

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

**WEDNESDAY, June 4, 2025 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Presentation of minutes of the May 21, 2025 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 200 N 2nd St- Carroll Tower**
- 6. Grant Applications**
 - a. 12 N 3rd St**
- 7. Landmark Applications**
 - a. 801 Indiana Ave**
- 8. Preliminary Reviews- Open forum for questions or presentation of preliminary concepts to the Commission for feedback**
 - a. 12 N 3rd St**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: June 18, 2025**
- 13. Adjournment**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (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).

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MAY 21, 2025 – 7:00 P.M.**

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

Members Absent: None

Also Present: Russell Colby, Director of Community Development
Emma Field, City Planner

1. Call to Order

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

2. Roll Call

Mr. Colby called Roll with 5 members present. There was a quorum.

3. Approval of Agenda

Mr. Colby requested to add an item under Grants regarding 605 W. Main Street.

Ms. Malay requested to add an item under Other Commission Business regarding 801 Indiana Ave.

A motion was made by Ms. Rice and seconded by Dr. Smunt with a unanimous voice vote to approve the agenda as amended.

4. Presentation of minutes of the May 7, 2025 meeting

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the minutes as presented.

5. Certificate of Appropriateness (COA) applications

a. 219 S Fourth Street Unit 3

Ms. Marie Legenski, homeowner, presented COA for window replacement.

Mr. Kessler suggested other options for window replacement other than vinyl.

Mr. Kessler expressed concern that the windows presented do not match the other windows in the building. Questioned if the Homeowners Association has rules concerning the replacement of windows so they are consistent with the building. Ms. Legenski responded that there are no regulations on window replacements.

Ms. Malay asked for clarification if the Permitting Dept asks for HOA approval when applying for

a permit. Mr. Colby responded that Permitting does not ask for HOA approval.

Dr. Smunt added the advantage of using a sash kit is the frame of the window and the trim does not change and will continue to match the other windows in the building.

Mr. Pretz suggested tabling until the Homeowners Association Officers could come in and join in the discussion.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to table the discussion of COA to replace 7 windows at 219 S. Fourth Street Unit 3 until HOA Officers could attend the Historic Commission meeting.

b. 5 S 2nd Ave

Mr. Joe Freeman presented COA to replace 20 windows at 5 S 2nd Ave.

Dr. Smunt discussed the design of the current windows and proposed windows.

Mr. Kessler suggested other options for window replacement other than vinyl.

Mr. Freeman told the Commission he would get a quote for fiber glass windows.

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve COA with frame casing and sash on second floor windows that will match frame and casing on first floor windows.

c. 11 S 2nd Ave

Mr. Curt Hurst, building owner, presented COA to demo vestibule attached to the southeast corner of the building at 11 S. 2nd Ave. The vestibule was put up in the late 70s, early 80s for the dentist office.

Ms. Malay asked if anything different would be done with the exterior of the building. Mr. Hurst said they are working through changes with architects, they have nothing to do with the removal of the vestibule.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented.

d. 200 N 2nd St- Carroll Tower

Ms. Field presented COA for Carroll Tower, 200 N 2nd Street.

Mr. Colby added there was a COA previously approved except for the dumpster enclosure, this proposal has the steel dumpster screen, and they are limited to what they can use because they are

in the floodplain. The other change is the routing of the accessibility ramps.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to table the discussion of COA until Applicant can be present at Historic Commission meeting for discussion.

e. 11 N 2nd Ave

Mr. Mark Hernandez presented COA requesting to put a free-standing sign in front yard of 11 N 2nd Ave. The sign will be the same color as the building once the building gets repainted.

Mr. Kessler gave a recommendation to use PVC posts and caps on the sign.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve COA using wood or PVC posts.

6. Grant Applications

a. 605 W. Main St.

Eric Larson, Property Owner, was asked to attend the Historic Commission Meeting to discuss porch railings at 605 W. Main St. The Historic Commission had concern that the handrail was only on one side of the stairs and the porch rail was not installed.

Mr. Kessler stated, to be architecturally correct, he would like to see two handrails on the steps.

Mr. Pretz also would like the rail to be architecturally correct, adding Mr. Larson has been a good steward of the properties and would support going either way.

Mr. Larson stated that it would not be consistent with other properties around this property to have a front rail, the other properties have open corners on the porches. The home did not have handrails when property was purchased.

Dr. Smunt added it is a National Style home with some Queen Anne Style added. Dr. Smunt would support the two stair handrails but does not support the front handrail.

Ms. Rice added the surrounding homes have two handrails by the stairs.

A recommendation was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote that the scope of the grant plans be changed to have handrails be installed on both sides of the stairs, and no front/porch rail is required.

7. Landmark Applications

None.

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

Rowena Salas, Baker Hotel, opened a discussion concerning approximately 200 window panes that are damaged and will need replacement. Hotel Baker is looking for guidance on replacement and possible grant.

Commission suggested having a site visit to the Baker Hotel.

9. Other Commission Business

a. 801 Indiana Ave.

Mr. Pretz stated at the next meeting he will bring an application but was looking for the Commission's assistance on what the architecture is for the building. Mr. Pretz asked if Commissioners could take a quick look at the building before the next meeting.

10. Public Comment

None.

11. Additional Business and Observations from Commissioners or Staff

Ms. Malay discussed Barry House updates.

Mr. Kessler opened a discussion concerning the Piano Factory foot bridge. It is not in the Historic District, but it needs to be preserved. Mr. Watts, Preservation Partners, stated it is his understanding Public Works will be presenting findings to City Council concerning the bridge.

12. Meeting Announcements: June 4, 2025

13. Adjournment

With no further business to discuss the meeting adjourned at 8:25 P.M.

 CITY OF ST. CHARLES ILLINOIS • 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 200 N 2 nd St		
	Significance:	Contributing		
	Petitioner:	Wallace Architects		
	Project Type:	Accessibility Ramps		
	PUBLIC HEARING		MEETING 6/4/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, Architectural plans				
Project Description:				
• A HPC meeting was held on 7/12/23 and they approved awnings, tuckpointing, and railings (which have now changed), and now they are doing: • Remove and replace the concrete accessibility ramps on the north and south side of the building along with creating a new path at the end to meet up with the sidewalk closer to the middle of the west side of the building (C1/C2). • Add new handrails and guardrails along the ramps (S5). • Install new 6' dumpster enclosure (S6) • Replace steel stair railing at main entrance (S10) • Remove and place concrete retaining wall and planter box at the entry door/ drop off lane (C5). • Install new roof and roof detailing (X1/X8/X/9) • Masonry restoration and cleaning (X2/X4) • Repointing of existing stone and brick (X3) • Remove and replace fabric awnings (X5) • Remove and replace gutters (X6) • New storefront door/window in rear (X11)				
Staff Comments:				
The full details of the work to be done are on page SC1.0. The numbers above indicate where to find the description on page SC1.0. The plans have also been marked up by me (Emma) to better understand the drawings. Masonry work and other building work can be seen on page A3.0 and A3.1.				

Recommendation / Suggested Action:
• Provide feedback and recommendation on approval of the COA

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, JULY 12, 2023 – 7:00 P.M.**

Members Present: Smunt, Pretz, Kramer, Malay, Dickerson

Members Absent: Rice, Kessler

Also Present: Bruce Sylvester, Assistant Community Development Director
Rachel Hitzemann, Planner

1. Call to Order

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

2. Roll Call

Ms. Hitzemann called roll with five members present. There was a quorum.

3. Approval of Agenda

Item 9.c- Jones Law Office was added

A motion was made by Dr. Smunt and seconded by Ms. Kramer, with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the June 21, 2023 meeting

A motion was made by Dr. Smunt and seconded by Mr. Pretz, with a unanimous voice vote to approve the Minutes of June 21, 2023.

6. Certificate of Appropriateness (COA) applications

a. 17 N 2nd Ave.

Ms. Hitzemann presented the application to remove 9 casement windows and replace them with 6 new casement windows and 3 fixed windows. All windows will be vinyl. Also proposed was to install 12 new custom wood fixed combo storm/ screen windows and replace crown molding, head casings and skirt boards with PVC material.

Dr. Smunt questioned whether or not the PVC would be paintable as it should match the existing. He did not want shiny PVC.

Nancy Knapp, the applicant, confirmed that the PVC would be painted to match the existing.

A motion was made by Dr. Smunt and seconded by Mr. Pretz, with a unanimous voice vote to approve COA with the condition that paintable PVC products are used.

b. 200 N 2nd Ave.

Randy Porter, applicant, presented his project to replace the ADA railing, replace the Sunbrella awnings, perform tuckpointing work and add a dumpster corral made of chain link fence with privacy slats.

The Commission expressed that they disliked the use of chain link and would prefer to have a fiber resin, wood or even steel enclosure.

Ms. Hitzemann noted that the area is located within the floodplain, so only certain material or style could be used. She said that she would check with the City's engineers to confirm what material could be used and would relay that to the applicant.

A motion was made by Dr. Smunt and seconded by Mr. Pretz, with a unanimous voice vote to approve the COA for the railings, awnings and tuckpointing with the condition that the corral be removed from the project scope and tabled for a later meeting.

c. 107 W Main St.

Cathal Conaty, applicant, presented his project to install two wall signs, one projecting sign and paint the front of the building black.

The Commission noted that the projecting sign was hard to read and that the text looked out of place. They suggested to modify the text to extend over the full length of the sign.

The Commission also noted that the building was once painted before and the paint failed so miserably that the owner removed all the paint. They conveyed to the applicant that the gloss of the brick really prevents paint from sticking on the brick and advised the applicant against painting it. The Commission noted they are not against the color, and would be open to other ways of obtaining the same effect without causing issues for the brick.

A motion was made by Ms. Kramer and seconded by Ms. Dickerson, with a unanimous voice vote to approve COA with the condition that the projecting sign be removed from the project scope and tabled.

7. Grant Applications

None.

8. Landmark Applications

None.

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

None.

10. Other Commission Business

a. Pottawatomie Survey Review

Commission reviewed the pages and provided comments.

b. 405 Prairie St. Landmark Potential

Mr. Pretz presented some of the draft pages for the landmark. Commissioners provided feedback and noted that he should proceed with filing the application with focus on the builders and the owner's history.

c. Jones Law Office

Ms. Malay stated that the porch as been added so nothing was going to be done to correct the issues with the foundation or silt plates. Ms. Hitzemann noted that the grading around the foundation was not yet finished and that should help, but will relay the Commissions concerns to the property parties.

11. Public Comment

None

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: 2022 -- 02240 Date Submitted: 05 / 13 / 2025 COA # _____ -- _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 200 N. 2nd Street St. Charles IL, 60174

Use of Property: ☐ Commercial, business name: _____
☒ Residential ☐ Other: _____

Project Type:

- | | | |
|--|---|---|
| ☒ Exterior Alteration/Repair | ☐ New Construction | ☐ Demolition |
| ☒ Windows | ☐ Primary Structure | ☐ Primary Structure |
| ☒ Doors | ☐ Additions | ☐ Garage/Outbuilding |
| ☐ Siding - Type: _____ | ☐ Deck/Porch | ☐ Other _____ |
| ☒ Masonry Repair | ☐ Garage/Outbuilding | ☐ Relocation of Building |
| ☐ Other _____ | ☐ Other _____ | |
| ☒ Awnings/Signs | | |

Description:

Renovation of an interior corridor 6-story building, 108 Units; 79,085sf

Trash enclosure fence and pad, new storefront door/window at East side of Bldg.,
new fabric awnings at Building entrances, new ADA ramps and railings North and
South Building entrances.

Applicant Information:

Name (print): Wallace Architects, LLC
Address: 302 Campus View Drive, Suite 208 Columbia MO, 65201
Phone: 573-256-7200
Email: assist@wallacearchitects.com

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): Diamond Development Fox River, LLC
Address: 6677 N. Lincoln Ave. Suite 400 Lincolnwood IL, 60712
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature:  Mariah Dudenhoeffer
Project Coordinator Date: May 14, 2025

CARROLL TOWER APARTMENTS
Project Description
MAY 2025

Anticipated Rehab Construction Scope – Construction / work scope includes but is not limited to the replacement of the roof system with 60mil EPDM ballasted roof system, replacement of the storefront window/door combination at East side of Building with aluminum doors and frames, tuckpointing and cleaning of existing masonry, and replacement of entrance ramps and railings at North and South Building entrances. Awnings at East side to be replaced with aluminum frames and vinyl fabric to better withstand tree drippings. All other awnings will be fabric replacement only with Sunbrella canvas fabric and script to match existing. Please see attached specification Section 08 43 13-Aluminum Framed Storefronts for more information regarding materials for storefront window/door replacement. For further details on the above information, please reference Sheet SC1.0.

Note: On 7/12/23 the Commission had previously approved the drawings including the proposed railings, awnings, tuckpointing, and trash enclosure screening. Since the approval, the only changes to the drawings have been revising the exterior entrance ramps to satisfy FEMA requirements. No work has been completed since the last approval. Please reference Sheet AS1.0 and ASD1.0, ASD1.1, and ASD1.2 for ramp revision specific information.

DIAMOND SENIOR APARTMENTS AT CARROLL TOWER

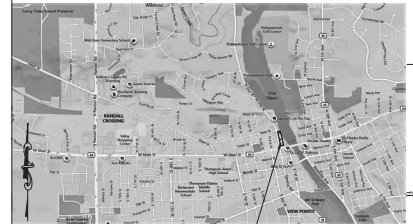
ST. CHARLES, KANE COUNTY, ILLINOIS

INDEX TO DRAWINGS

PROJECT LOCATION MAP

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NGBC DESIGN LEVEL - CERTIFIED BRONZE
NOTE: SEE PROJECT MANUAL SPECIFICATIONS FOR SUSTAINABLE CONSTRUCTION REQUIREMENTS AND APPLICABLE
NGBC DESIGNERS REPORT THAT ARE SPECIFIC TO THIS PROJECT. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND
SUB-CONTRACTORS TO REVIEW AND INCORPORATE ALL MANDATORY AND POINTED ITEMS IN THE CONSTRUCTION OF THIS
PROJECT AS NOTED IN THE CHECKLIST.



ADDRESS: 200 N. 2ND STREET
ST. CHARLES, IL 60102

SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201

BY: _____

PROPERTY NAME: DIAMOND SENIOR APARTMENTS AT CARROLL TOWER

200 N. 2ND STREET, ST. CHARLES, IL 60174
BY:

OWNER: DIAMOND DEVELOPMENT FOX RIVER, LLC
6677 N. LINCOLN AVE. SUITE 400, LINCOLNWOOD, IL

BY: _____

CONTRA CTOR: ARCHITECT: COMMUNICATIONS COMPANY:

BY:

STATE AGENCY#: ILLINOIS HOUSING DEVELOPMENT
111 E. WACKER DRIVE, SUITE 1000, CHICAGO, IL 60601

BY: _____

PM: <u>RP</u>	
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PC: CG PLAN SET NO. _____[illegible]

FOR CONSTRUCTION

[illegible]

DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS L.L.C.
Columbia, MO
573-256-7200

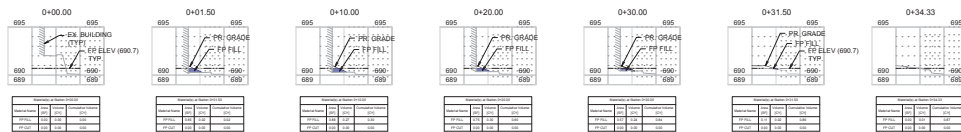
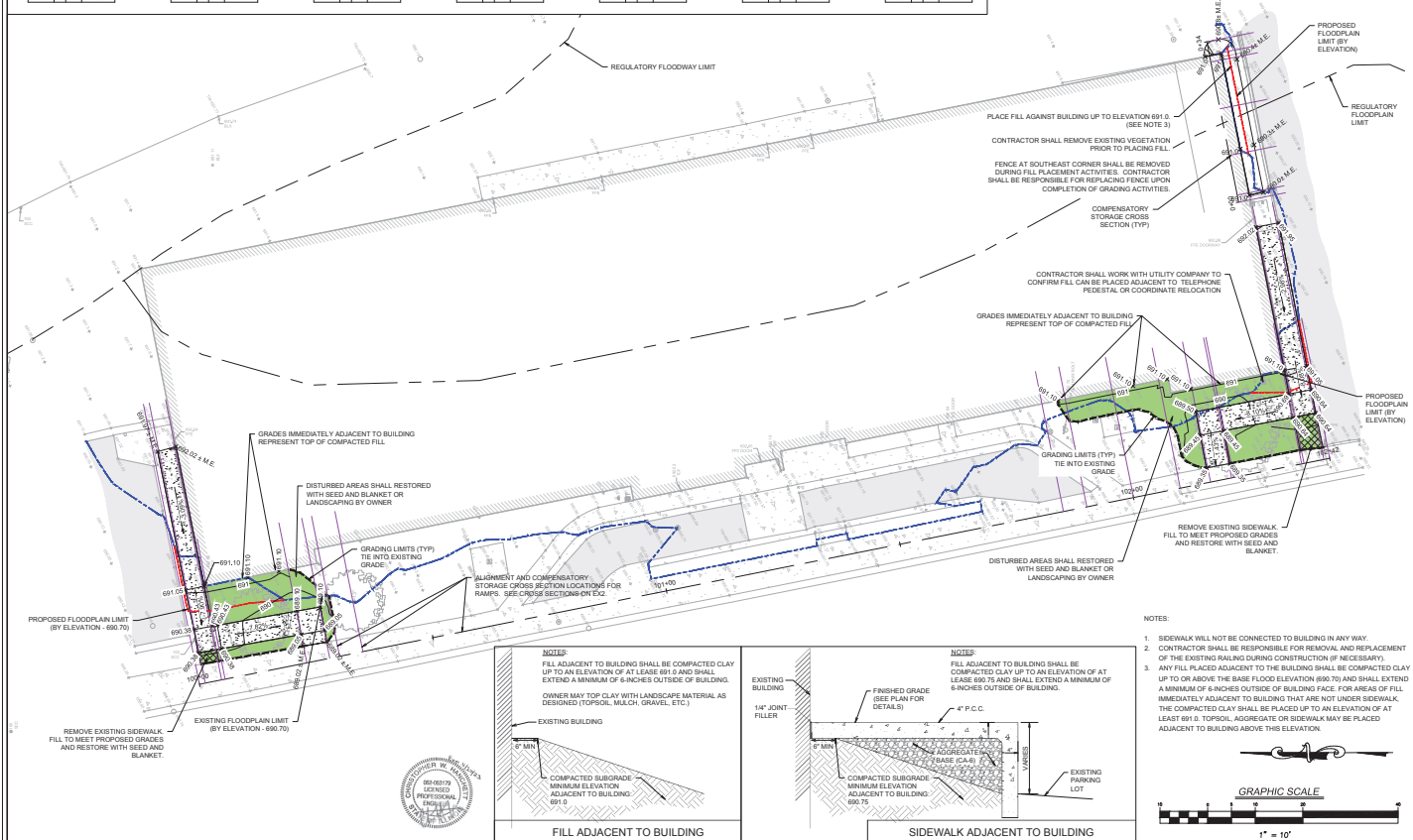
ELLACE ARCHITECTS, LLC
 IOWA STATE CERTIFICATE OF
 AUTHORITY 184007685-0000

1ST ISSUE

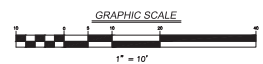
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DATE	FOR
01/2024	CONSTRUCTION

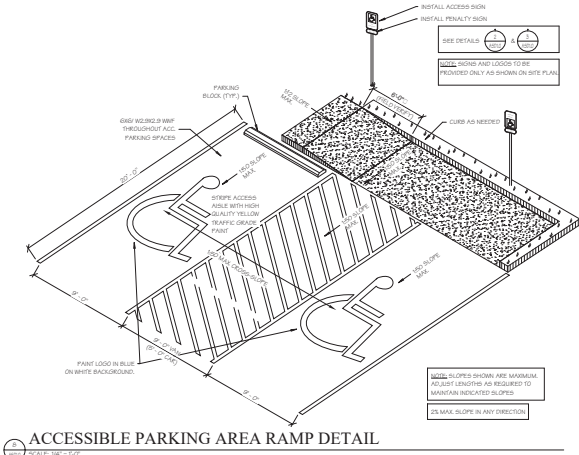
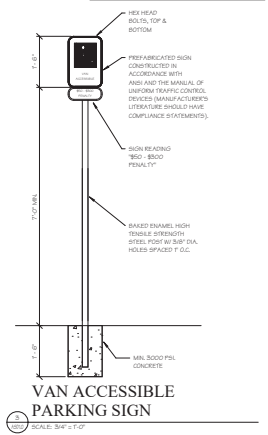
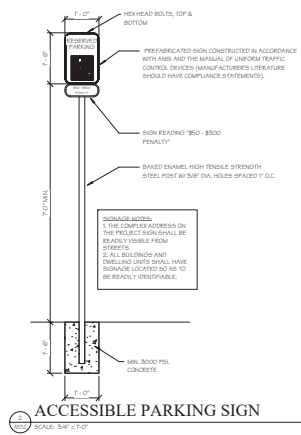
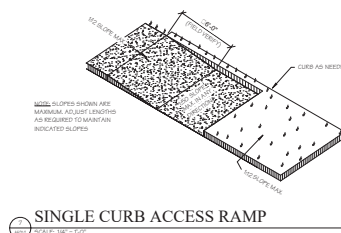
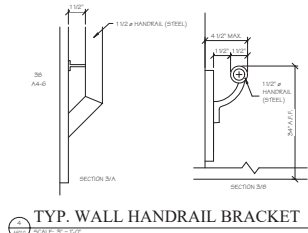
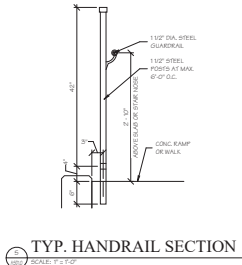
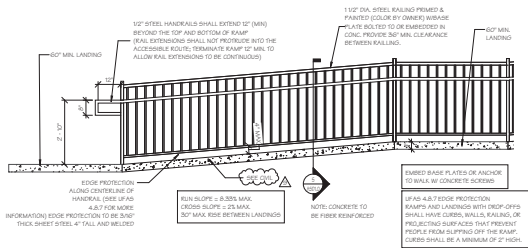
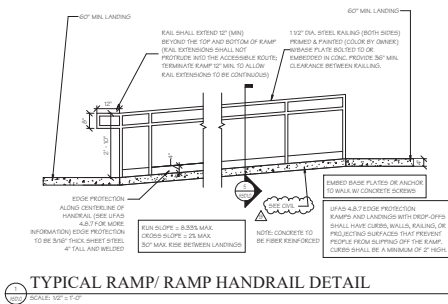
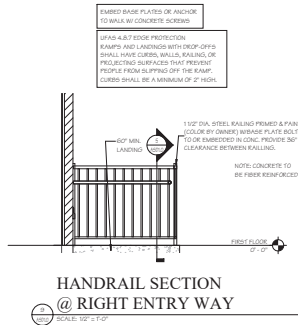
SC1.0

4307

TOTAL FLOOR FINISH CT = 11.50 CT
TOTAL FLOOR FINISH CT = 11.50 CT

1. SIDEWALK WILL NOT BE CONNECTED TO BUILDING IN ANY WAY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF THE EXISTING RAILING DURING CONSTRUCTION (IF NECESSARY).
3. ANY FILL PLACED ADJACENT TO THE BUILDING SHALL BE COMPACTED CLAY UP TO OR ABOVE THE BASE FLOOD ELEVATION (690.70) AND SHALL EXTEND A MINIMUM OF 6-INCHES OUTSIDE OF BUILDING FACE. FOR AREAS OF FILL IMMEDIATELY ADJACENT TO BUILDING THAT ARE NOT UNDER SIDEWALK, THE COMPACTED CLAY SHALL BE PLACED UP TO AN ELEVATION OF AT LEAST 691.6 TOPSOIL, AGGREGATE OR SIDEWALK MAY BE PLACED ADJACENT TO BUILDING ABOVE THIS ELEVATION.

[illegible]



NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.

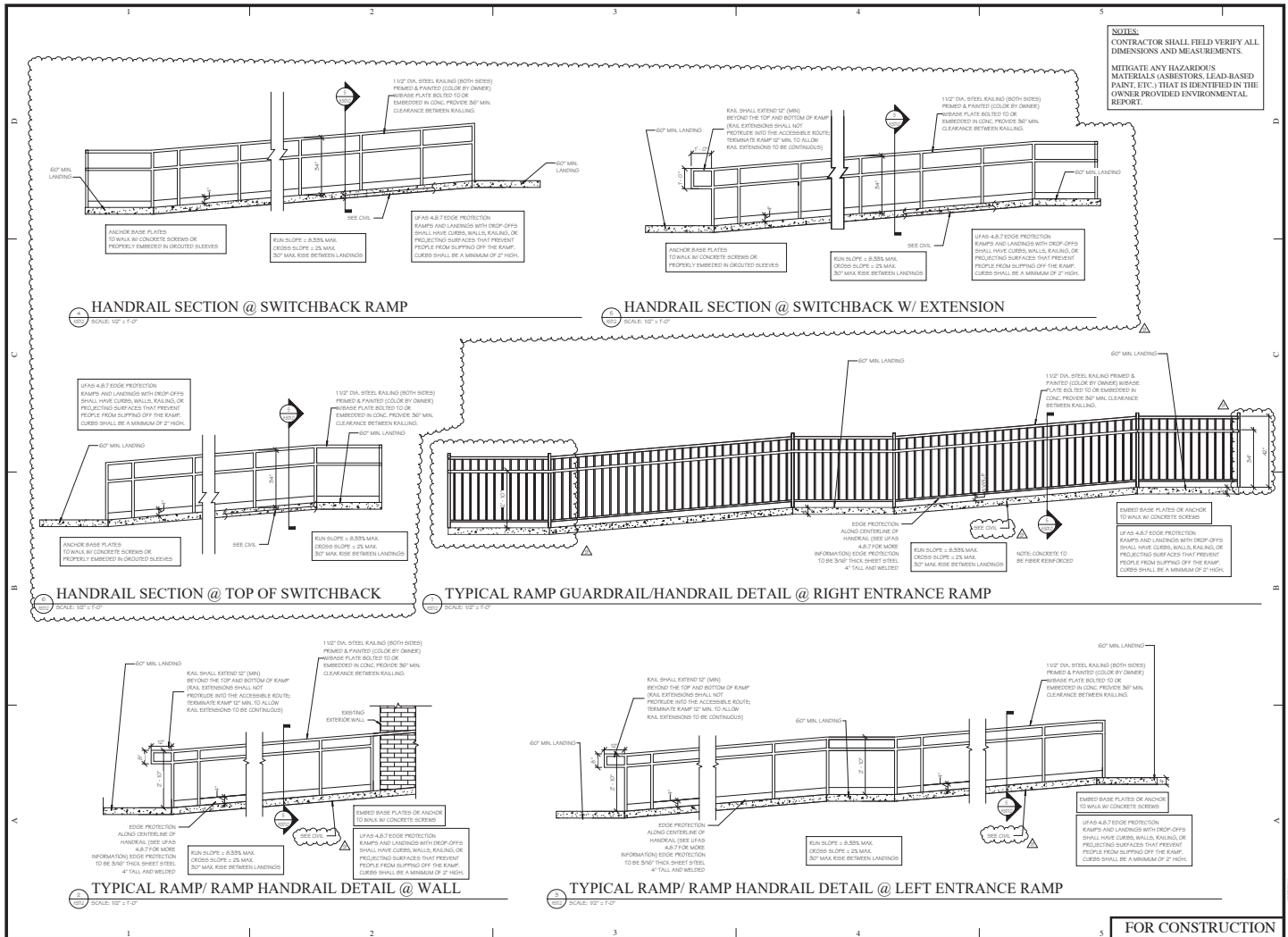


DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS, P.C.
Columbia, MO
P 573-285-1200

PROJECT NO. 2022-001-001
DATE: 17 JUN 2022
DRAWN BY: J. K. KUNKEL
CHECKED BY: J. K. KUNKEL
APPROVED BY: J. K. KUNKEL

ASD1.0
FOR CONSTRUCTION



DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS, P.C.
Columbia, MO
P-573-285-7200

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

DATE: 17 JUN 2022

BY: [Signature]

DATE: 17 JUN 2022

BY: [Signature]

DATE: 17 JUN 2022

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DATE: 17 JUN 2022

EXTERIOR BUILDING DEMOLITION/
RENOVATION KEYNOTES

1. COMPLETELY REMOVE THE EXISTING ROOF BALLAST, MEMBRANE, SOL TYPE SUPPORTS, TERMINATION BARS, AND COVERINGS ETC. AND INSTALL NEW 80 MIL. 15PM BALLASTED ROOF SYSTEM WITH 20 YEAR WARRANTY OVER R-30 ROOF INSULATION. PROVIDE ALL LABOR AND MATERIALS AS REQUIRED FOR A COMPLETE, MAINTENANCE ROOF SYSTEM TO INCLUDE NEW PIPE SUPPORTS, MECHANICAL CURB FLASHINGS, EQUIPMENT SUPPORT PITCH FRAMES, DRAIN BASKETS, CONDENSATE DRAINS, AND WALKWAY MATS. INCLUDE MEMBRANE ROOFING REMOVAL AND REPLACEMENT AT THE LOWER MAIN ENTRY DOOR, AND STAIR AND ELEVATOR TOWERS. MAINTAIN REPAIR/RECONTRACTOR TO INSPECT, REMOVE, AND CLEAN ALL PARAPET WALLS AND MECHANICAL ROOMS. INCLUDE REPLACEMENT OF ALL ASBESTOS AND DETERIORATED JOINT SEALANTS.
2. REPAIR/REPLACE DAMAGED MASONRY UNITS, AND RE-POINT EXISTING BRICK, AND STONE WORK. (ESTIMATED AT 50 BRICK AND TARTARITE REPAIRS AND 200 SQUARE FEET LENGTH VERTICAL MORTAR JOINT RE-POINTING).
3. AVERAGE PER ELEVATION FOR BASE BID (UNLESS NOTED OTHERWISE), RE-POINTING MORTAR SHALL BE TYPE "N".
4. AND MATCH THE COLOR, TEXTURE, JOINT WIDTH, AND JOINT PROFILE OF THE EXISTING MASONRY. WORK SHALL BE PERFORMED IN A MANNER CONSISTENT FOR MASONRY CLEANING, REPAIR/REPLACEMENT AND RE-POINTING. PROVIDE SEPARATE SAMPLE PANEL(S) DEMONSTRATING MASONRY CLEANING, BRICK AND STONE REPAIR/REPLACEMENT, AND RE-POINTING FOR INSPECTION AND APPROVAL BY ARCHITECT. ADDITIONAL SAMPLE PANELS SHALL BE PREPARED AS NEEDED TO ACHIEVE APPROVAL. MASONRY CONTRACTOR TO VERIFY QUANTITIES.
5. PRIOR TO SUBMITTING BID, CLEAN ALL EXISTING EXTERIOR MASONRY AT ALL ELEVATIONS, INCLUDING BUT NOT LIMITED TO VISIBLE EXTERIOR.
6. BRICKWORK AND STONEMASONRY DO NOT DAMAGE OR ALTER THE PHYSICAL CHARACTERISTICS OF THE MASONRY SURFACES. WORK SHALL BE AS LOW AS POSSIBLE AND SHALL NOT EXCEED 360 PSI. (CLEANING SHALL BE PERFORMED BY THE SUPPORTING WORK IS COMPLETED).
7. REMOVE AND REPLACE THE FABRIC AWnings LOCATED ABOVE ALL ENTRANCES AT ALL SIDES OF BUILDING.
8. REMOVE EXISTING AND INSTALL NEW GUTTERS AND DOWNSPUTS AT THE ROOF TOP.
9. PROVIDE 1/2" AWNING GUTTERS OF EXISTING CONCRETE ROOF AND REAR EXTERIOR MASONRY SHALL AS REQUIRED TO INSTALL NEW KNOX ROOFERS & DRYER. WALL VENTS FOR ALL UNIT DRYERS AND KNOX ROOFERS EXISTING. EXTERIOR VENT WALL CAPS SHALL BE CONFORM TO CORROSION RESISTANT, EQUIPPED WITH BACK DRAFT CHIMNEY MODEL AND FINISH AS APPROVED BY OWNER/ARCHITECT. SEE LAMP DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL ROOF FLASH PENETRATIONS WITH G.I. AND ROOFING CONTRACTOR.
10. AT THE EXISTING ELEVATOR PENETRATIONS ROOF, REMOVE/REPLACE DAMAGED MATERIAL IN KIND, PREP, PRIME AND PAINT COLOR BY OWNER.
11. REMOVE EXISTING AND INSTALL NEW ROOF DRAIN AND OVERFLOW DRAIN BASKETS. COORDINATE DRAIN COLLAR AND SLEEVES WITH NEW ROOF INSULATION AS REQUIRED TO MAINTAIN 4" R-30 INSULATION AT ALL DRAINS.
12. PROVIDE AND INSTALL NEW EXTERIOR SECURITY CAMERAS AT ALL ENTRANCES, CONNECT TO EXISTING CAMERA SURVEILLANCE SYSTEM. COORDINATE CAMERA LOCATIONS WITH OWNERS.
13. REMOVE THE EXISTING GLASS COORDINATOR ASSEMBLIES AT THE REAR ELEVATION AND INSTALL NEW STOREFRONT ASSEMBLIES WITH (1) ACCESSIBLE DOOR PER SECTION AS INDICATED PER PLANS. THE NEW STOREFRONT FOR THE COMMUNITY AND LOBBY SHALL BE EQUIPPED WITH PANIC HARDWARE. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PER DISCUSSION.

SITE WORK KEYNOTES

1. MILL THE TOP 2" OF ASPHALT CIRCLE DRIVE AND PARKING OF AND CIRCULAR DRIVE 2" OF ASPHALT PAVING. PROVIDE MODIFICATIONS AS REQUIRED AT EXISTING PARKING SPOTS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 905 OF THE ICC AND 115.1.001. MAXIMUM SLOPE NOT TO EXCEED 100:000 (SLOPE NOTE C3).
2. ASPHALT PAVING. PROVIDE MODIFICATIONS AS REQUIRED AT EXISTING PARKING SPOTS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 905 OF THE ICC AND 115.1.001. MAXIMUM SLOPE NOT TO EXCEED 100:000 (SLOPE NOTE C3).
3. REMOVE EXISTING METAL HANDRAILS & GUARDRAILS AT THE NORTH AND SOUTH ACCESSIBLE RAMPS AND FRONT STOPS AND INSTALL NEW GUARDRAILS AND HANDRAILS, PRIME & PAINTED IN EPOXY METAL PAINT COLOR BY OWNER. REPAIR ALL SPRING CONCRETE DAMAGE AS REQUIRED AT RAMP ATTACHMENT LOCATIONS.
4. PROVIDE AND INSTALL NEW 6" DUMPSTER ENCLOSURE (WELDED STEEL POST & PICKET FENCE).
5. TRIM EXISTING TREES THE LANDSCAPE ALLOWANCE.
6. REMOVE EXISTING WOOD SEAT AND BACK, PREP AND PAINT EXISTING STEEL BENCH STRUCTURE. INSTALL NEW TREATED WOOD SEAT AND BACK.
7. PREP AND PAINT CONCRETE FENCING AND GATES. COLOR TO MATCH EXISTING.
8. REPLACE STEEL STAIR RAILING AT MAIN ENTRANCE. PREP AND PAINT, COLOR AS SELECTED BY OWNER.

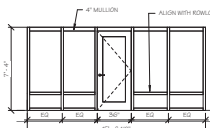
NOTE: ALL EXISTING WINDOWS TO REMAIN



WEST SIDE EXTERIOR ELEVATION (FRONT)



EAST SIDE EXTERIOR ELEVATION (REAR)



TYP. STOREFRONT ASSEMBLY

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P-572-286-7200

PROJECT NO. 2022-001-001

DESIGNED BY: WALLACE ARCHITECTS, L.L.C.

DATE: 17 JUN 2022

BY: J. WALLACE

FOR CONSTRUCTION

A3.0

4-307

EXTERIOR BUILDING DEMOLITION/
RENOVATION KEYNOTES

1. COMPLETELY REMOVE THE EXISTING ROOF BALLAST, MEMBRANE, RIS, PIPE SUPPORTS, TERMINATION BARS AND COVERBOARDS ETC. AND INSTALL NEW 80 MIL, OPEN BALLASTED ROOF SYSTEM WITH 20 YEAR WARRANTY OVER 4" SO INSULATION. PROVIDE ALL LABOR AND MATERIALS AS REQUIRED FOR A COMPLETE, WARRANTED ROOF SYSTEM TO INCLUDE NEW PIPE SUPPORTS, MECHANICAL CURB FLASHINGS, EQUIPMENT SUPPORT STEEL FRAM, IRON BASSETS, CONDENSATE LINES, AND WALKWAY MATS. INCLUDE MEMBRANE ROOFING REMOVAL AND REPLACEMENT AT THE LOWER MAIN ENTRY ROOF, AND STONE AND ELEVATOR TOWERS. MASONRY RESTORATION CONTRACTOR TO INSPECT, RESTORE AND CLEAN ALL PARAPET WALLS AND ARCHITECTURAL STONE & TILE COPINGS. INCLUDE REPLACEMENT OF ALL AGED AND DETERIORATED JOINT SEALANTS.
2. REPAIR/REPLACE DAMAGED MASONRY UNITS, AND RE-POINT EXISTING BRICK AND STONE WORK. (ESTIMATED AT \$0.00 PER SQUARE FOOT). BRICK AND STONE REPLACEMENTS AND 20 SEPARATE FULL LENGTH HORIZONTAL MORTAR JOINT RE-POINTING. AVERAGE PER ELEVATION FOR BASE BID UNLESS NOTED OTHERWISE). RE-POINTING MORTAR SHALL BE TYPE "N" AND MATCH THE COLOR, TEXTURE, JOINT WIDTH, AND JOINT PROFILE OF THE EXISTING MASONRY. WORK SHALL BE PERFORMED BY A MASONRY FIRM CONSISTENT FOR MASONRY CLEANING, REPAIR/REPLACEMENT AND RE-POINTING. PROVIDE SEPARATE SAMPLE PANELS) DEMONSTRATING MASONRY CLEANING, BRICK AND STONE REPAIR/REPLACEMENT, AND RE-POINTING FOR INSPECTION AND APPROVAL BY ARCHITECT. ADDITIONAL SAMPLE PANELS SHALL BE PROVIDED AS NEEDED TO ACHIEVE APPROVAL. MASONRY CONTRACTOR TO VERIFY QUANTITIES. PRIOR TO SUBMITTING BID.
3. CLEAN ALL EXISTING EXTERIOR MASONRY AT ALL ELEVATIONS, INCLUDING BUT NOT LIMITED TO VISIBLE EXTERIOR BRICKWORK AND STONEWORK. DO NOT DAMAGE OR ALTER THE PHYSICAL CHARACTERISTICS OF THE MASONRY SURFACES. WATER PRESSURE SHALL BE AS LOW AS POSSIBLE AND SHALL NOT EXCEED 350 PSI. (CLEANING SHALL BE PERFORMED AFTER TUCKPOINTING WORK IS COMPLETED).
4. REMOVE AND REPLACE THE FABRIC AWNINGS LOCATED ABOVE ALL ENTRANCES AT ALL SIDES OF BUILDING.
5. REMOVE EXISTING AND INSTALL NEW OUTTERS AND DOWN SPOUTS AT THE ROOF TOP PENETRATIONS, AND AT THE NORTH AND SOUTH ENTRANCES. AND PROVIDE NEW SPAN BLOCKS. PROVIDE SAW CUTTING/GRINDING OF EXISTING CONCRETE ROOF AND REAR EXTERIOR MASONRY WALLS AS REQUIRED TO INSTALL NEW EXTERIOR DOWN SPOUTS. WALLS SHALL BE FOR ALL UNIT DRYERS AND RADON EXHAUST VENTING. DRYER VENT WALL CAPS SHALL BE LOW PROFILE CORROSION RESISTANT, EQUIPPED WITH RADON DRAFT STOPPING MODEL, AND FURNISH AS APPROVED BY OWNER/ARCHITECT. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL ROOF FLASHING PENETRATIONS WITH GLC AND ROOFING CONTRACTOR.
6. AT THE EXISTING ELEVATOR PENETRATIONS ROOF ELEVATOR TOP FLASHING REPAIR/REPLACE DAMAGED MATERIAL IN PLACE. PREP, PRIME AND FINISH COLOR BY OWNER.
7. REMOVE EXISTING AND INSTALL NEW ROOF DRAINS AND OVERFLOW DRAIN BASINETS. COORDINATE DRAIN COLOR AND SIZES WITH NEW ROOF INSULATION AS REQUIRED TO MAINTAIN 4" SO INSULATION AT ALL DRAINS.
8. PROVIDE AND INSTALL NEW EXTERIOR SECURITY CAMERAS AT ALL ENTRANCES. CONNECT TO EXISTING CAMERA SURVEILLANCE SYSTEM. COORDINATE CAMERA LOCATIONS WITH OWNERS. REMOVE THE (4) EXISTING SLIDING GLASS DOOR/SHOWROOM ASSEMBLIES AT THE REAR ELEVATION AND INSTALL NEW STOREFRONT ASSEMBLIES WITH (1) ACCESSIBLE DOOR THE SECTION AS INDICATED PER PLANS. THE NEW GROUND FLOOR FOR THE COMMUNITY AND LOBBY SHALL BE EQUIPPED WITH FLOOR FINISHING. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO PROCUREMENT.

SITE WORK KEYNOTES

1. MILL THE TOP 2" OF ASPHALT DRIVE AND PARKING LOT AND OVERLAY WITH 2" OF COURSE OF NEW ASPHALT PAVING. PROVIDE MODIFICATIONS AS REQUIRED AT EXISTING PARADE STALLS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 902.5 OF THE ICC AND 117.3.2011 MINIMUM SLOPE NOT TO EXCEED 150 (SEE SCOPE NOTE C).
2. ASPHALT PAVING PROVIDE MODIFICATIONS AS REQUIRED AT EXISTING PARADE STALLS FOR ACCESSIBLE PARKING TO COMPLY WITH SECTION 902.5 OF THE ICC AND 117.3.2011 MINIMUM SLOPE NOT TO EXCEED 150 (SEE SCOPE NOTE C).
3. REMOVE EXISTING METAL HANDRAILS & GAULKRAILS AT THE NORTH AND SOUTH ACCESSIBLE RAMPS AND FRONT STEPS AND INSTALL NEW GAULKRAILS AND HANDRAILS. PREPARE & PAINTED IN EXISTING METAL PAINT COLOR BY OWNER. REPAIR ALL SPALLING CONCRETE DAMAGE AS REQUIRED AT RAILING ATTACHMENT LOCATIONS. PROVIDE AND INSTALL NEW 4" TAMPETER ENCLOSURE (MILDED STEEL POST & PICKET FENCE).
4. TRIM EXISTING TREES PER LANDSCAPE ALLOWANCE.
5. REMOVE EXISTING WOOD SEAT AND BACK, PREP AND PAINT EXISTING STEEL BENCH STRUCTURE. INSTALL NEW TREATED WOOD SEAT AND BACK.
6. PREP AND PAINT ORNAMENTAL FENCING AND GATES. COLOR TO MATCH EXISTING.
7. REPLACE STEEL STAIR RAILING AT MAIN ENTRANCE. PREP AND PAINT COLOR AS SELECTED BY OWNER.

NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS.
MITIGATE ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD-BASED PAINT, ETC.) THAT IS IDENTIFIED IN THE OWNER PROVIDED ENVIRONMENTAL REPORT.



DIAMOND SENIOR APARTMENTS AT CARROLL TOWER
ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace
ARCHITECTS, L.L.C.
Columbia, MO
P 573-286-7200

PROJECT NO. 2022-001-001

DESIGNED BY: DANIEL J. ANDERSON

DATE: 17 JUN 2022

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

DATE: 17 JUN 2022

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

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DATE: 17 JUN 2022

SECTION 08 43 13
ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Aluminum-framed storefront, with vision glass.
- B. Aluminum doors and frames.
- C. Weatherstripping.

1.02 RELATED REQUIREMENTS

- A. Section 05 12 00 - Structural Steel Framing: Steel attachment members.
- B. Section 05 50 00 - Metal Fabrications: Steel attachment devices.
- C. Section 07 92 00 - Joint Sealants: Sealing joints between frames and adjacent construction.
- D. Section 08 71 00 - Door Hardware: Hardware items other than specified in this section.

1.03 REFERENCE STANDARDS

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum From Shop to Site; 2015.
- B. AAMA 609 & 610 - Cleaning and Maintenance Guide for Architecturally Finished Aluminum (Combined Document); 2015.
- C. AAMA 1503 - Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections; 2009.
- D. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2013.
- E. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2014.
- F. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2013.
- G. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.
- H. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, door hardware, and internal drainage details.
- C. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.
- D. Manufacturer's Qualification Statement.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.

1.06 FIELD CONDITIONS

- A. Do not install sealants when ambient temperature is less than 40 degrees F. Maintain this minimum temperature during and 48 hours after installation.

1.07 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.

- B. Provide five year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units.
- C. Provide five year manufacturer warranty against excessive degradation of exterior finish. Include provision for replacement of units with excessive fading, chalking, or flaking.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Aluminum-Framed Storefronts Manufacturers:
 - 1. EFCO Corporation: www.efccorp.com.
 - 2. Kawneer North America: www.kawneer.com.
 - 3. Manko Window Systems, Inc: www.mankowindows.com.
 - 4. Oldcastle BuildingEnvelope: www.oldcastlebe.com.
 - 5. Tubelite, Inc: www.tubeliteinc.com.

2.02 ALUMINUM-FRAMED STOREFRONT

- A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
 - 1. Glazing Rabbet: For 1 inch insulating glazing.
 - 2. Glazing Position: Centered (front to back).
 - 3. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep.
 - 4. Finish: High performance organic coatings.
 - a. Factory finish all surfaces that will be exposed in completed assemblies.
 - b. Touch-up surfaces cut during fabrication so that no natural aluminum is visible in completed assemblies, including joint edges.
 - 5. Finish Color: As selected by Owner from manufacturer's standard line.
 - 6. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
 - 7. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
 - 8. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
 - 9. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.
 - 10. Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
 - 11. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.
- B. Performance Requirements
 - 1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
 - a. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
 - 2. Air Leakage: 0.06 cfm/sq ft maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf pressure difference.
 - 3. Condensation Resistance Factor of Framing: 50, minimum, measured in accordance with AAMA 1503.

2.03 COMPONENTS

- A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage system.
 - 1. Glazing Stops: Flush.

- B. Glazing: Insulated double pane, annealed glass, clear, low-E coated, argon filled, with glass thicknesses as recommended by manufacturer for specified wind conditions.
 - 1. Provide tempered glass where required by Code for hazardous locations.
 - 2. Glazing Tape: Closed cell foam type with double sided adhesive.
 - 3. Setting Blocks: Manufacturer's standard.
- C. Swing Doors: Glazed aluminum.
 - 1. Thickness: 1-3/4 inches.
 - 2. Top Rail: 4 inches wide.
 - 3. Vertical Stiles: 4-1/2 inches wide.
 - 4. Bottom Rail: 10 inches wide.
 - 5. Glazing Stops: Square.
 - 6. Finish: Same as storefront.

2.04 MATERIALS

- A. Extruded Aluminum: ASTM B221 (ASTM B221M).
- B. Structural Supporting Anchors: See Section 05 12 00.
- C. Fasteners: Stainless steel.
- D. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

2.05 FINISHES

- A. High Performance Organic Coating: Primer and topcoat coatings system based on super durable polyester resin powder containing high level of isophthalic acid; with minimum dry film thickness (DFT) of 2 to 3.5 mil, 0.0020 to 0.0035 inch over aluminum extrusions and panels; meeting requirements of AAMA 2604.
- B. Color: As selected by Owner from manufacturer's standard line.

2.06 HARDWARE

- A. For each door, include weatherstripping and sill sweep strip.
- B. Other Door Hardware: See Section 08 71 00.
- C. Weatherstripping: Wool pile, continuous and replaceable; provide on all doors.
- D. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all doors.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify dimensions, tolerances, and method of attachment with other work.
- B. Verify that storefront wall openings and adjoining water-resistive and/or air barrier seal materials are ready to receive work of this section.

3.02 INSTALLATION

- A. Install wall system in accordance with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
- H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.

- I. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

3.03 TOLERANCES

- A. Maximum Variation from Plumb: 0.06 inch per 3 feet non-cumulative or 0.06 inch per 10 feet, whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch.

3.04 ADJUSTING

- A. Adjust operating hardware and sash for smooth operation.

3.05 CLEANING

- A. Remove protective material from pre-finished aluminum surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths, and take care to remove dirt from corners and to wipe surfaces clean.
- C. Upon completion of installation, thoroughly clean aluminum surfaces in accordance with AAMA 609 & 610.

END OF SECTION



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☒ Unaltered	☒	☒	☒
☐ Minor Alteration	☐	☐	☐
☐ Major Alteration	☐	☐	☐
☐ Additions	☐	☐	☐
Sensitive to original	☐	☐	☐
Insensitive to original	☐	☐	☐

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: Spanish Revival

Date of Construction: 1986

Source: NA

Features:

Emulates Hotel Baker. This six story structure was built as elderly housing. The clay tile roof and brick with concrete block base was designed to complement the Hotel Baker.



Address:

200 North Second Street

Representation in Existing Surveys:

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

Block No. 4

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 6

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 12 N 3 rd St		
	Significance:	Non-Contributing		
	Petitioner:	Erik Gilly		
	Project Type:	Windows, Exterior Renovations		
	PUBLIC HEARING		MEETING 6/4/2025	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Photos, quote, application, renderings				
Project Description:				
• This exterior renovation is for a bar arcade. • There will be potentially two window garage doors on the west side of the building. • There will be new awnings above the doors and the awnings along the west side of the building will be removed. • The filled in windows on the east side of the building will be once again windows. • The masonry will be fixed on the north east side of the building. • There will be new signs for the new business. • The cost of work is over \$90,000 which is more than enough for the grant.				
Staff Comments:				
The project is currently in for preliminary review by the Commission. The applicant will come back when architectural drawings have been submitted with more details.				
Recommendation / Suggested Action:				
• Provide feedback for when the grant comes back.				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

☒ Commercial

☐ Residential

Received Date

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

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:

\$ 249,000

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

Rec Haus @12 N 3rd St, St Charles, IL 60174





Rec Haus @12 N 3rd St, St Charles, IL 60174





May 14, 2025

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

RE: **Budget Bid for Interior Buildout of Rec Haus, St. Charles IL**

Dear Erik,

Thank you for the opportunity to provide a budget bid on the work needed to remodel the space in St. Charles.

I have broken down the scope of work as follows:

- Bar buildout – I have a \$2,500 allowance for the wall surface, that faces out, under the bar. .
- Bathroom floor tile – Replace the broken tile
- Demo – as needed
- Drywall – drywall the new walls and patch/repair as needed
- Dumpsters – provide as needed
- Electric – I have a \$20,000 allowance for the interior electric. This is a variable as fixtures have not been selected.
- Fire alarm – horns, strobes, and pull stations as needed
- Flooring –
 - o We can provide a overlay, over the entire floor (where discussed), the same materials as discussed in Aurora.
 - o Bocce Ball and Putter Pong: I have a \$8,000 allowance in for Astro Turf. There were no specifications
- HVAC – New duct in new office
- Low Voltage: Relocate to new office
- Millwork – New door for the office
- Paint – Interior - paint the new drywall walls. 1 coat primer, two coats paint. 2 colors priced
- Paint – Exterior – Paint the West, North, and East walls. No work on the South wall. Allowance of \$15,000.00
- Plumbing – Remove floor sink at smaller bar.
- Sprinklers – provide heads where needed for new office.
- Stucco – East wall exterior - fix damaged areas of missing stucco both existing damage and damage caused by new construction. Allowance of \$12,000.00
- Walls – Steel studs to be used
 - o Prep for Beer wall
 - o Note, you probably will need more beer lines and a glycol system large enough for more beer lines.



- Option for Glass Garage Doors: **add to below price \$69,000.00**
 - o Provide 2 glass garage overhead doors. As wide as possible, to fit between trusses. Approximately 10' wide. No openers, just lift and pull down.
 - o Motorized screens
 - o Railings
 - o Masonary
 - o Steel
 - o Trim work as needed

Additional items not included:

- This job is bid Non-Union/Non Prevailing wage.
- No permits
- No structural repairs to the building. We can assist in any work needed.
- No architectural or engineering fees
- All signs and the installation by others, we will provide oversight and power.
- No TV's, games, tables, chairs,
- No Internet service
- No POS system
- No ceiling work. Other than stapling up the existing insulation.

Totals: **Total = \$180,000.00**

Completion schedule: We expect to complete our work as identified above within 2 months of start date.

Payment Schedule: TBD

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
☒ Unaltered	☒	☐	☒
☐ Minor Alteration	☐	☐	☐
☐ Major Alteration	☐	☐	☐
☐ Additions	☐	☐	☐
Sensitive to original	☐	☐	☐
Insensitive to original	☐	☐	☐

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 ILLINOIS • 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Eligibility of Property for Landmark Designation: 801 Indiana Ave	
	Significance:		N/A	
	Petitioner:		Steve Leffler	
	Project Type:		Landmark	
	PUBLIC HEARING			MEETING 6/4/2025
Agenda Item Category:				
	Preliminary Review			Grant
	Certificate of Appropriateness (COA)			Other Commission Business
X	Landmark/District Designation			Commission Business
Attached Documents:			Additional Requested Documents:	
Application				
Project Description:				
A landmark nomination has been submitted for the structure located at 801 Indiana Ave.				
Staff Comments:				
Recommendation / Suggested Action:				
- Review the landmark nomination and provide a recommendation to set public hearing date. - The hearing date can be set for July 2, 2025 or July 16, 2025 after more paperwork is submitted.				

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

Received Date

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): 09-27-488-013	
	Property Name (Historic or common name of the property):	
	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: John Mann
- b) Architect/ Builder: _____
- c) Significant Person(s): _____
- d) Significant Dates (i.e., construction dates): c 1855 Farm Utility Portion,
c 1870 CONVERTED TO HOUSE

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:

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:

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.
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

EXHIBIT A

Order No.: KA20031152

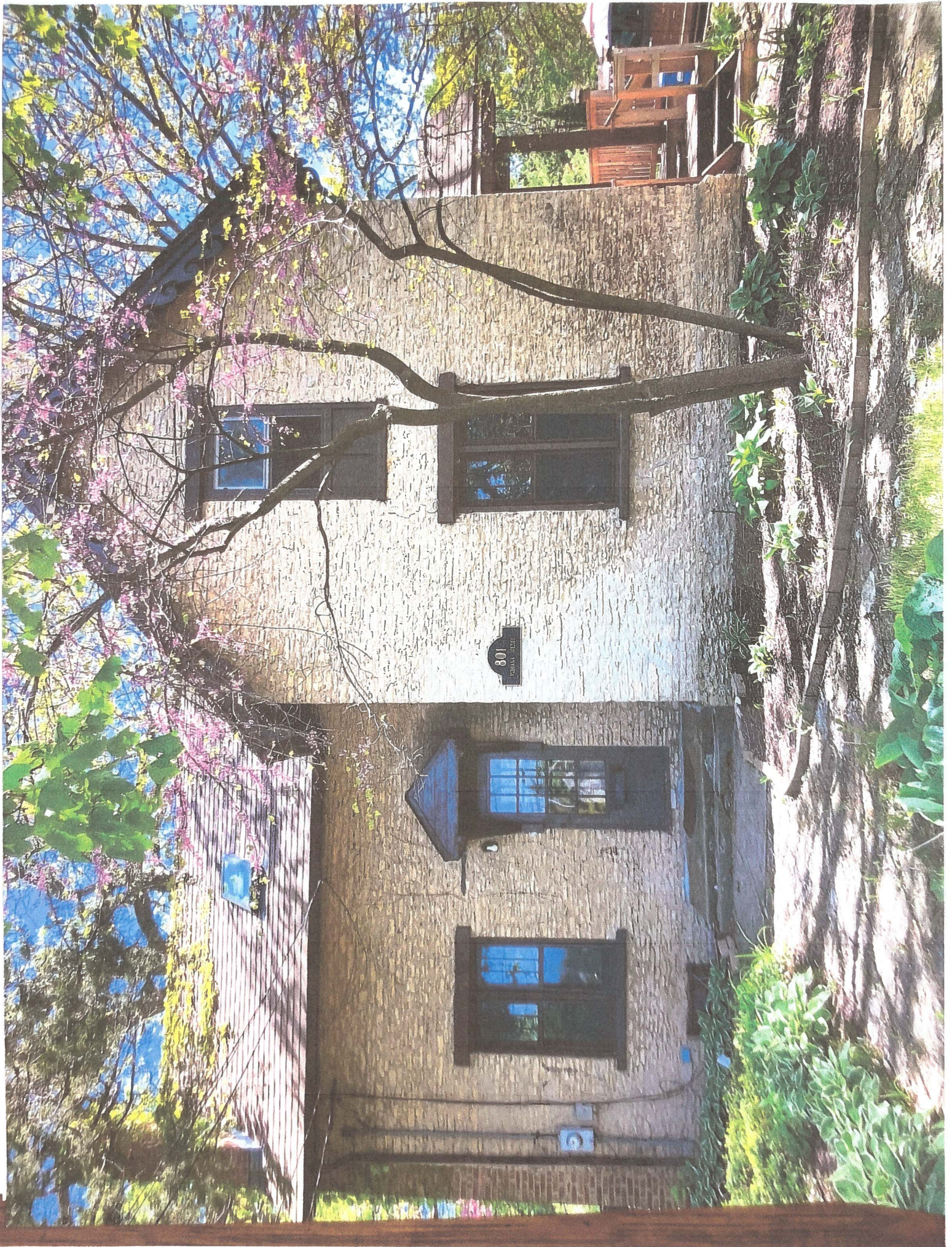
For APN/Parcel ID(s): 09-27-488-013-0000

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

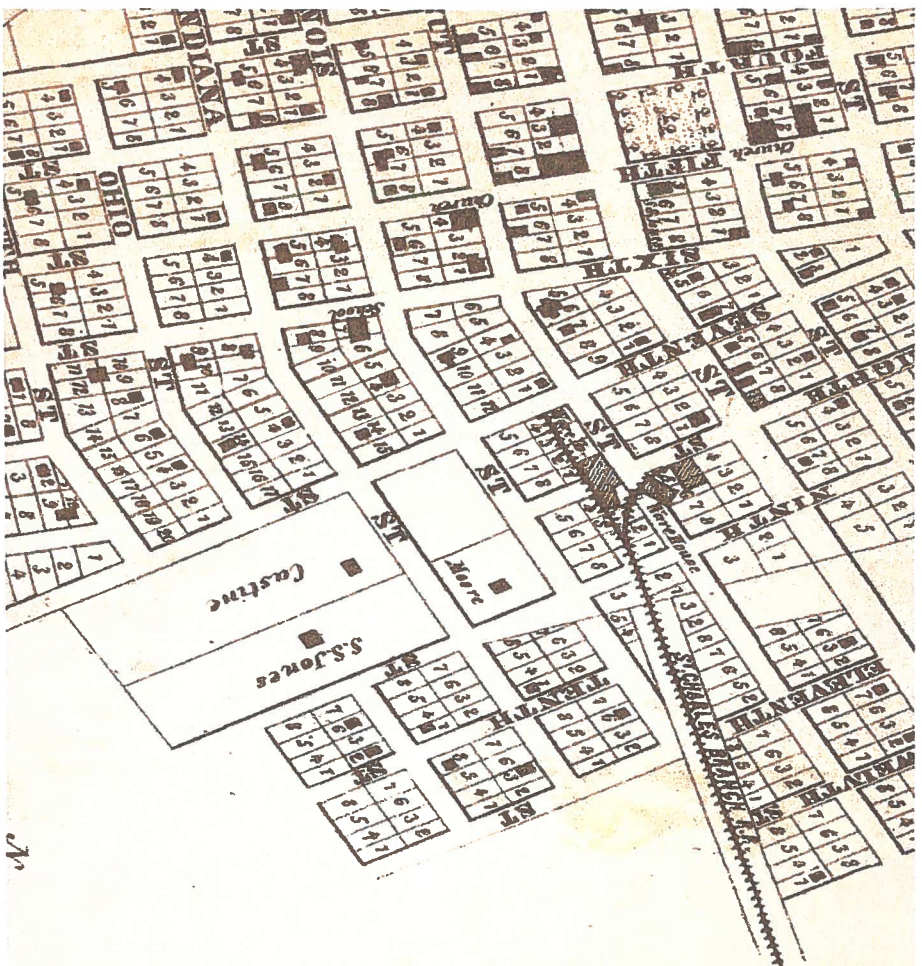
THAT PART OF SECTION 27 AND 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF INDIANA AVENUE THAT IS 190.2 FEET EASTERLY OF THE EASTERLY LINE OF SEVENTH AVENUE SOUTH FOR THE PLACE OF BEGINNING; THENCE EASTERLY 83.2 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**



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.
R. 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 R. H. Marvin, cor. Main and Third
Streets, west side.

Wagon Maker and Blacksmithing.

R. H. Marvin, Main Street, west side.

Printing Office.

DUMS

Geo. Person, Main

Cabine

H. O. Hyde, Merch

J. S. Van Patten &

Reaper and

Gr

John Z. Whitaker

Boot

G. H. Winsor, Merc

W. V. Barlow, Dea

Kee Notions, Main

Wo

A. N. Look, Main St

Lime

Wm. F. Way, corne

Deale

Timothy Baker, hal