from all laws of this State relating to the exemption of homesteads.

And the said Joe Minard and Sarah Minard by Hiramfield F. Ogden party of the first part, for himself heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, they are well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, and in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances, of what kind or nature aforesaid, and the above bargained premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons, lawfully claiming or to claim, the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND:

In Testimony Whereof, The said party of the first part has hereunto set his hand and seal, this day and year first above written.

Signed, Sealed and Delivered in Presence of

Joe MinardSarah MinardBy Hiramfield F. OgdenNotary Public

629
1873
R 132
P 6 186
IRS
Minard
50
John
Minard

St. Charles Couple Reach Fiftieth Wedding Anniv.

Another St. Charles couple celebrates their golden wedding, Mr. and Mrs. Wm. Munn of 133 East Illinois.

Wm. Munn and Sarah Ladue were married January 5th, 1876 in the old Munn homestead, the old stone house on East Indiana, where, at the same time, a sister of the groom, Lily Munn and a brother of the bride, Irving Ladue took their vows. Elder Matlock, a Baptist minister said the service.

The old stone homestead has been in the family possession until a short time ago.

Wm. Munn came to St. Charles in 1873.


They have two fine sons; George and Robert, living in Chicago, and they and their families are very attentive to the parents here, both of whom have been in poor health. Another son, Jesse, died a number of years ago.

Mr. and Mrs. Munn are members of the M. E. church and respected by all who know them. Many friends called on the couple and they had gifts of flowers and more substantial presents, but had no formal celebration of the event.

The Chronicle joins their many friends in wishing this worthy couple many more happy years together.

1-7-1926

1876
WEDDING

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4f
	Title:	Historic Preservation Commission recommendation to approve Historic Landmark Designation for 608-612 State Avenue, “Col. Edward J. Baker Home”	
	Presenter:	Emma Field	
Meeting: Planning & Development Committee		Date: August 11, 2025	
Proposed Cost: N/A		Budgeted Amount: N/A	Not Budgeted: <input type="checkbox"/>
Executive Summary <i>(if not budgeted please explain):</i> <p>Tom Pretz along with Heather Corcoran has nominated the property at 608-612 State Avenue.</p> <p>In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 8/6/2025. The Commission recommended approval of the nomination by a vote of 4-0, based on the criteria listed in the attached resolution.</p> <p>The home was built in c1887 in the Colonial Revival style. The home was originally built for Dr. A.B. DeWolf. The home was then sold to Henry Rockwell, father of Harriet Rockwell Baker. Harriet and Col. Edward J Baker lived at the home for almost 40 years. The home was originally located next to the Rockwell House (today known as Yurs Funeral Home) and then was moved to its current location in 1985. Col. Baker is a well-known figure in the City.</p> <p>If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.</p>			
Attachments <i>(please list):</i> Historic Commission Resolution, Landmark Nomination			
Recommendation/Suggested Action <i>(briefly explain):</i> Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 608-612 State Avenue, “Col. Edward J. Baker Home”.			

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 6-2025

A Resolution Recommending Approval for Landmark Designation (608-612 State Street)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 608-612 State Street. and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

1. **That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**

The home was owned by Henry Rockwell, two time mayor of St Charles and father to Harriet Rockwell. Harriet and Col. Edward J Baker lived here for 38 years until Harriet's death. The Bakers are well known figures in St Charles.

3. **That the property is identified with a person who significantly contributed to the development of the community, county, state, or nation.**

This house is identified with Col. Edward J and Harriet Rockwell Baker. Harriet's father, Henry Rockwell, was the mayor twice in St Charles's history.

6. **That the structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.**

There are several examples of leaded glass on the homes that were popular between 1880-1910.

10. **Property is suitable for preservation and restoration.**

The current structure is representative of the original architecture of Colonial Revival with its classical columns. There are noncontributing elements on the home such as replacement windows, aluminum siding, shutters.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property know as 608-612 State Street, as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Col. Edward J Baker Home” circa 1887.

Roll Call Vote: Pretz, Kessler, Smunt, Malay

Ayes: Pretz, Kessler, Smunt, Malay

Nays:

Absent: Rice

Abstain:

Motion Carried.

PASSED, this 6th day of August, 2025

Chairman

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

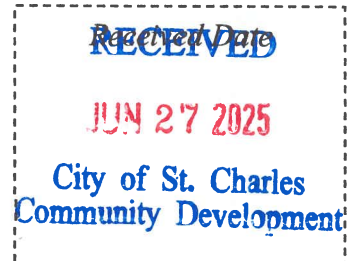
PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.



1. Property Information:	Parcel Number(s): <i>09-27-453-005</i>	
	Property Name (Historic or common name of the property): <i>COL. EDWARD J. BAKER</i>	
	Property Site Address <i>608-612 STATE AVENUE</i>	
2. Record Owner:	Name <i>HEATHER CORCORAN</i>	Phone <i>630-803-1282</i>
	Address <i>SAME</i>	Email <i>HLTKICK@YAHOO.COM</i>
3. Applicant (if different from record owner):	Name	Phone
	Address	Email
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). <i>(SEE ATTACHED)</i>		

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☐ original site
☒ moved: date 1985
☐ unaltered

d) Function or Use:

Historic/Current

☐ / ☐ agriculture
☐ / ☐ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☒ / ☒ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880

Greek Revival
Gothic Revival
Italianate
Exotic Revival

Victorian Styles: circa 1860-1910

Second Empire
Stick
Queen Anne
Shingle
Richardsonian Romanesque
Folk Victorian

Eclectic Styles: 1880-1940

Colonial Revival
Neoclassical, Classical Revival
Tudor Revival
Chateausque
Beaux Arts
French Eclectic
Italian Renaissance
Mission
Spanish Revival
Monterey
Pueblo Revival

(SEE ATTACHED)

Modern Styles: circa 1900- present

Prairie
Craftsman
Modernistic
Minimal Traditional
Ranch
Split-Level
International
Contemporary
Shed
Other 20th Century Modern
21st Century Modern

Styled Houses since 1935:

Mansard
Styled Ranch
Millenium Mansion
New Traditional
American Vernacular

Other Architecture:

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney			
Door(s)		WOOD	
Exterior Walls	POSSIBLE UNDER ALUMINUM	ALUMINUM OVER WOOD	ALL FOUR ELEVATIONS
Foundation		CONCRETE BLOCK	
Roof		ASPHALT	
Trim	POSSIBLE OVERALL SOME YES	VINYL ALUMINUM OVER WOOD	ALL ELEVATIONS
Window (s)	SOME LEADED GLASS	SAME	SOUTH & EAST ELEVATIONS

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: DR. ABEL DeWOLF
- b) Architect/ Builder: _____
- c) Significant Person(s): COL EDWARD J. AND HARRIETT ROCKWELL BAKER
- d) Significant Dates (i.e., construction dates): C 1887
1902 HENRY ROCKWELL PURCHASE TRANSFER TO EDWARD J. BAKER
FATHER-IN-LAW
- e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.
Notes: GATES TO BAKER TO MORRIS TO COLLINS
CONTRIBUTIONS TO ST CHARLES ARE WELL DOCUMENTED
2. ☐ Property is the site of a significant local, county, state, or national event.
Notes:
3. ☒ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
Notes: COL EDWARD J. AND HARRIETT ROCKWELL BAKER
HENRY ROCKWELL - 2 TIME MAYOR
4. ☐ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
Notes:
5. ☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.
Notes:

6. ☒ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes: SEVERAL EXAMPLES OF LEADED GLASS POPARTAU
1880 — 1910.

7. ☐ Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8. ☐ Property has a unique location or physical characteristics that make it a familiar visual feature.

Notes:

9. ☐ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10. ☒ Property is suitable for preservation or restoration.

Notes:

There are noncontributing elements on the home such as replacement windows, aluminum siding and shutters.

CURRENT STRUCTURE IS REPRESENTATIVE OF
ORIGINAL ARCHITECTURE being Colonial Revival with the classical columns.

11. ☐ Property is included on the ☐ Illinois and/or ☐ National Register of Historic Places.

Notes:

12. ☐ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. (SEE ATTACHED)
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. (SEE ATTACHED)
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. (SEE ATTACHED)
4. Chronological list of historical owners. (SEE ATTACHED)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Applicant Heather Corcoran Date 6/18/25

If Owner authorizes application to be filed for their property:

Owner [Signature] Date 6/18/25

Description – 608 State Avenue

Built c1887, at the southwest corner of Main Street and Fifth Avenue, this Colonial Revival architectural home, built for Dr. A. B. DeWolf is next to the existing Italianate residence known as the landmarked Rockwell House (Yurs Funeral Home). Prior to this home construction the well-known Tremont Hotel existed and was the base for Stevens S. Jones and his newspaper. The Col. Edward J. Baker home is a replacement structure on what is now the Yurs parking lot until 1985 when it moved to its present site at 608 – 612 State Avenue and thus remains today. It is not known if the existing wood siding and trim exist but could as the house currently is covered with aluminum siding. Most windows and doors are replacements however the lead glass windows located on the south and east elevations are original and worth noting. Overall, the home mirrors the vintage photo included within the package. The home was sold to Henry Rockwell by Dr. DeWolf in 1902. Mr. Rockwell was the father of Harriet Rockwell, the wife of Col. Edward J. Baker. The couple resided at the home from 1902 until Harriet's death in 1940 and in 1944 Col. Baker sold the home and had moved to his fifth-floor residence at his Hotel Baker located just west on Main Street until his death in 1959.

While Dr. A. B. DeWolf was the owner at the time of building, Col. Baker is the historic character that is worth noting and thus the home can be called the Col. Edward J. Baker Home.

The criteria used to landmark this structure are: 1, 3, 6, and 10.

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY; ON THE EAST BY THE WESTERLY LINE OF SEVENTH AVENUE EXTENDED NORTHERLY; ON THE SOUTH BY THE NORTHERLY LINE OF STATE AVENUE AND ON THE WEST BY THE WESTERLY LINE OF VACATED SIXTH AVENUE, (EXCEPT THAT PART LYING WEST OF A LINE DRAWN PARALLEL WITH AND 38.07 FEET WEST OF THE EAST LINE OF SAID VACATED SIXTH AVENUE) ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Permanent Index #'s: 09-27-453-005

Property Address: 608-612 State Avenue, Saint Charles, Illinois 60174

Unofficial



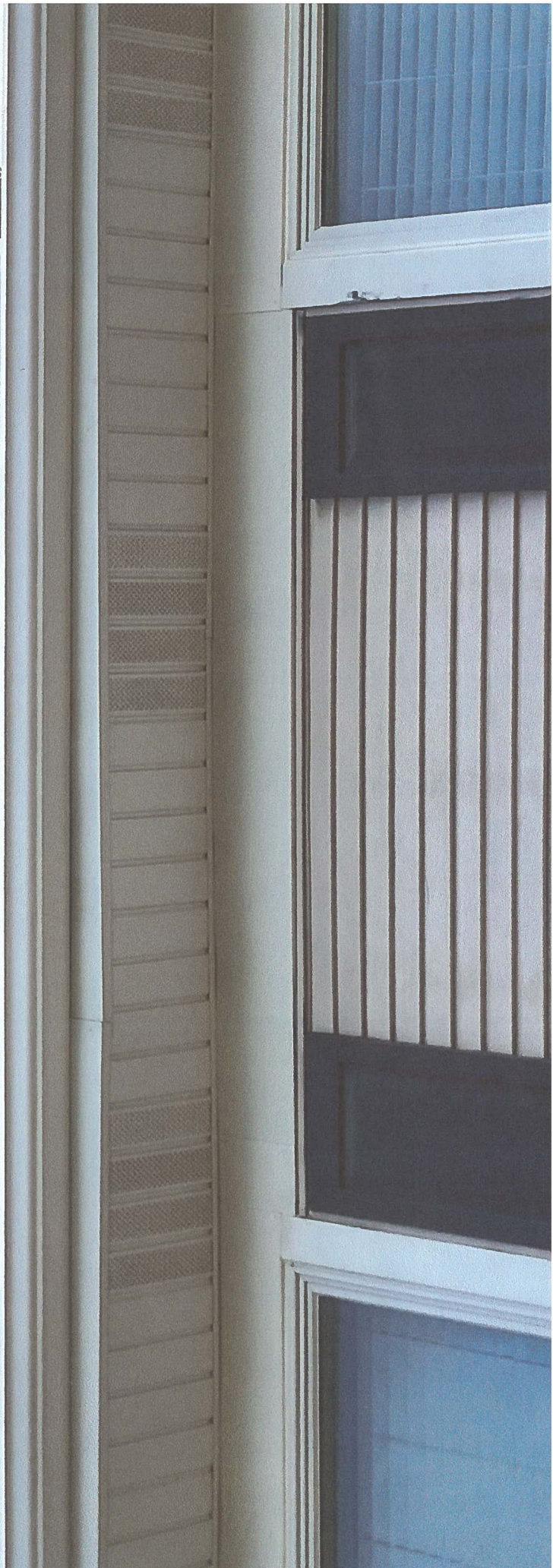
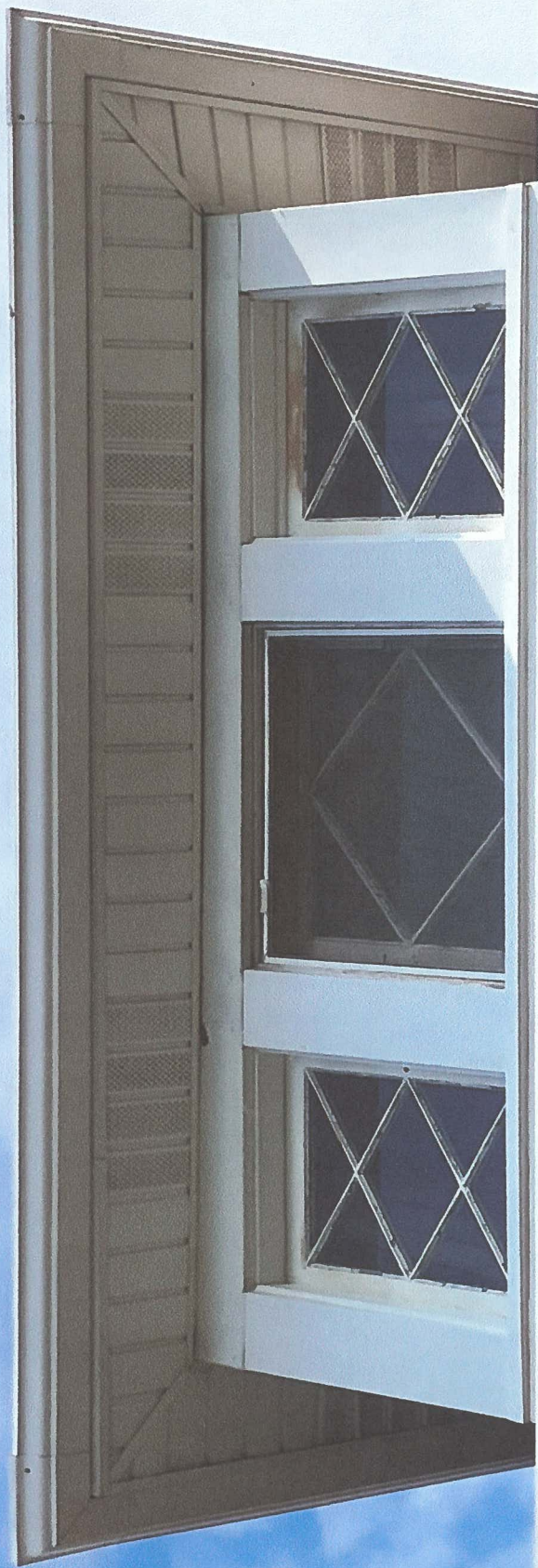














From: gibsonse67@gmail.com
Subject: Baker Home and Yurs Funeral Home
Date: Jun 11, 2025 at 4:35:58 PM
To: pretz@ameritech.net

Here it is!

Steve Gibson
630-715-1275



Col Edward J.
BAKER House

DATE unknown

Ownership – 608-612 State Avenue

09-27-453-005

STCHAS/42/5

All support documents are housed with the Kane County Recorder office

1844		Begin at STCHAS/7/1 today known as the Yurs Funeral Home parking lot
1844	WD	Ira Minard, administrative deed, to Stevens S. Jones
1851		Tremont Hotel era begins
1885	WD	Mary (Jones) and John Bundy to Dr. A. B. DeWolf land only no structure
1887		Current home now exists
1889		Col. Edward J. Baker marries Harriet Rockwell
1892		Home located on 1892 Atlas Map
1902	WD	Dr. A. B. DeWolf to Henry Rockwell (Rockwell House/Yurs Funeral Home)
1902	WD	Henry Rockwell to Col. Edward J. Baker
1940		Harriet (Rockwell) Baker dies
1944	WD	Col. Edward J. Baker to Walter and Amelia Roman
1944		Col. Edward J. Baker moves to the Baker Hotel
1959		Col. Edward J. Baker dies
1968	WD	Baker trust to Yurs, Inc.
1985		Home only is moved to 608 – 612 State Avenue STCHAS/42/5

133274 ②

NOV 15 1968

TRUSTEE'S DEED

BOOK 2489 PAGE 592

Form 154 2-2-62

THE ABOVE SPACE FOR RECORDERS USE ONLY

1968
Trust
to
Yurs

1127716

THIS INDENTURE, made this 28th day of October, 1968, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 9th day of May, 1961, and known as Trust Number 43311, party of the first part, and

YURS, INC., AN ILLINOIS CORPORATION

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of

Ten and no/100 (\$10.00) ----- DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Kane County, Illinois, to-wit:

All of Lots 1 and 8 and the East 40 feet of Lots 2 and 7 in Block 7 of the Original Town of St. Charles, on the East side of Fox River, in the City of St. Charles, Kane County, Illinois.

NAME
CO. NO. 045
013707



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

NOV 14 1968 DEPT OF REVENUE \$5.00

1127716

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever, of said party of the second part.

1. General taxes for the year 1968 and subsequent years;
2. Zoning and building laws; and
3. Covenants, Easements and Restrictions of record.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

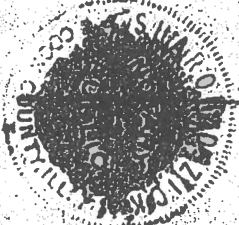


CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *Marjorie G. Cordial* Assistant Vice-President

Attest *Nicholas B. Cordial* Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and, as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

October 28, 1968 Date

Shawn O. Zick

Notary Public

DELIVER TO
NAME
STREET
CITY
INSTRUCTIONS

RECORDERS OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

STATE OF ILLINOIS
KANE COUNTY
FILED FOR RECORD

1127716

NOV 15 1968 - 10 5 AM

Shawn O. Zick

This space for affixing stamp

Document Number

1944
BK 1218
PG 208

THE GRANTOR EDWARD J. BAKER a widower

of the City of St. Charles in the County of Kane

and State of Illinois for and in consideration of

TEN and no/100 (\$10.00)

DOLLARS

in hand paid, CONVEYS and WARRANTS to WALTER ROMAN and AMELIA ROMAN, husband and wife,

of the City of St. Charles County of Kane and State of Illinois

not in tenancy in common, but in Joint Tenancy, the following described real estate, to-wit

The Easterly Ninety (90) feet of Block Seven (7) of the Original
Town, Now City of St. Charles,

situated in the City of St. Charles County of Kane

in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy.

This conveyance subject to taxes for 1944 which grantees assume.

Dated this 29th

day of August

A. D. 19 44

(Revenue \$16.50)

(SEAL)

Edward J. Baker

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS } ss.
COUNTY OF KANE

I, Harry G. Hempstead,

A Notary Public, in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, That
Edward J. Baker, a widower

personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he signed, sealed
and delivered the said instrument as his free and voluntary act for the uses and purposes therein
set forth, including the release and waiver of the right of homestead

GIVEN under my hand and Notarial seal this 29th day of August

A. D. 19 44

My Commission Expires Moh 16, 1946

Harry G. Hempstead
Notary Public
Kane Co, Ill

Harry G. Hempstead

Notary Public

No. 519819 Filed for record this 31st day of Aug

A. D. 19 44, at 8 o'clock A. M.

M. H. Agnew

Recorder.

D-3.

1902
Rockwell
to
Baker

U. S. S. S.

for	to	by	date

Henry T Rockwell &
Tuna B V

Warranted Bond dated Aug 1 02
Aug 4 02
in Bond
and received

Contribution \$.1000

C. B. W. 9888888888

to
Edward J Baker

The City of N Y of the 11th 7
Nov City of N Y Charter

Doc 50372

W
1902
de Wolf
to
Rockwell
BK 421
Pg 373

This Indenture Witnesseth, That the grantors John S. De Wolf and Anna F. De Wolf his wife

of the City of Kansas City in the County of Jackson and State of Missouri
for and in consideration of the sum of Five Thousand and Five Hundred (\$5500) DOLLARS
in hand paid, CONVEY and WARRANT to

Henry P. Rockwell

of the City of St. Charles County of Kane and State of Illinois

the following described Real Estate, to-wit

Block No. Seven (7) of the original town (now city) of St. Charles, Kane County, Illinois. Subject to lien of a certain trust deed, executed by John S. De Wolf and Olive De Wolf his wife to John A. Russell, dated September 23^d A. D. 1897 conveying aforesaid Block No. Seven (7) in St. Charles aforesaid in trust to aforesaid John A. Russell Trustee, and recorded on Page 180 in Book 370 October 6th 1897 to secure payment of one note of even date therewith for the sum of Two Thousand (2000) dollars payable to order of Jacob R. Graham five (5) years after date with interest at the rate of six (6) per cent per annum interest payable annually, which said incumbrance said second party Henry P. Rockwell hereby assumes and agrees to pay according to the tenor thereof, and the amount due on said note at the date hereof is deducted from the cash payment of the consideration herein situated in the City of St. Charles in the County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this twenty eighth (28) day of July A. D. 1902.

Signed, Sealed and Delivered in the Presence of

John S. De Wolf
Anna F. De Wolf



STATE OF MISSOURI
County of Jackson
(Notarial Seal)

Bezabiel Wells, Notary public
In and for said County in the State aforesaid, DO HEREBY CERTIFY, that
John S. De Wolf and Anna F. De Wolf

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal, this twenty eighth day of July A. D. 1902.

My commission expires May 1, 1906.

Bezabiel Wells
Notary Public

N. 58323. Filed for Record this 31st day of July A. D. 1902 at 8 o'clock A. M.

Frank E. George

Records

CURRENT 608 STATE AVE

Address Search Results

PinList

Pictome



1987 608 STATE AVE HOUSE PRESENT

Address Search Results

PinList

Pictomet



1985 608 STATE AVE VACANT

Address Search Results

Pictomet

PinList

1985Aerials



July 24
1985

St. Charl

ST. CHARLES
CHRONICLE

Volume 103 Number 8

Our sec.
ST. CHARLES, IL

UNIV. OF ILLINOIS
Newspaper Library
1408 W. Gregory
Urbana, IL 61801

Aid bails out district

By Richard Sackley

Christmas came five months early for St. Charles School District 303

A recent increase of more than \$1 million in state aid has pulled the district out of a financial hole, enabling administrators to keep a reserve fund available for balancing this year's and future bud-

The windfall also includes \$290,505 in tax amnesty money the district received a few months ago

Business manager Ray Reynolds unveiled the district's preliminary 1985-86 budget Monday at a special board meeting. A tentative budget will be examined at the board's Aug. 12 meeting before board members vote on a final budget Aug. 23.

Reynolds said the district's projected expenses of \$17,820,422 show a deficit of \$293,535 when compared to projected revenues of \$17,526,887 during the coming year. One year ago, district officials trimmed the proposed 1984-85 budget from an original deficit of \$1.7 million.

The district's reserve fund of \$1,155,583 can be used to offset the difference, along with investments and expense cuts, he said. More than \$94,000 was used from the fund during the 1984-85 school year.

School Superintendent Donald D'Amico assured board members that the final budget would be balanced within the guidelines established by the board. Board policy states a balanced budget must be plus or minus 1 percent of projected revenues.

"We have obtained and reached our financial goals and have a balanced budget," D'Amico said. "The budget maintains reserve levels of previous years."

While the preliminary budget allows for projected increases in certain areas, it would not cover what could be a 347 percent increase in insurance premiums the district faces during the upcoming year, Reynolds said.

According to Reynolds, the 1985-86 premium would be \$428,314, compared with last year's premium of \$123,423.

"I don't have the numbers yet because I'm remarketing the insurance," he told the board. "We already know the worst case, but I want to get more realistic numbers."

Reynolds said he would choose an insurance company during the next month and report back to the board Sept. 9.

D'Amico said the budget contains provisions for programs

such as transitional first grades, reducing some combination classes, adding personnel, services and equipment in the guidance department, evaluation of the gifted program, addition of special education personnel, program and funds for summer staff development, development of a writing program, and the addition of graduation requirements and population growth.

The budget also includes the settlements of all labor contracts in the district, along with service contracts for food and building maintenance, D'Amico said.

Board members attributed the state of this year's budget to the hard work of Reynolds and assistant superintendent John Vanko.

"We could've gone into the hole for \$1.5 million," said board member James Jezl.

School Board President Dennis Murphy agreed, saying the district "got by last year." He joked that the district now has enough money for the basics, "including toilet paper."

Board member Sharon Hare said it was gratifying to see the budget without a major deficit, as had been the case during the past two years.

"I think everybody was just very, very relieved," she said.



A rodeo rider thro
(Chronicle photo by

Postal workers upset over Reagan budget proposal

By Mark Foster
More than 30 postal workers from the tri cities and Aurora descended on Congressman John Groberg's St. Charles office Monday to voice their opposition to President Reagan's budget proposal.

Specifically, they are opposing proposals to increase the retirement age for civil service employees, increase their retirement contribution and eliminate retirees' cost of living adjustment for 1986.

Four men representing postal employees in the area, including Tom Thomason of the Batavia post office and James Gould of the Geneva post office met privately with Groberg's administrative assistant for the area.

Terry Des Coteaux, while dozens of letter carriers, particularly from Batavia, waited in the outer office.

In addition, Groberg's office received more than 80 telephone calls from civil service employees

opposed to the president's plan.

It was part of a campaign Monday by the National Association of Letter Carriers to bring the issue to the attention of representatives and senators.

Under Reagan's proposal, the retirement age for civil service employees would be increased from 55 to 65, with penalties for early retirement.

Don Hornyan of the Aurora post office and spokesman for the group, said he was pleased with the results of the meeting with Des Coteaux.

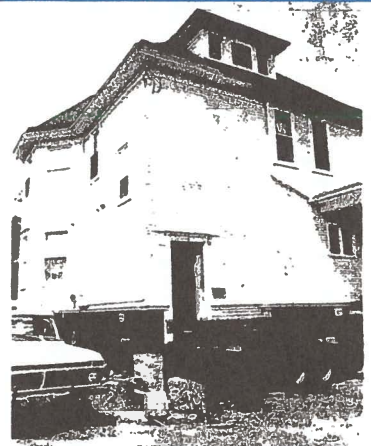
"We're just trying to keep our heads above water," Hornyan said later.

Des Coteaux made calls to Washington to get Groberg's position on some of the issues of concern to the postal workers.

'They're pulling the rug out from under me...'

A postal worker retiring at 55 now, after 30 years of service, receives \$912 per month, according to the group of letter carriers at Groberg's office.

She said that she told the postal workers that Groberg supports leaving the cost-of-living adjustment in place, and leaving the retirement contribution at seven percent.



This St. Charles home is ready to roll today to its new location.



Local letter carriers gather Monday in John Groberg's St. Charles office. (Chronicle photo by Reider Mahr)

Groberg's office.

That figure would be cut in half for workers retiring at 55 under the president's plan, they said, placing the retiree at \$1,000 below the poverty level.

The postal workers agreed that it is impossible for most people to continue carrying mail until they are 65 years old.

Furthermore, several workers said they left better-paying jobs for the guarantees of early retirement.

"They're pulling the rug out from under me, and I resent it," said one letter carrier.

Another Reagan proposal is to increase civil service retirement fund contributions from seven percent of their earnings to nine percent, which is viewed as an effective cut in pay by the postal workers.

They also are opposing the elimination of the civil service cost-of-living adjustment for the year 1986.

retirement contribution at seven percent.

The retirement age issue and another proposal dealing with health care benefits are in a reform committee. Des Coteaux said, and the congressman does not have a position on these at this time.

However, in a telephone interview, Groberg said Tuesday he is concerned about letter carriers being forced to work until they are 65.

On the other hand, he said that the financing of retirement systems needs to be looked at.

He also suggested he might favor limits on cost-of-living adjustments, assuming that Social Security would not be affected.

Sounding a theme from his general election campaign, Groberg said that one approach to dealing with inflation is not to compensate for the first two percent increase in the cost of living.

This St. Charles home is ready to roll today to its new location. (Chronicle photo by Bob Christensen)

St. Charles home set to move today

By Bob Christensen

Dorothy had a much easier time getting to Oz. But a Wheaton firm moving a St. Charles home at about 10 a.m. this morning isn't counting on a tornado to do the job for them.

If all goes well, the house, next to the Funerary Home at Route 25 and Main Street, will be hauled two blocks north and gently deposited at a vacant lot on State Street.

However, weather conditions will dictate whether the house stays or goes.

"If the temperature gets above 90 degrees, she stays put," said Ron Muehlfelt, head of Muehlfelt and Sons, the moving company in charge of the project.

The house is owned by Don and Helene Voss, who are having it moved to provide more parking spaces at the funeral home, according to Rick Voss, the couple's son.

The temperature limit is set by Commonwealth Edison, Muehlfelt said. City electrical workers will have to lift power lines across Route 25 so the house can pass underneath. If the temperature exceeds 90 degrees, Edison will not shut off power due to the loss of air conditioning that would result.

The apartment house has already been lifted off its foundation. (Continued to page 4)

Page 4 Section One

Wednesday, July 24, 1983

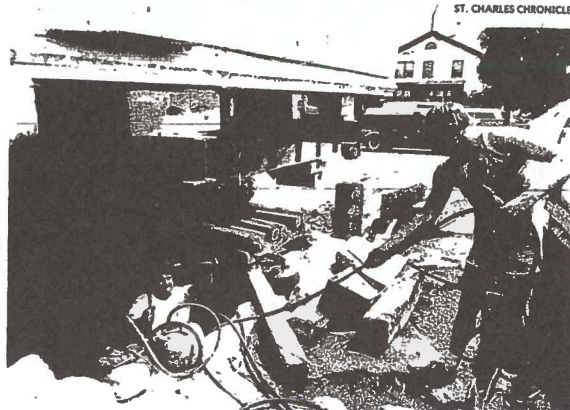
WHATEVER BUGS YOU!

FRANK'S HAS THE SOLUTION... ALL AT BIG SAVINGS TO YOU!

SALE PRICES GOOD THRU SUN JULY 28



FOR FOR



ST. CHARLES CHRONICLE

Ready to roll

FOR GARDEN PESTS

PROTECT YOUR VALUABLE PLANTS



ORTHO SEVIN 5 DUST
KILLS MANY GARDEN INSECTS
4-LB REG 2.49, NOW **1.49**

TOMATO VEGETABLE DUST
SAVE OVER 30%
10-OZ REG 4.89, NOW **3.39**

ORTHO ROSE/FLORAL DUST
SAVE OVER 30%
10-OZ REG 4.89, NOW **3.39**

TOMATO VEGETABLE SPRAY
SAVE OVER 30%
15-OZ AEROSOL REG 4.89, NOW **3.39**

FOR PEOPLE PESTS

ENJOY SUMMER WITHOUT INSECTS



FOGGING INSECTICIDE
SAVE OVER 50%
ORTHOGAL REG 19.99, NOW **9.88**

OUTDOOR INSECT FOGGER
SAVE OVER 30%
ORTHO 16-OZ REG 4.89, NOW **3.39**

HI-POWER INSECT FOGGER
SAVE OVER 40%
INDOOR 7 1/2 OZ REG 3.49, NOW **1.99**

Ready to roll

Workmen prepare a St. Charles house at Route 25 and Main Street for its move to a new location on State Street. The move was scheduled for 10 a.m. today. (Chronicle photo by Bob Christensen)

House 'hits the road' today

(Continued from page 1) and onto the truck that will transport it. Workers used hydraulic jacks to raise it up, then slid the truck bed underneath.

The hardest part of moving a house is knowing where to lift it and how to load it," said Muehlfelt, who has been in the business for 30 years.

There isn't a book in any library that can teach you how to do it," he said. It's all a matter of experience.

The most trying part of the job is not the actual move. Muehlfelt said. Instead, he said, it's coordinating all of the outside agencies that must be involved.

You have to call the electric people. Illinois Bell has to be notified, along with the cable television companies. It can be a real hassle," he said.

Muehlfelt also must have a state permit to transport the house along state roads such as Route 25.

If it's hot and it's raining, I don't shut the power down, the permit is only good for four days after that," he said.

We get a week of high temperatures and I have to go back down to Springfield and apply all over again. There's a lot involved.

According to St. Charles police Lt. Steve Mett, at least two traffic light standards will have to be moved to allow the house to pass by.

We measured the house at 38 feet wide," Mett said. "The road is only 10 feet wide, so we'll have to make some room."

McCall said some road signs also will have to be moved to accommodate the house, and that one tree will have to be cut down.

But that tree would have to be removed any way when the state repairs the intersection of Routes 64 and 25," he said.

McCall also said that St. Charles officers will be on hand to handle the traffic problems that will occur when the lights are moved.

This isn't the first time the Yurs family has relocated a house. Kirk Yurs said.

Back in 1970, we had two other houses that were located where the parking lot is now, moved near the same place this one is going, he said. This one is the last to leave.

The last residents to leave the house were Yurs' parents and an aunt who have all moved to new homes. Most of the house had been rented out and will be again.

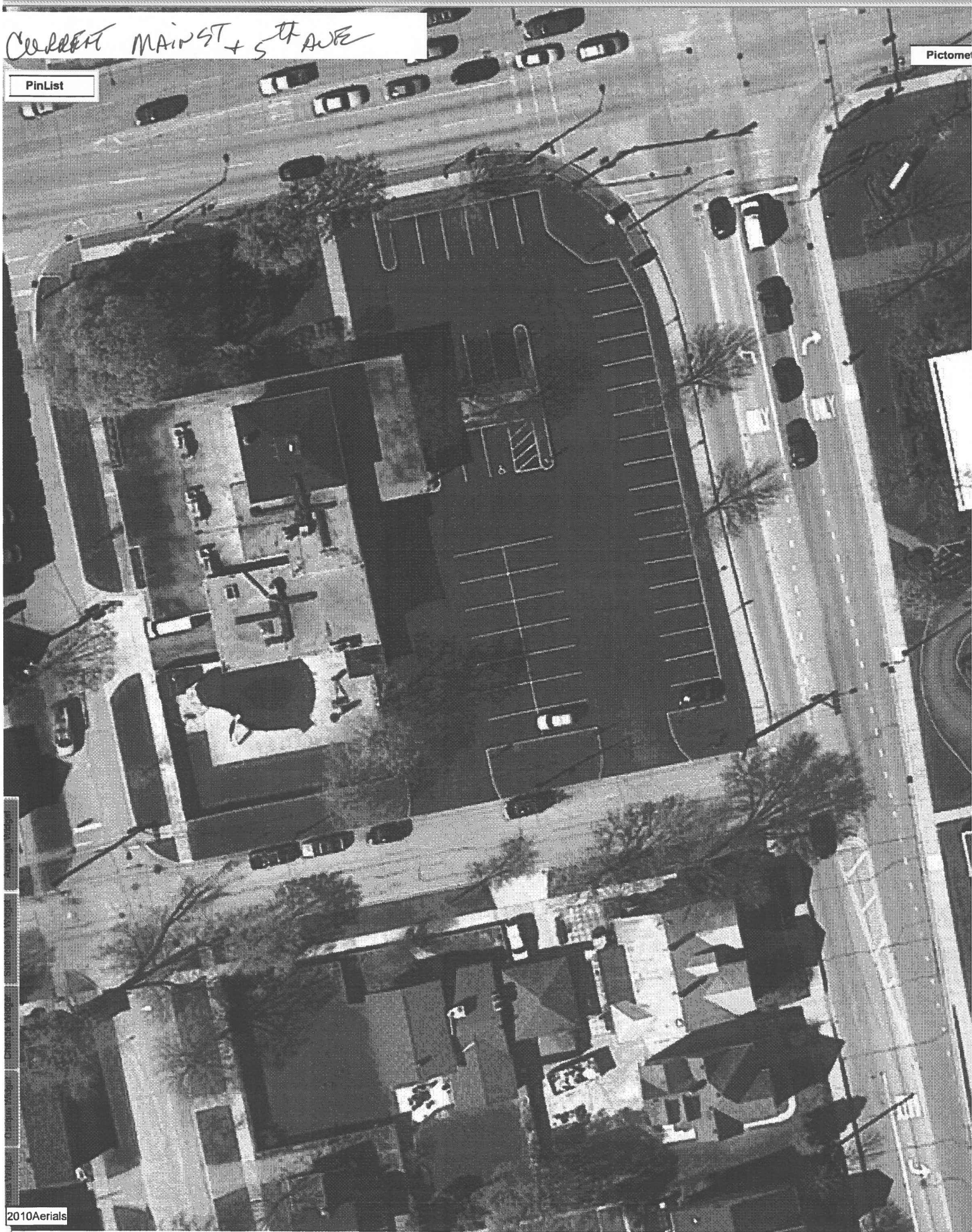
But not for about six weeks, after it's gotten settled in," Yurs said.

The house is still in great shape, he said. The movers said it was built like a tank.

COLLETT MAIN ST + 5TH AVE

PinList

Pictome



1987 Main St +
5th Ave House gone

Pictome

PinList



Pictome

PinList



1985Aerials

1985 MAIN ST + 5th AVE

HOUSE PRESENT

1956 MAIN ST + 5TH AVE

HOUSE PRESENT

Aerials

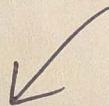


2nd List

Pictometry

1892 ATLAS

PUBLIC
SQUARE





This Indenture Witnesseth, That the Grantor Mary E. Bundy daughter of John E. Jones, deceased and John E. Bundy her husband

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of 2475.00 Dollars
in hand paid, CONVEY and WARRANT to A. B. DeWolf of

of the City of St. Charles County of St. Charles and State of Illinois
the following described Real Estate, to-wit:
lots one (1) and eight (8) in Block seven (7) in the original town of St. Charles

situated in the _____ County of _____ in the State of Illinois, hereby releasing and
waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Subscribed before me on the _____ day of _____ A. D. 1885
Dated this 26th day of October A. D. 1885

Mary E. Bundy
John E. Bundy

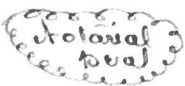


STATE OF ILLINOIS,

County of Cook } ss.

Henry H. Osgood a Notary Public

in and for said County, in the State aforesaid, do HEREBY CERTIFY, That Mary E. Bundy and John E. Bundy her husband



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and notarial seal, this 29th day of October A. D. 1885

Henry H. Osgood
Notary Public

No. 4241 Filed for Record the _____ day of November A. D. 1885 at 5:00 o'clock P.M.

Chas. A. Miller

Recorder

1885
Bundy (Jones)
To
A. B. DeWolf
w/ BK 239
P & 308

and relinquished her dower to the lands and tenements therein mentioned, without
 Minors compulsion of her said husband, and that she does not wish to retract
 wife the same
 To Given under my hand and seal at my office in St Charles in the
 Jones County aforesaid, this nineteenth day of May A.D. 1842.

Leonard Howard Justice of the peace
 Filed the 10th day of September A.D. 1847 at 1 O'clock P.M. High Court Court House

Minors adms To all people to whom these presents shall come Greeting
 & adms Know ye that we Ira Minors Administrator & Betsy Hanel late Betsy
 Hanel Administratrix of the Estate of Robert Hancock late of St Charles
 in St Charles County & State of Illinois deceased who died intestate we having been
 appointed administrator and administratrix of said estate by the Court of
 Probate within and for said County of St Charles in accordance with the statute
 in such cases provided, do by virtue of the order of the St Charles Circuit Court
 hereinafter recited begun and holden at the Court house in St Charles within &
 for the County of St Charles & State of Illinois at the time & as stated in the order
 hereinafter mentioned & set forth at large in consideration of the sum of three
 hundred and five dollars to us paid by the said Stevens & Jones of St Charles
 & County & State aforesaid, who was the highest bidder at a public vendue well
 held in accordance with said order & the statute in such cases provided, after
 due notice of the same by publication & posting up of notices as the law requires,
 held on the fifth day of October A.D. 1844 between the hours of ten O'clock A.M.
 & five O'clock P.M. at the office of J. Jones in said County for the Estate
 hereinafter described in said order of the Circuit Court aforesaid sub-
 -ject to the widow of said intestate right of dower in said hereinafter de-
 scribed premises. The receipt whereof we do hereby acknowledge, do hereby
 grant bargain and sell & convey unto the said Stevens & Jones his
 heirs and assigns forever. The certain tracts or parcels of land situate and
 described in the order aforesaid of said St Charles Circuit Court which
 order is in the words & figures following viz "Now before the Hon John Jean
 Eaton a Justice of the Supreme Court of the State of Illinois and presiding
 judge of the Circuit Court of St Charles County at the April Term thereof be-
 -gun and held at the Court house in St Charles on the 26th day of April
 A.D. 1844.

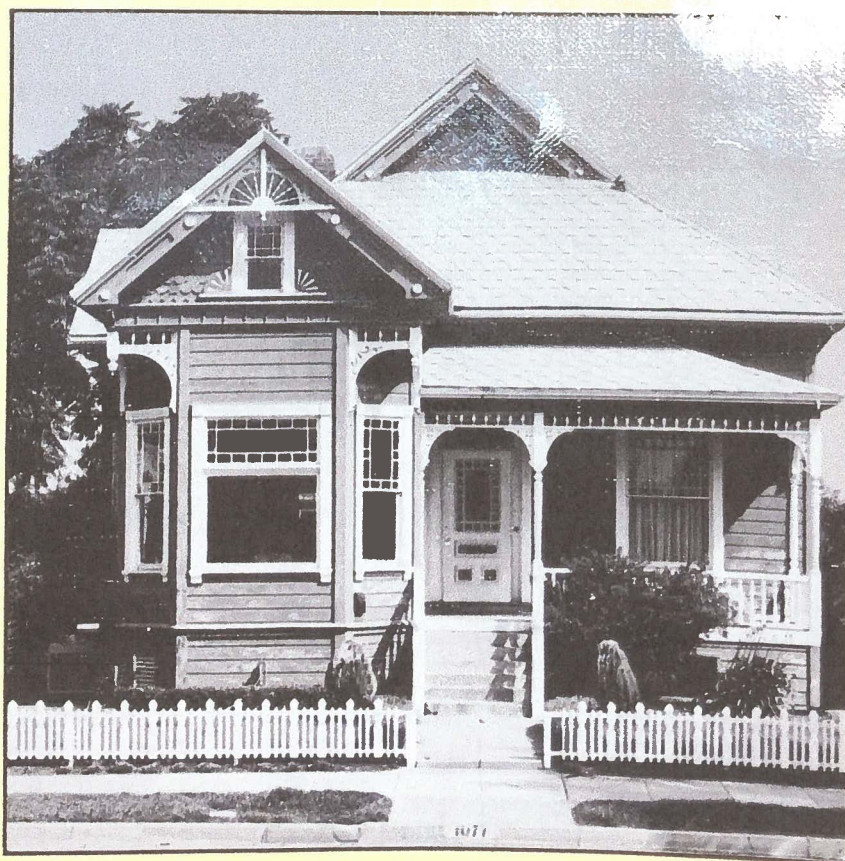
In the matter of the
 estate of Robert Hancock
 deceased

This day came Ira Minors & Betsy Hanel ad-
 -ministrator & administratrix of & of Robert Hancock deceased by Jones
 their attorney and prove to the Court the sum of notice of this motion & copy of the petition
 wherein on William Pitwood the Guardian of John Hancock came, Mary Jane Han-
 -cock infant heirs of said Robert Hancock deceased thirty days before the sitting
 of this Court also having proved to the Court that personal estate of the
 said Robert Hancock is insufficient to pay the just ^{claims} debts against
 his estate and that the said Robert Hancock died seised of the following
 real estate, to wit, one certain piece of land situate in the County of St Charles

DEED
 1844
 IRA
 MINORS
 TO
 STEVENS
 &
 JONES
 BK 11
 PG 15

A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER

windows with double-hung sashes, usually with multi-pane glazing in one or both sashes

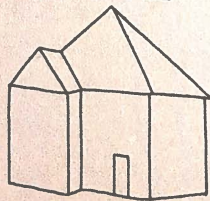
accentuated front door, normally with decorative crown supported by pilasters or extended forward and supported by slender columns to form entry porch; fanlights or sidelights may be present



windows frequently in adjacent pairs

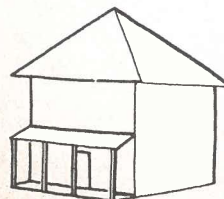
facade normally vertically symmetrical; however, windows and doors may be off-center

ASYMMETRICAL



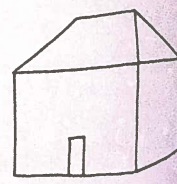
pages 326-7

HIPPED ROOF WITH FULL-WIDTH PORCH



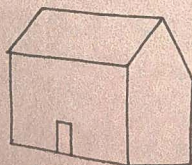
pages 328-9

HIPPED ROOF WITHOUT FULL-WIDTH PORCH



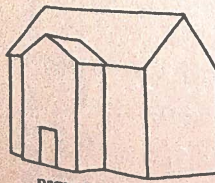
pages 330-1

SIDE-GABLED ROOF



pages 332-3

CENTERED GABLE



pages 334-5

GAMBREL ROOF



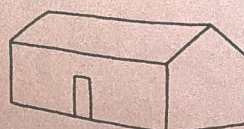
pages 336-7

SECOND-STORY OVERHANG



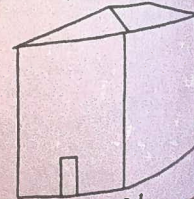
page 338

ONE-STORY



page 339

THREE-STORY



pages 340-1

PRINCIPAL SUBTYPES

IDENTIFYING

Accentuated front door, normally with decorative crown supported by pilasters or extended forward and supported by slender columns to form entry porch; fanlights or sidelights may be present

PRINCIPAL SUBTYPES

Nine principal subtypes are identified by their color-coded rooflines and door placement. Revival style houses are characterized by their symmetrical facades, double-hung windows, and off-center doors.

ASYMMETRICAL

feature a front roof slope that is steeper than the back roof slope (pages 326-7). This subtype is characterized by its asymmetrical facade, double-hung windows, and off-center door.

HIPPED ROOF

before a full-width porch (pages 328-9). This subtype is characterized by its symmetrical facade, double-hung windows, and off-center door.

HIPPED ROOF WITHOUT FULL-WIDTH PORCH

are simple, one-story houses (pages 330-1). This subtype is characterized by its symmetrical facade, double-hung windows, and off-center door.

THREE-STORY

are simple, three-story houses (pages 340-1). This subtype is characterized by its symmetrical facade, double-hung windows, and off-center door.

Colonial Revival

1880-1955

IDENTIFYING FEATURES

Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

PRINCIPAL SUBTYPES

Nine principal subtypes can be distinguished. Some examples may be almost identical to their colonial (particularly Georgian and Adam) prototypes. Clues for distinguishing Revival copies from early originals are given below under Variants and Details.

ASYMMETRICAL—About 10 percent of Colonial Revival houses have asymmetrical facades, a feature rarely seen on their colonial prototypes. These asymmetrical examples range from rambling, free-form houses resembling the free classic Queen Anne style (see pages 276-9) to simple boxes with asymmetrical window or porch arrangements. Prior to 1900 this subtype accounted for about one-third of all Colonial Revival houses. After 1910 few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing. These were, in part, inspired by the desire for attached garages, which were difficult to incorporate within a balanced facade.

HIPPED ROOF WITH FULL-WIDTH PORCH—About one-third of Colonial Revival houses built before about 1915 are of this subtype, which is sometimes called the Classic Box. These have a one-story, full-width porch with classical columns, which is added to a symmetrical, two-story house of square or rectangular plan. Two-story pilasters are common at the corners; dormers, hipped or gabled, are usually present. Doors may be centered or placed to the side. These houses have both Neoclassical and Colonial Revival influences, but lack the full-height porches of typical Neoclassical houses.

HIPPED ROOF WITHOUT FULL-WIDTH PORCH—About 25 percent of Colonial Revival houses are simple two-story rectangular blocks with hipped roofs; porches are usually absent or, if present, are merely small entry porches covering less than the full facade width. This subtype, built throughout the Colonial Revival era, predominates before about 1910. On early examples, the colonial detailing tended to be highly exaggerated and of awkward

Eclectic Houses: Colonial Revival

proportions; fanciful, pedimented dormers were particularly favored. After about 1910 detailing became more "correct" by closely following Georgian or Adam precedents.

SIDE-GABLED ROOF—About 25 percent of Colonial Revival houses are simple, two-story rectangular blocks with side-gabled roofs. As in the type just described, the details tend to be exaggerated prior to 1910 and more "correct" afterward. This subtype was built throughout the Colonial Revival era but predominates after about 1910.

CENTERED GABLE—Less than 5 percent of Colonial Revival houses have a centered front gable added to either a hipped or side-gabled roof. These uncommon Revival houses mimic high-style Georgian or Adam prototypes. Scattered examples were built throughout the Colonial Revival era.

GAMBREL ROOF—About 10 percent of Colonial Revival houses have gambrel roofs. Most are one story with steeply pitched gambrels containing almost a full second story of floor space; these have either separate dormer windows or a continuous shed dormer with several windows. A full-width porch may be included under the main roof line or added with a separate roof. This subtype is known as Dutch Colonial, but very few examples closely follow early Dutch precedent. From about 1895 to 1915 the most common form has a front-facing gambrel roof, occasionally with a cross gambrel at the rear. These are influenced by the typical gambrels of the earlier Shingle style (see pages 298-9). Side gambrels, usually with long shed dormers, became the predominant form in the 1920s and '30s.

SECOND-STORY OVERHANG—This subtype is loosely based on Postmedieval English prototypes (see page 107), commonly built with the second story extended slightly outward to overhang the wall below. The subtype was relatively rare until the 1930s, when stylized, side-gabled examples (called Garrison Colonial houses) became very popular. These persisted into the 1950s. Unlike their early prototypes, these typically have mansard-veneer first stories with wooden wall claddings above. Georgian- or Adam-inspired doorways are commonly mixed with decorative pendants or other Postmedieval details.

ONE-STORY—The preceding subtypes are all based on familiar two-story prototypes, but one-story Colonial Revival houses are also common. These are generally Cape Cod cottages, loosely patterned after early wooden folk houses of eastern Massachusetts, usually with the addition of Georgian- or Adam-inspired doorways. These were built throughout the Colonial Revival era but were most common in the 1920s and '40s.

THREE-STORY—A small percentage of Colonial Revival houses are three stories high. These include both narrow urban houses and more typical forms modeled after three-story Adam prototypes, common in parts of New England (see page 164). These typically have low-pitched, hipped roofs which appear almost flat; Adam fanlights are usual over entrances. In the early decades of this century, narrow urban houses were becoming less common in all but the largest cities. In those populous cities where urban houses persisted, Colonial Revival detailing remained popular through the 1920s.

ORIGIN

REVIVAL

paired, t
or bay w

never fo
in origin

one-story
wings, ei
open or
enclosed,
with flat

if found
on origin;
probably
addition

broken
pediments

segmental,
triangular,
or ogee

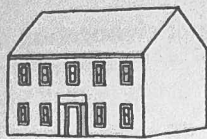
only ogees
found on
originals a
even these
not comm

brick house
with Georg
doorways

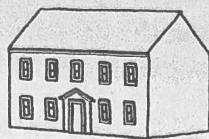
originals pr
in Virginia
Maryland,
landmark e

DISTINGUISHING

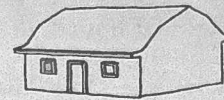
ORIGINAL EXAMPLES



Georgian



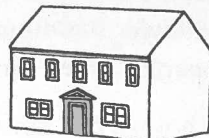
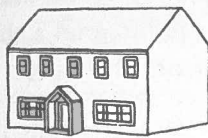
Adam



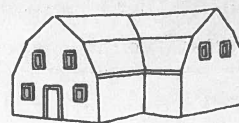
Dutch

REVIVAL EXAMPLES

paired, triple,
or bay windows
never found
in originals



front-facing
gambrel roof
with cross gambrel
never found
in originals



one-story side
wings, either
open or
enclosed, usually
with flat roof

if found
on original
probably an
addition



steeply pitched
gambrel containing
a nearly full
second story

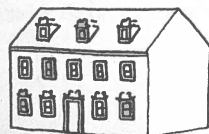
originals with
moderate- to
low-pitched roofs



broken
pediments

segmental,
triangular,
or ogee

only ogees
found on
originals and
even these
not common



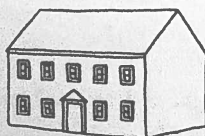
continuous dormer
across front
and/or Federal
or Georgian entry
detail

dormer never
in originals



brick houses
with Georgian
doorways

originals primarily
in Virginia,
Maryland, or
landmark examples



Be certain to check range map, page 115,
for Dutch Colonial houses. Originals
occur *only* within the range shown on this map.

VARIANTS AND DETAILS

As in their Georgian and Adam prototypes, the principal areas of elaboration in Colonial Revival houses are entrances, cornices, and windows.

ENTRANCES—The illustrations of Georgian and Adam entrances on pages 155 and 158 include most variants found on colonial prototypes; some common additional variations favored on Colonial Revival houses are illustrated here. Broken pediments, rare on colonial originals, were particularly favored by the Revivalists. Entrance details on colonial Revival copies can be distinguished from originals only by their regular, machine-made finish, which contrasts with the slightly irregular hand finishes of early examples. On less precise Colonial Revival copies, door surrounds are typically flatter than the originals; that is, less wood and fewer and shallower moldings are used to gain a similar frontal effect but less depth and relief are apparent when viewed from the side.

CORNICES—In original Georgian and Adam houses the cornice is an important identifying feature. It is almost always part of a boxed roof-wall junction with little overhang, and frequently decorated with dentils or modillions (see page 155). These are also typical of many Colonial Revival examples. Some, however, have open eaves and rake, or even exposed rafters, features never found on original colonial houses.

WINDOWS—As in the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each sash has six, eight, nine, or twelve panes. Equally common are multi-pane upper sashes hung above lower sashes that have only a single large pane, a pattern never seen on colonial originals. Where bay windows, paired windows, or triple windows (except the Adam Palladian type) are present, they clearly signify a Colonial Revival house rather than an original.

OTHER DETAILS—All common wall materials were used, but masonry predominates in high-style examples. Vernacular examples were generally of wood before about 1920, with masonry progressively more common as veneering techniques became widespread in the 1920s. High-style elaborations of Georgian and Adam originals may also occur on houses that mark Colonial Revival copies.

OCCURRENCE

This was a dominant style for domestic building throughout the country during the latter half of this century. The different subtypes were not, however, equally common throughout this long period, but shifted with changing fashion (see each subtype above). After briefly passing from favor in mid-century, the style has recently reappeared in a somewhat different form as a dominant Neoelectic style (see page 489).

COMMENTS

The term "Colonial Revival," as used here, refers to the entire rebirth of interest in early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are frequently combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

COLON

ASYMMET

HIPPED RO
PORCH

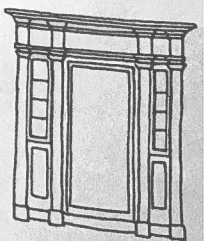
SIDE-GAB
WITHOUT

Hipped pro
gabled pre

ONE-STOP

GAMBREL

SECOND-S



br
no
ov
fan
on

REVIVAL ENTRANC

REFLECTIONS
OF
ST. CHARLES
AN ABRIDGED HISTORY



RUTH SEEN PEARSON

EDITED AND
UPDATED BY

STEPHEN GIBSON


ST. CHARLES
HISTORY MUSEUM

hosted local social clubs and service organizations. As newer and finer hotels were established in the valley, the Atwood lost its clientele and was converted to an overall factory.

Later remodeled into apartments, the old Howard-Mallory House is now one of the oldest commercial buildings in town. Shorn of its pillars and balcony, echoing faintly of music and laughter of long ago, this historic relic causes the passerby to yearn for the restoration of the old hotel to its beautiful past.³

While city hotels were flourishing, interesting wayside inns and taverns also were doing a bustling business west of town. Among the most popular of these was the Garfield House, operated by Timothy and Harriet Garfield of Vermont. The Garfields built the home at a "Y" junction where roads from Sycamore, Oregon, and Rockford met and led to Chicago. They bedded down travelers for the night and provided hearty meals from 1843 to 1851.

By 1846 their stagecoach business had grown to such an extent that it was necessary to augment the cabin with a ten-room brick building. Garfield made each brick himself from clay dug out of nearby fields. There were 80,000 in all.

Their business came to a sudden close in 1851, when steam engines came chugging across the prairie and put the old stagecoach routes to rest, but the Garfields did not let those ten rooms go to waste. They raised eight children there, and the house remains in the Garfield family today, a lovely old landmark on Garfield Road, just south of Campton Hills Road. Timothy and Harriet's granddaughter, Elva Garfield, surviving owner of the property, lives in the Hotel Baker retirement home and is an interesting source of stories of "the good old days."⁴

During the 1850s many other hotels came and went. The Tremont stood on the southwest corner of 5th Avenue and Main, across from the library. Built by attorney S.S. Jones in 1850, it housed a drugstore


and printshop where the Kane County Democrat was published. The Fox River House and the New York Hotel went up in 1851.



The Tremont Hotel stood on the southwest corner of Fifth Avenue and Main


The old New York Hotel stood until a few years ago on the north side of Main Street about halfway between 7th and 8th Avenues, just east of the Dan Munhall Main Street residence. Later it was used as a granary and storehouse by John P. Benhart for the Barry brothers. After this, it was used as a home for the Edward Clark family while their home was being built in the "Little Woods."

Later the Fox River Hotel was built, and the St. Charles hotel opened for business on the southwest corner of Fourth Avenue and Main. This was torn down to make way for an addition to Illinois Cleaners and Dyers, still operating in that location.

experiencing growth thanks to its developing industries and the arrival of the railroad. The ^{RR 1886/1887} completion of a railroad bridge and the start of passenger service in that year, likely boosted the local economy by facilitating trade and transportation of goods. 

Here's a more detailed look:

Industrial Development:

St. Charles was building new industries along the Fox River, indicating an active manufacturing sector. 

Transportation:

The railroad bridge and passenger

Carnegie's personal secretary responded with a letter dated December 13, 1906 to inform the Library Board that "Mr. Carnegie will be glad to give Twelve Thousand Five Hundred Dollars to erect a Free Public Library Building for St. Charles." The remainder of the total cost of \$15,000 was funded by local donations.

The site selected for the building was formerly a city refuse dump which later was used as an ice skating rink. Residents on the west side of St. Charles criticized the location due to the library's "great distance" from their homes. Chicago architects Phillips, Rogers & Woodyat designed the building, which opened to the public in December 1908. The St. Charles Library Association turned over its books to the new library at that time.

The Library Board asked the voters in 1978 to convert from a township library to a district library that would operate independently from the township government. This change offered the ability to extend the library boundaries beyond the township limits and offer services to unserved neighboring communities and portions of the school district.

Courtesy of the St. Charles Public Library



2. ROCKWELL HOUSE

Rockwell House

405 E. Main St.

Built 1841

Originally constructed by Dr. Thomas Whipple as a residence and medical office in 1841.

Shortly after, Dr. Abel Dewolf purchased the residents and added the second floor in addition to the Italianate features in 1856. Dr. DeWolf took over Dr. Whipple's medical practice and for the next 40 years could be seen traveling throughout Kane and DuPage counties via horseback or buggy.

This was the home of H.T. Rockwell, local postmaster, alderman and two-term mayor of St. Charles (1885-89).

In 1950, Yurs Funeral Home purchased the property. What is now the parking lot for Yurs Funeral Home is where Col. Edward Baker's house once stood. That home was moved to State Avenue in 1985.



3. ILLINOIS CLEANERS

Illinois Cleaners

315 E. Main St.

Built 1911

Illinois Cleaners was founded in 1911 by George Neumark, who also served as St. Charles' mayor (1961-1969 mayor). This business
ished until the 1960s, when the "polyester years" negatively
acted the dry cleaning began and dry cleaning became a less
sive industry

The opening of the Hotel Baker on June 2, 1928 was celebrated with a banquet in the ballroom for over 300 people. The "honeymoon hotel" was a favorite getaway spot for many urbanites in the 1920s and 1930s. "Colonial" Edward Baker purchased the site in 1926 and began the construction of the unheard of \$600,000 hotel. At the 1933 World's Fair in Chicago, the Hotel was advertised as one of the best places to stay in the area. Baker resided in the penthouse of the Hotel until his death in 1959.



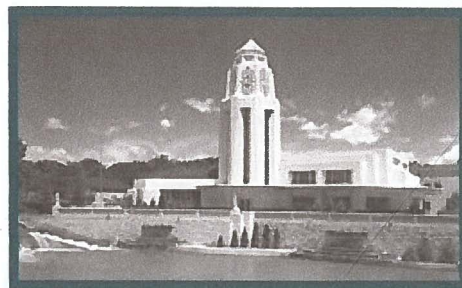
Built in 1928 by Edward J. Baker, the Hotel Baker became known as the "honeymoon hotel."

Local contractors and materials were used to build the hotel, which boosted the economy of the town. In addition, St. Charles experienced a business boom due to the Hotel because of the shops, tourists, and wealth that poured into the small town. In 1926, accommodations started at \$2.50 a night and increased to \$6.00 by 1947.


A main attraction for the Baker was the famous "Rainbow Room," a two-story oval ballroom surrounded by a balcony. It earned its name from the dance floor which had 2,620 red, green, yellow, and blue lights beneath 300 glass blocks. At that time, the dance floor was one of only three lighted glass floors in the world. The lights could synchronize with the beat of the music, or produce pictures such as a heart, flag, star, or Christmas tree.

The Rainbow Room of the Baker drew top-notch entertainers. Louis Armstrong, Tommy Dorsey, Guy Lombardo, Lawrence Welk, and Eddie Duchin were among the talents to have graced the floor and entertained huge crowds every night. The music from the Baker was piped across the river into the Municipal Building during the 1940s.

Another attraction of the Hotel was the resort feeling that patrons got from the town. This was due its proximity to the Fox River, and its access to Pottawatomie Park and the Arcada Theatre. The Hotel was designed to have an extensive park along the river. When this did not materialize, Baker laid out a beautiful garden behind the Hotel. After dinner in the Hotel, guests could enjoy a quite evening and view thousands of roses, tulips, and other fragrant flowers. Lanterns illuminated the walkways out to the boat house where



Built in 1940 with funds from the St. Charles Charities and designed by R. Harold Zook, the Municipal Building was a gift to the city of St. Charles from Lester and Dolora Noms and Col. Edward Baker.

	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4g
	Title:	Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 304 Chestnut Avenue	
	Presenter:	Emma Field, Planner	
Meeting: Planning & Development Committee Date: August 11, 2025			
Proposed Cost: \$5,000		Budgeted Amount: \$10,000 for FY	Not Budgeted: <input type="checkbox"/>
Executive Summary (if not budgeted, please explain): <p><u>Program Description</u></p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to \$5,000 is available for the building. For residential properties that are non-contributing receiving a grant, they will become contributing.</p> <p><u>Proposal</u></p> <p>Paul McMahan has requested a Façade Improvement grant for the property located at 304 Chestnut Ave. The project scope includes removing and replacing the current windows with new wood windows by Marvin, replacing the front and side garage entry door with 2 doors from Therma, and replacing two sliding French doors with Marvin doors. This property is currently non-contributing but the approval of this grant will make the structure contributing.</p> <p><u>Historic Commission Review 8-6-25</u></p> <p>The Historic Commission reviewed the grant and unanimously recommended approval because the project is a repair and stabilization of deteriorated historic features.</p> <p><u>Grant Amount</u></p> <p>Total Cost of Project: \$32, 015</p> <p>The project is eligible to receive up to \$5,000 based on 50% reimbursement for preservation of the integrity of the building and based on the cap limit for one residential house to receive a maximum of \$5,000.</p> <p><u>Attachments</u> (please list): Historic Commission Resolution, Program Requirements, Location Map, Façade Improvement Grant Application, Grant Agreement</p> <p><u>Recommendation/Suggested Action</u> (briefly explain): Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 304 Chestnut Avenue.</p>			

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 7-2025

**A Resolution Recommending Approval of
A Façade Improvement Grant Application
(304 Chestnut Avenue)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Facade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Facade Improvement Grant Application for 304 Chestnut Ave. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Facade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Facade Improvement Application for reimbursement.

Roll Call Vote: Smunt, Kessler, Pretz, Malay
Ayes: Smunt, Kessler, Pretz, Malay
Nays: None.
Abstain: None.
Absent: Rice
Motion Carried.

PASSED, this 6th day of August, 2025.

Chairman

FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

MAY 1, 2022

COMMUNITY DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
 - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1st and 3rd Wednesdays of each month at 7:00pm.
 - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

The earliest the grant agreement can be approved by the City Council is the third Monday of May. Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

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
- 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.

4. **Residential Façade Grant:**

- **Eligible Properties:**
Residential buildings located within a Historic District or Landmark site, rated in the Historic District Architectural Survey as:
 - “Contributing” or “Significant” structures
 - Non-Contributing structures that, upon completion of the improvements, will be re-classified by the Historic Preservation Commission as “Contributing” or “Significant”
- **Minimum Project Cost:** \$1,000
- **Maximum Grant Amount:** \$5,000 for:
 - Improvements that will be visible from the public right-of-way
 - Improvements to systems that include both the visible and non-visible elevations (such as improvements to siding or windows around entire building)
- **Eligible Improvements:**
 - 50% Reimbursement for projects falling into one or more of the following categories:
 - Repainting of historic exterior surface materials where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting.
 - Reconstruction of missing historic features. (*Example: Previously existing front porch*)
 - Repairing/stabilizing deteriorated historic features and reusing existing architectural elements. (*Example: Repair or partial reconstruction of a porch or replacement of window components*)
 - Removal of inappropriate features and restoration with original details and materials. (*Example: Removal of non-original aluminum/vinyl siding and restoration of the original siding, Removal of vinyl or aluminum windows and replacement with wood or aluminum clad wood windows.*)
 - Upgrade deteriorated materials with new appropriate materials. (*Example: Replacement of deteriorated wood windows with new wood windows*)
 - 100% Reimbursement for Architectural Services (Up to \$2,000)
 - 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:**
 - Routine maintenance
 - 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.
 - Freestanding new construction buildings
 - Building additions, unless in connection with improvements to the existing building.
- 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.

5. **Terms and Conditions applicable to all grants:**

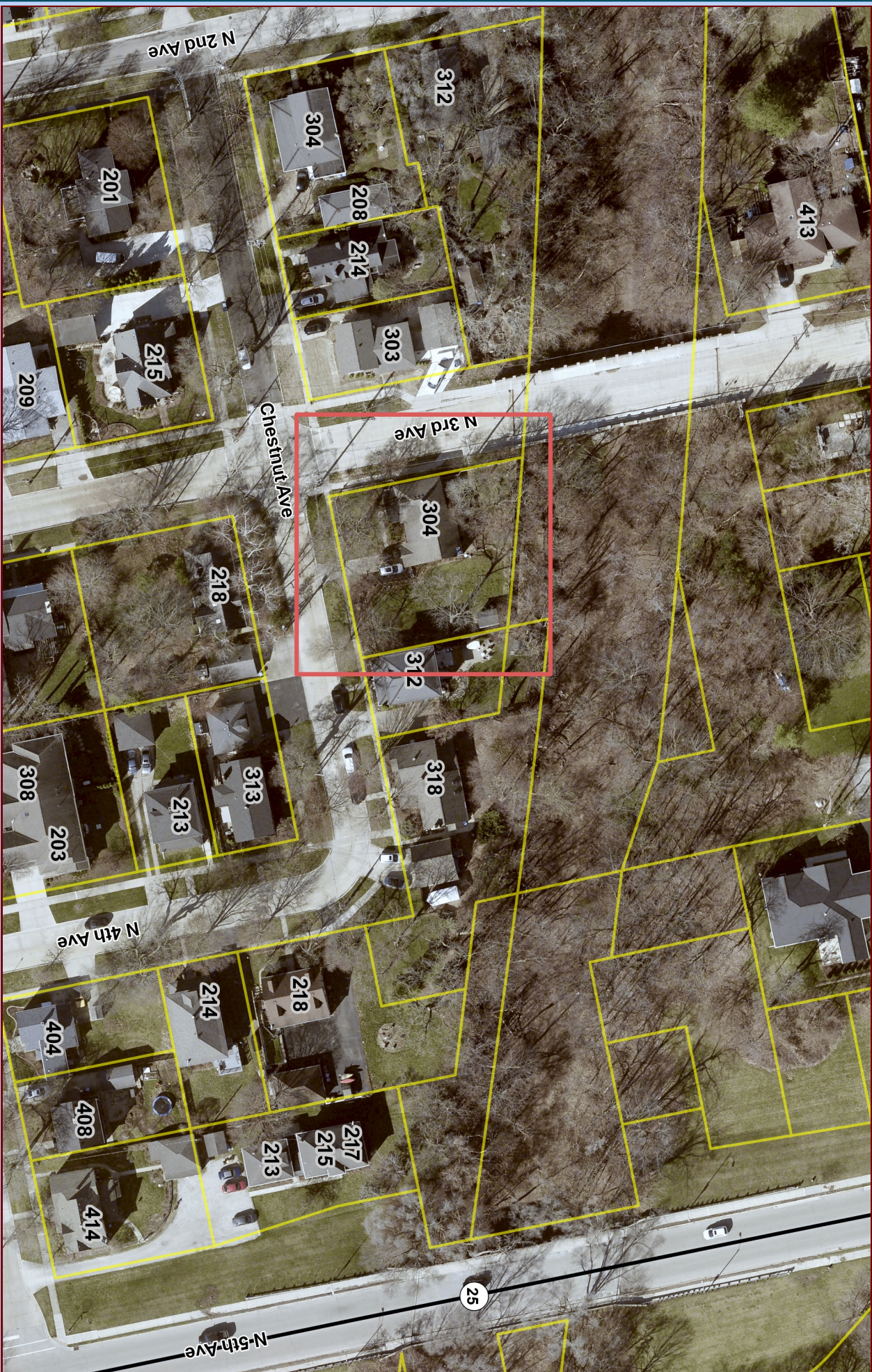
- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
 - Building Permit fees and related costs.
 - Extermination of insects, rodents, vermin and other pests.
 - Title reports and legal fees.
 - Acquisition of land or buildings.
 - Financing costs.
 - Sweat equity.
 - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



City of St. Charles,
Illinois

304 Chestnut Avenue

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov



Data Source:
City of St. Charles, Illinois
Cook County, Illinois
Projection: Transverse Mercator
North American Datum 1983
Printed on August 7, 2025 12:24 PM



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FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

☐ Commercial

☒ Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

304 CHESTNUT AVE.

Property Identification Number:

Applicant Name:

PAUL J. MCMAHON.



Project Description:

WE ARE REPLACING AND ADDING 11 WINDOWS
& 4 DOORS TO HAVE ALL DOORS & WINDOWS
CONFORM TO THE EARLY 1900'S, FOUR SQUARE
ARCHITECTURAL PERIOD.
SEE ATTACHED.

Total Cost Estimate:

\$ 32,015

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. SEE PERMIT DRAWINGS & BUDGET.

☒ **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)

Applicant Contact Information:

Phone Number: 630.251.8308.

Email Address: Paulmac0903@gmail.com..

Statement of Understanding:

- ☒ I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- ☒ I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- ☒ I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- ☒ I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature:

Paul J. McMahon
Applicant

Date:

July 23, 2025.

Owner Authorization (if applicable):

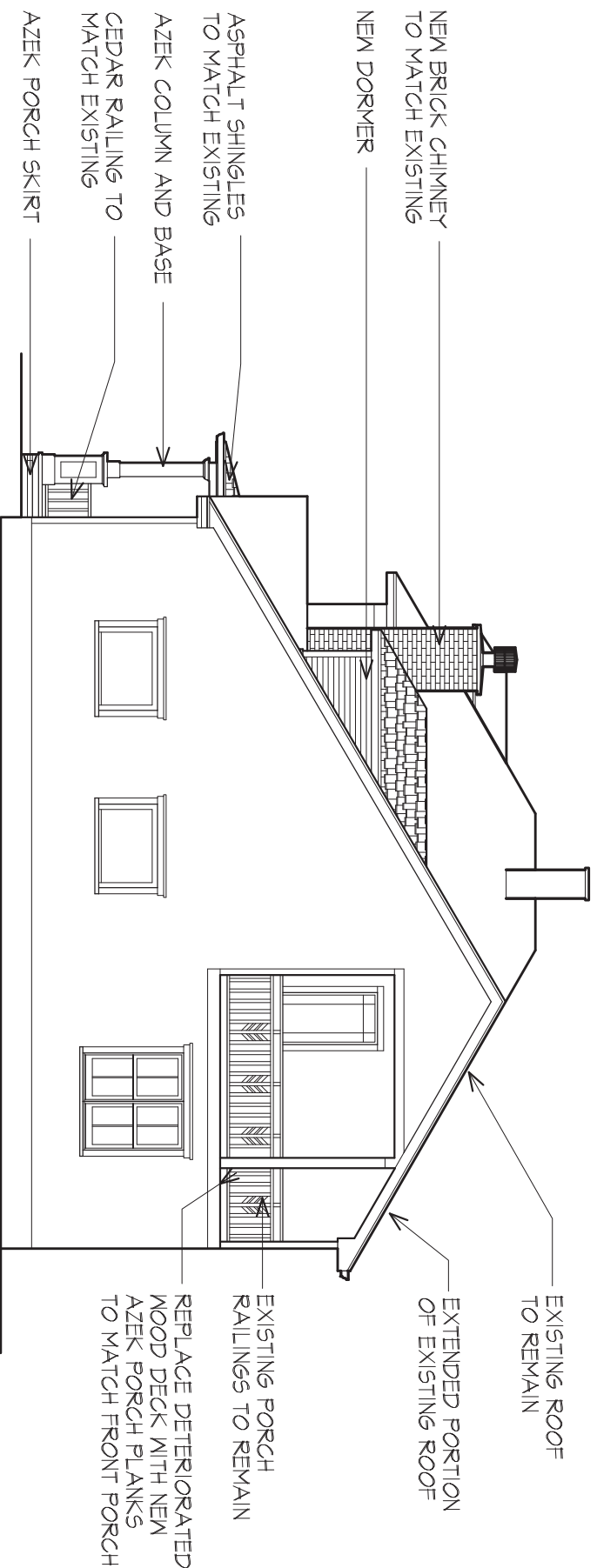
If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature:

Owner

Date: _____

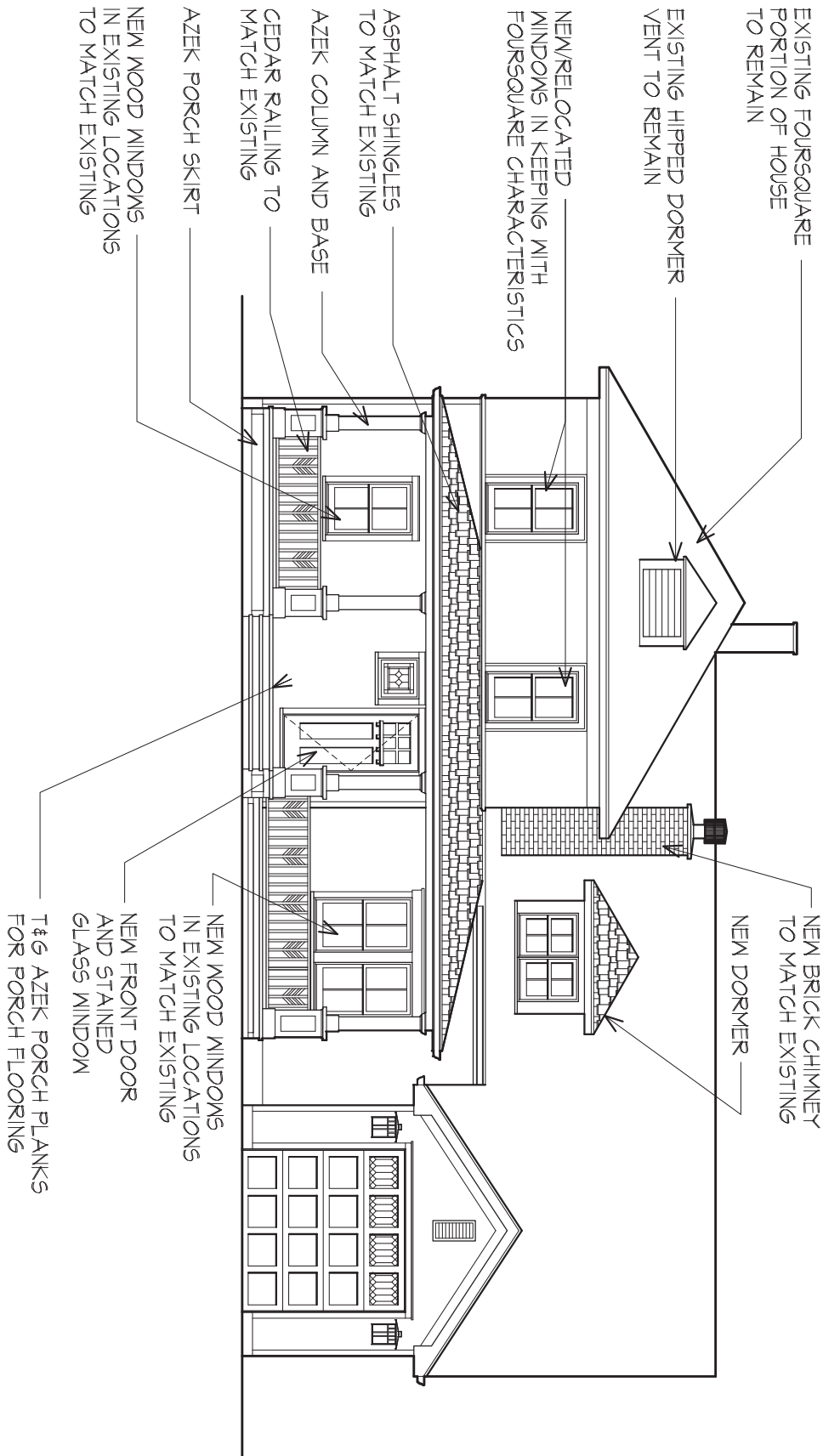


PROPOSED RIGHT ELEVATION

304 CHESTNUT AVE., ST. CHARLES

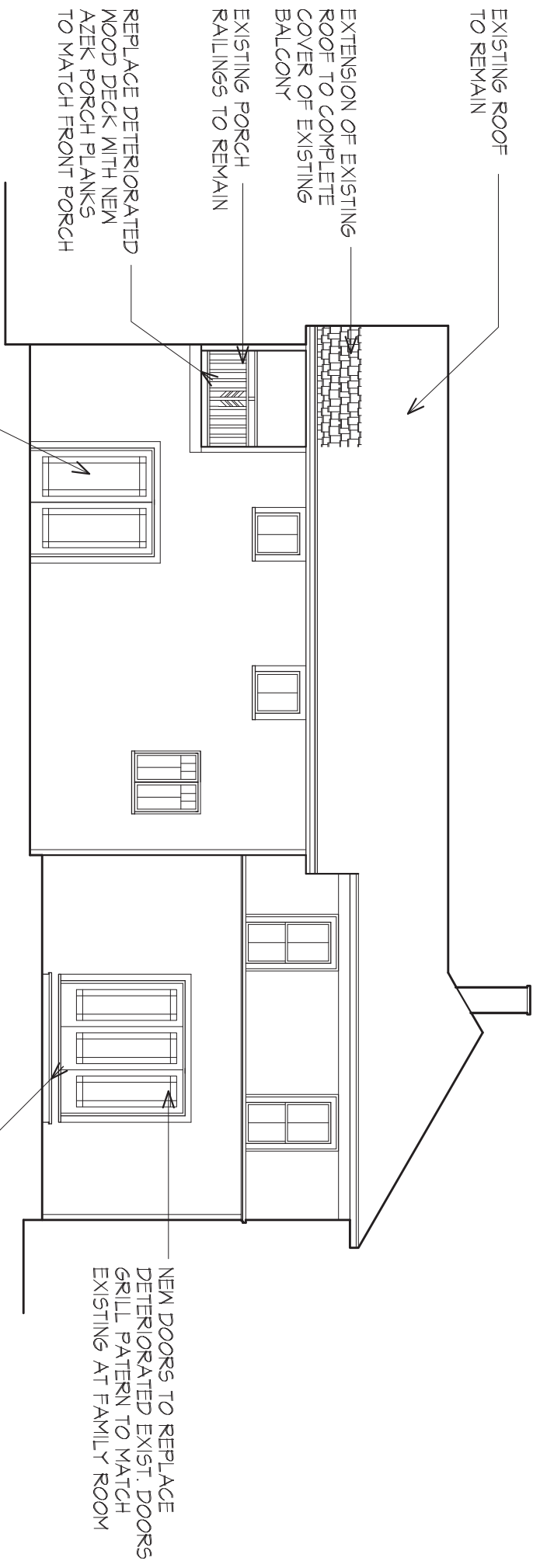
SCALE: 1/8" = 1'-0"
0 2 4 8

PROPOSED FRONT ELEVATION



SCALE: 1/8" = 1'-0"





NEW DOORS TO REPLACE
DETERIORATED EXIST.
DOORS - NEW DOORS
WILL MATCH EXISTING

NEW DOORS TO REPLACE
DETERIORATED EXIST. DOORS
GRILL PATTERN TO MATCH
EXISTING AT FAMILY ROOM

REPLACE WOOD LANDING
W/ NEW AZEK PORCH PLANK
LANDING TO MATCH FRONT
PORCH FLOORING

REPLACE DETERIORATED
WOOD DECK WITH NEW
AZEK PORCH PLANKS
TO MATCH FRONT PORCH

EXISTING PORCH
RAILINGS TO REMAIN

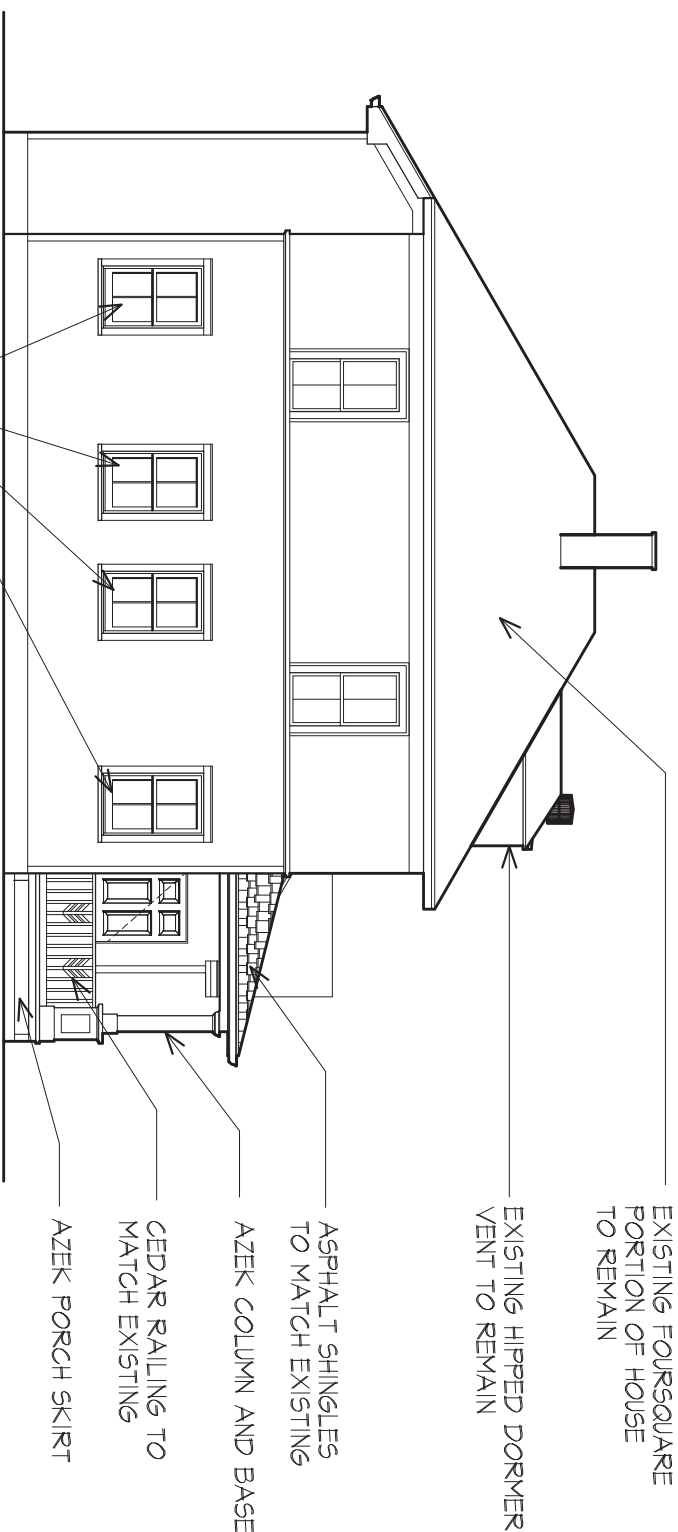
EXTENSION OF EXISTING
ROOF TO COMPLETE
COVER OF EXISTING
BALCONY

EXISTING ROOF
TO REMAIN

PROPOSED REAR ELEVATION

304 CHESTNUT AVE., ST. CHARLES

SCALE: 1/8" = 1'-0" 0 1 2 4 8



PROPOSED LEFT ELEVATION

304 CHESTNUT AVE., ST. CHARLES

Project Description:

July 23, 2025

This Richard Metcalf house was originally built in 1859 as a log size house. Mr. Metcalf was a shoemaker with his shop on Main Street. The house remained in the family for over 100 years with seven additions over the next 160 years. Every addition was architecturally different from previous additions. Our mission with this final restoration is to replace the remaining doors and windows with the most historically accurate windows and doors to consolidate and return the house to its early 19th century Four Square Period.

We are adding and replacing eleven windows and four doors. We'll replace seven deteriorating windows, five with 2 over 2 muntin frame patterns and two plain, no muntin windows. Additionally, we are adding four new 2 over 2 muntin frame windows.

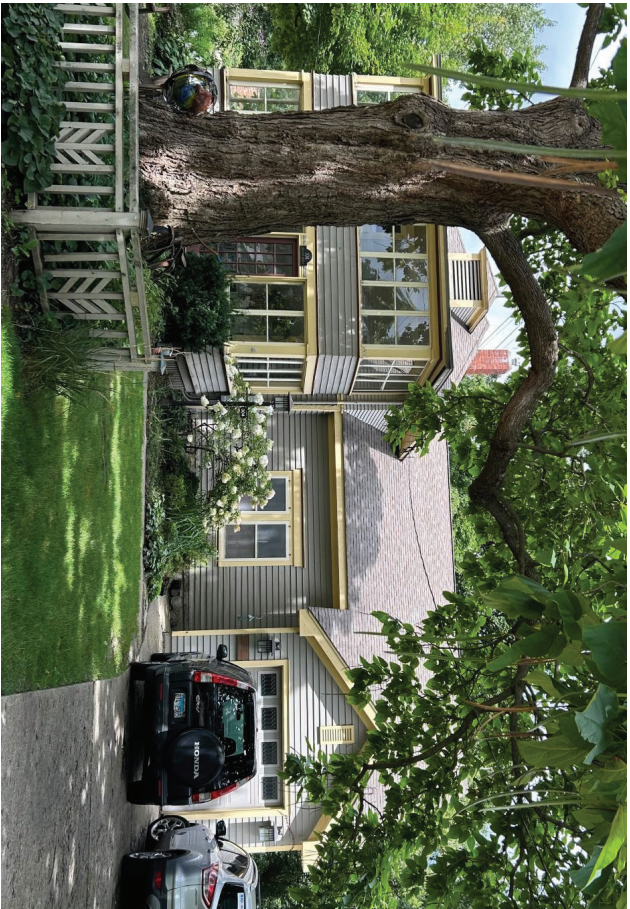
Finally, we are adding one antique stain glass window, purchased at the estate sale at the Harold Zook cottage, Fulton Avenue, St. Charles.

We are using the Marvin Top of the line Ultimate Series windows. The Ultimate series is a fully wood frame, aluminum clad, window. The windows have raised 3 dimensional muntins, inside and outside. It also places spacer bars between the glass panes to simulate the original divided lite windows.

The Ultimate series is significantly more historically accurate (and expensive) than the next level, Elevate Series, which is a predominantly fiberglass window with a wood strip laminated to the inside of the frame. The Elevate muntins are not 3 dimensional, placed on the glass surface but are flat grilles placed between the glass panes. The Elevate series is not very historically accurate.

We are requesting this Facade Improvement Grant because of the significant additional cost of using the best historically accurate windows.

Thank You



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Photographs of Existing Conditions

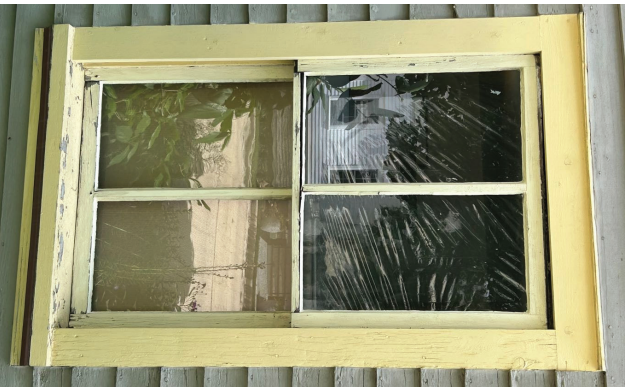
304 CHESTNUT AVE., ST. CHARLES



Patio Door Damage



Patio Door Damage



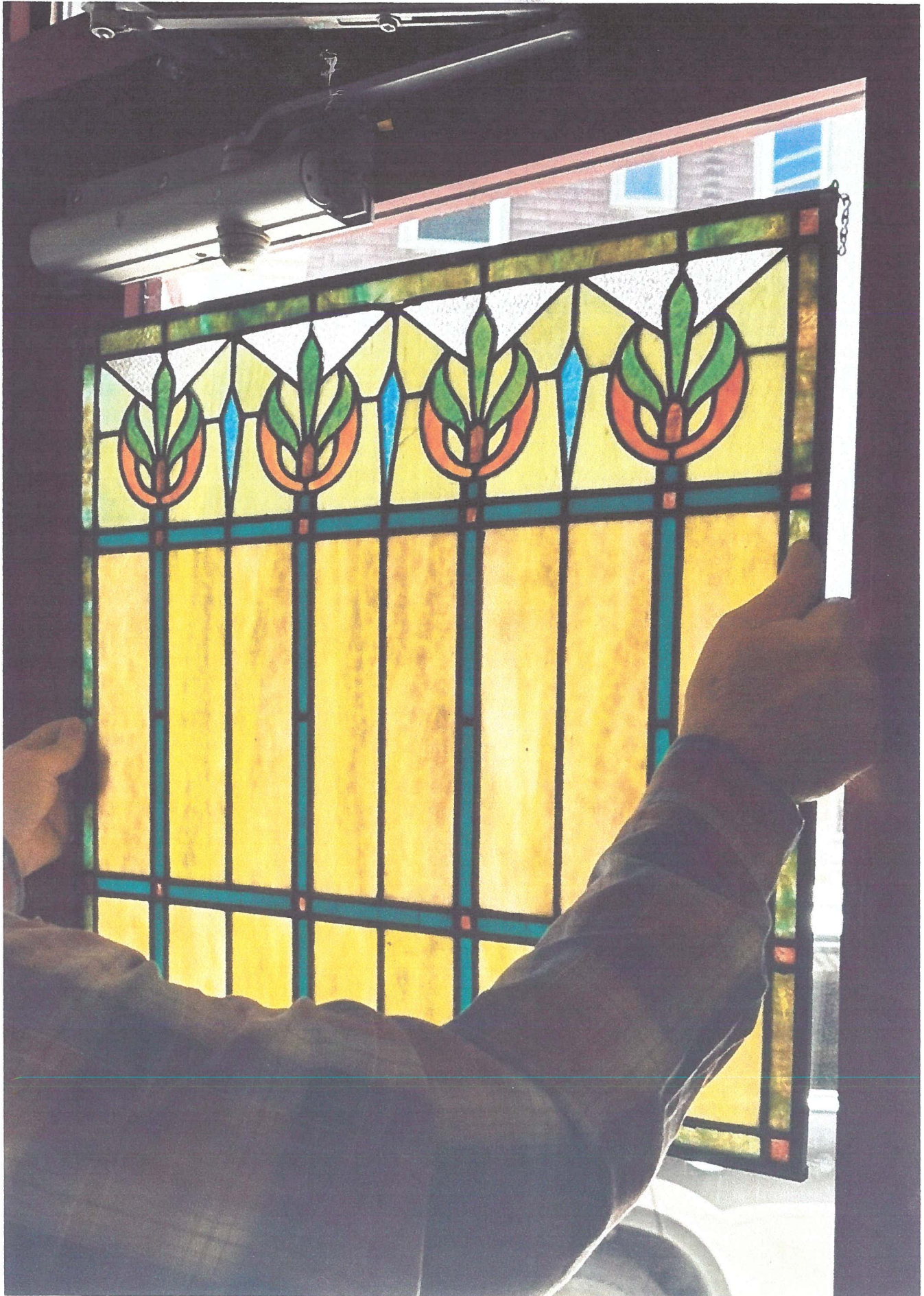
Window Damage



Window Damage

Photographs of Deteriorated Windows and Doors

304 CHESTNUT AVE., ST. CHARLES



THE MARVIN PORTFOLIO



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers

MARVIN SIGNATURE® COLLECTION

INTERIORS

WOOD

6 species options + custom
2 painted or primed options
6 stains + clear coat

EXTRUDED ALUMINUM

5 color options

EXTERIORS

EXTRUDED ALUMINUM

19 colors + custom

OR

WOOD

3 species + custom

FIBERGLASS

5 color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

Custom sizing for remodeling or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Hurricane Impact Zones 3 and 4,
+ PG 50 Products

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE

Wood comes bare and ready to be painted or stained

CLEAR COAT

Wood is finished in the factory with a clear coat

PAINTED WHITE

Factory painted

PAINTED DESIGNER BLACK

Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

EXTERIOR TRIM

Ultrex Exterior Trim is offered with all rectangular Elevate products in all six exterior finishes. The durability, performance, and look of Marvin Elevate windows and doors can be extended to the trim.

BRICK MOULD

2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT

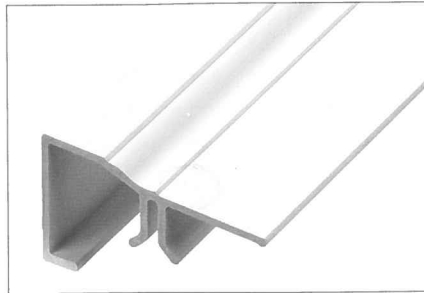
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE

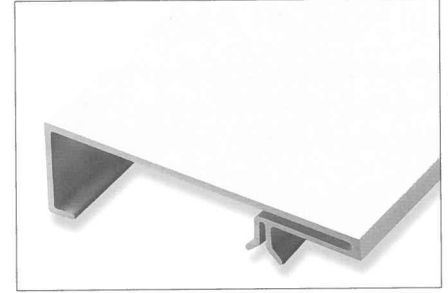
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB

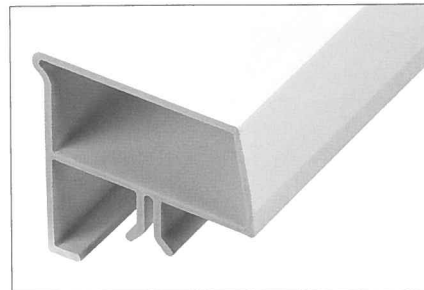
Barb and receiver attachment method provides for quick, secure installation.



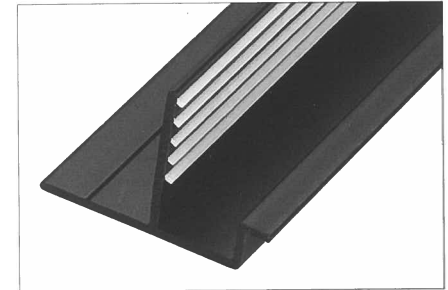
BRICK MOULD



FLAT



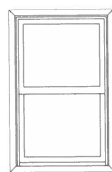
SILL NOSE



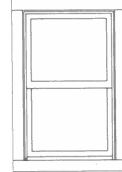
CONNECTION BARB

TRIM CONFIGURATIONS

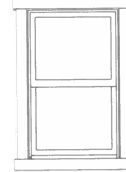
Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate collection exterior colors.



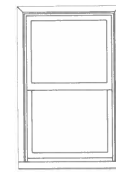
BRICK MOULD



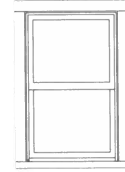
FLAT



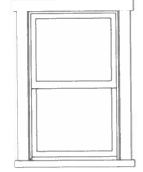
FLAT RANCH



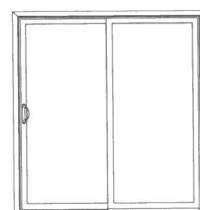
BRICK MOULD WITH SILL NOSE



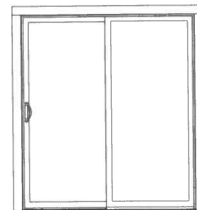
FLAT WITH SILL NOSE



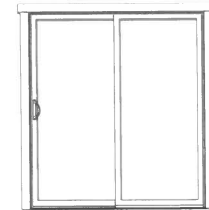
FLAT RANCH WITH SILL NOSE



BRICK MOULD*



FLAT*



FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

Telephone: (630) 377-2084
Facsimile: (630) 377-2142



Website: www.mebconstructionco.com
Email: mebconco@comcast.net

1322 Horne Street • St. Charles, Illinois 60174

Exterior Windows and Doors Breakdown:

- 10 - Marvin Ultimate Series double-hungs windows
- 2 - Marvin Ultimate Series sliding french doors
- 2 - Therma-Tru front door and side garage entry door

Total cost of exterior windows and doors: **\$32,015.00**

Christopher D. Rosati - Architect

1250 Souders Ave.

Elburn, IL 60119

www.rosatiarchitecture.webs.com

Invoice

Date 11/15/2024

Invoice # 2024060

Phone # 630-346-5289

Bill To

Paul & Brenda McMahon
304 Chestnut Ave.
St. Charles, IL 60174

Terms	Project
Due on receipt	

Quantity	Description	Rate	Amount
17.5	Architectural Services	150.00	2,625.00
1	Structural engineering services	715.00	715.00
1	Initial Project Retainer	-1,800.00	-1,800.00
1	Structural engineering revisions	66.00	66.00
1	Construction document Revisions	150.00	150.00
<div>\$ 1,800. \$ 1,756. <hr/>\$ 3,556.</div>			
Total			\$1,756.00

Please make checks payable to Christopher Rosati, thank you for your business!

**CITY OF ST. CHARLES
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2025 to April 30, 2026

THIS AGREEMENT, entered into this 18th day of August, 2025, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name: Paul J. McMahon

Tax ID# or Social Security #

For the following property:

Address of Property: 304 Chestnut Avenue

PIN Number: 09-27-338-001

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

WHEREAS, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

WHEREAS, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

SECTION 1:

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial

work due to weather, availability of materials, or other circumstances beyond the control of the OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

CITY OF ST. CHARLES

Mayor

ATTEST: _____

City Clerk

EXHIBIT “I”

Total Reimbursement Amounts

Commercial Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Routine Maintenance Improvements	\$	25%	\$
Historic Preservation Improvements	\$	50%	\$
Building Improvements	\$	50%	\$
Architectural Services	\$	100% (not to exceed \$4000)	\$
TOTAL	\$	-	\$

Residential Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Historic Preservation Improvements	\$32,015	50%	\$5,000
Architectural Services	\$	100% (not to exceed \$2000)	\$
TOTAL	\$32,015	-	\$5,000

EXHIBIT “II”

Plans, Design drawings, Specifications and Estimates

Attachments:

Window Estimate. Dated 11/15/2024

Architectural Elevations.

Scope of work. Dated 7/23/2025

Window Conditions.

Current Elevation Conditions.

Marvin Window Pamphlet.