

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

**WEDNESDAY, March 18, 2026 – 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 March 4, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
  - a. 207 Illinois Avenue**
  - b. 162 S 1<sup>st</sup> Street**
  - c. 11-17 S 2<sup>nd</sup> Avenue**
  - d. 218 Indiana Street**
- 6. Grant Applications**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
  - a. Discuss and select a consultant for the resurvey**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
  - a. Administrative Approvals 3 month check in**
- 12. Meeting Announcements: April 1, 2026**
- 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](mailto: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, MARCH 4, 2026**

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

**Members Absent:** None

**Also Present:** Emma Field, Planner

**1. Call to Order**

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

**2. Roll Call**

Ms. Emma Field called Roll with 5 members present. There was a quorum.

**3. Approval of Agenda**

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

**4. Presentation of minutes of the February 18, 2026 meeting**

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

**5. Certificate of Appropriateness (COA) applications**

**a. 504 E Main Street**

Mr. Joseph Freeman, property owner, presented COA requesting modification to the staircase and removal of one window.

Commission discussed window design on the resubmitted drawings.

Commission agreed the revised stair design was a better design.

**A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 504 E Main Street.**

**b. 217 Cedar Avenue**

Mr. Roland Dzekciorius, Mason, presented COA requesting to remove the stucco and apply mortar scratch coat over the stone as well as remove the half wall in the front.

Commission asked for clarification on applying the mortar scratch. Mr. Dzekciorius

responded that the mortar will fill in any gaps in the stone.

Mr. Pretz asked if anything else would be removed from the house. Mr. Dzekciorius advised nothing more will be removed.

Mr. Kessler suggested the process be photographically journalled and shared with the Commission.

**A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 217 Cedar Avenue.**

**c. 516 Cedar Avenue**

Mr. Bart Curtin, property owner, presented COA requesting to change the porch by removing the half wall and siding and adding a wood rail.

The Commission suggested pitching the bottom rail and top of the railing so that rail and snow are able to slide off.

**A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented with advisory suggestion to bevel the upper and lower rail to shed water for 516 Cedar Avenue.**

**d. 11-17 S 2<sup>nd</sup> Avenue**

Mr. Curt Hurst, property owner, presented COA revising previously approved plans for 11-17 S 2<sup>nd</sup> Avenue.

Commission questioned if the smaller leaded glass will be preserved. Mr. Hurst responded they will be removed, refurbished, and re-installed.

**A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 11 S 2<sup>nd</sup> Avenue.**

**e. 218 Indiana Street**

Submitter of COA was unable to attend meeting. Commission tabled discussion.

**A motion to table was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to table discussion of COA for 218 Indiana Street.**

**6. Grant Applications**

None

**7. Landmark Applications**

None

**8. Preliminary Reviews**

None

**9. Other Commission Business**

**a. Brochures**

Dr. Smunt has made some edits to the sample brochures and has sent them back to Ms. Field to update. Dr. Smunt suggested in the signage brochures the statement on backlit signs should be removed.

**10. Public Comment**

None

**11. Additional Business and Observations from Commissioners or Staff**

**a. Announcements from Staff**

Ms. Emma Field announced that she did not receive responses from the landmark owners in the Pottawatomie neighborhood after sending a letter from Ms. Malay. She told the Commission she would send an email on Thursday March 5<sup>th</sup>.

Ms. Emma Field announced that the administrative approval list went to Council Committee on Monday March 2<sup>nd</sup> and will go to City Council on March 16<sup>th</sup>. The letter to property owners about COAs will go out after that.

Ms. Emma Field announced that she received 4 responses from consultants for when the City takes up the project of resurveying the Central Historic District and potentially the other two districts and landmarks outside of the districts. The Commission discussed what they are looking for in a consultant.

Commission discussed the 4 proposals that were received and the format they would like to see on the final surveys.

Ms. Field presented a timeline for the consultant and applying for the Certified Local Government grant from the State.

**12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, March 18, 2026**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:17 P.M.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 207 Illinois Avenue		
	<b>Significance:</b>	Contributing		
	<b>Petitioner:</b>	Paul Lencioni- Business representative		
	<b>Project Type:</b>	Sign		
<b>PUBLIC HEARING</b>			<b>MEETING 3/18/2026</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
COA application, sign specs				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>New freestanding sign in front yard, all made of aluminum material</li> </ul>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation of the COA</li> </ul>				

**APPLICATION FOR COA REVIEW**  
**HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit # 2026-00227 Date Submitted: 3/4/26 COA # \_\_\_\_\_ - \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 207 Illinois Ave. St. Charles IL 60174

Use of Property:  Commercial, business name: Liberty Company Insurance  
 Residential  Other: \_\_\_\_\_

**RECEIVED**  
**MAR 04 2026**  
City of St. Charles  
Community Development

**Project Type:**

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

**Description:**

Replacing the post and cabinet sign with a new post and cabinet sign

**Applicant Information:**

Name (print): Mark Your Space  
Address: 1245 Humbrecht Cir. Unit C  
Bartlett IL 60103  
Phone: 630-289-7092

Applicant is (check all that apply):

<input type="checkbox"/> Property Owner
<input type="checkbox"/> Business Tenant
<input checked="" type="checkbox"/> Project contractor
<input checked="" type="checkbox"/> Architect/Designer

**Property Owner Information (if not the Applicant)**

Name (print): Gorilla Capital LLC  
Address: 58 Highgate Course. St. Charles, IL 60174  
Signature: see attached form

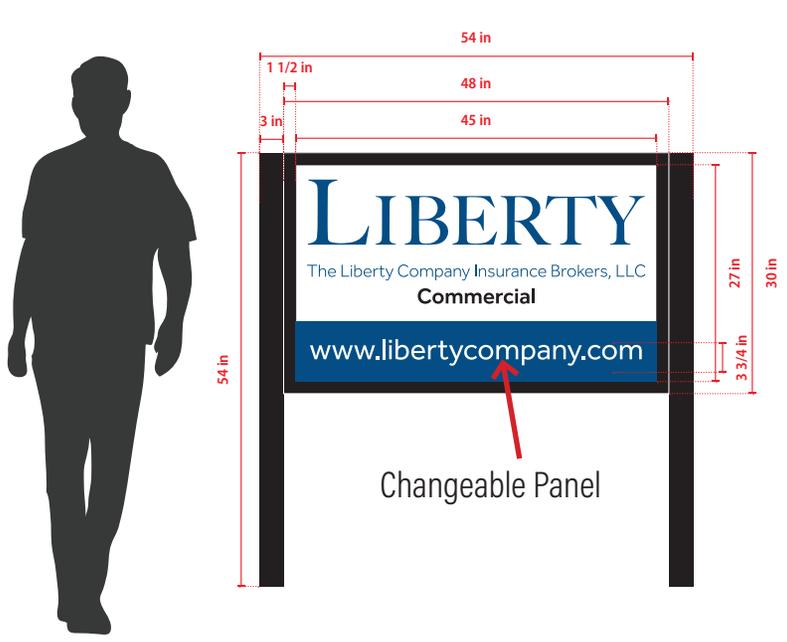
**APPLICANT/AUTHORIZED AGENT SIGNATURE**

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: Debra Dahlgren Date: 3/4/26

Client:	Liberty Company Insurance	Project:	Exterior Sign	Revision:	Rev3-Permit
Address:	207 Illinois Ave St. Charles, IL 61074			Date:	02/25/2026

**Post and Cabinet Sign :**



*\*Sign will be positioned as close to original location as possible\**

**Location (REMOVAL REQUIRED)**

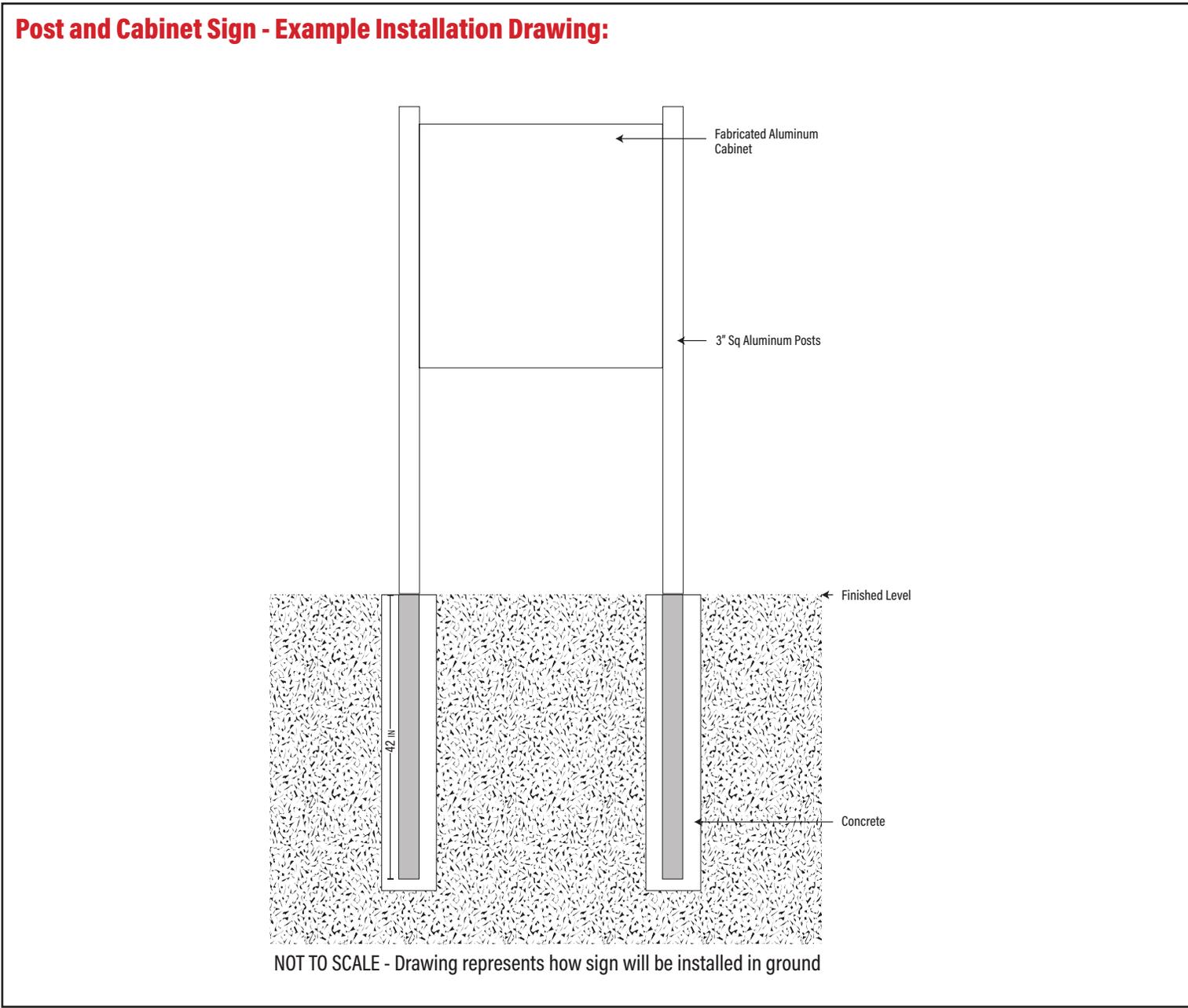


**Dimensions**

- Overall Size: 54"W X 54"H
- Cabinet: 48"W X 30"H
- Posts: 3"W X 54"H

**Post & Cabinet Sign**

- Sided: Single-Sided
- Illumination: Non-Lit
- Fabrication: Fabricated Aluminum Cabinet with Changeable Panel
- Cabinet: 2"D Aluminum Cab; Painted ■ Black
- Face: 1.5" Retainer; Painted ■ Black
- Posts: (2) 3" sq. aluminum; Painted - ■ Black
- Site Modifications: No
- Remove Existing: **YES**
- Notes: -



**Dimensions**

Overall Size: 54"W 54"H  
 Cabinet: 48"W X 30"H  
 Posts: 3"W X 54"H

**Post & Cabinet Sign**

Sided: Single-Sided  
 Illumination: Non-Lit  
 Fabrication: Fabricated Aluminum Cabinet with Changeable Panel  
 Cabinet: 2"D Aluminum Cab; Painted ■ Black  
 Face: 1.5" Retainer; Painted ■ Black  
 Posts: (2) 3" sq. aluminum; Painted - ■ Black  
 Site Modifications: No  
 Remove Existing: **YES**  
 Notes: -

**Post and Cabinet Sign - Overhead View:**



**Location (REMOVAL REQUIRED)**



**Dimensions**

Overall Size: 54"W X 54"H  
 Cabinet: 48"W X 30"H  
 Posts: 3"W X 54"H

**Post & Cabinet Sign**

Sided: Single-Sided  
 Illumination: Non-Lit  
 Fabrication: Fabricated Aluminum Cabinet with Changeable Panel  
 Cabinet: 2"D Aluminum Cab; Painted ■ Black  
 Face: 1.5" Retainer; Painted ■ Black  
 Posts: (2) 3" sq. aluminum; Painted - ■ Black  
 Site Modifications: No  
 Remove Existing: **YES**  
 Notes: -



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

## ARCHITECTURAL INTEGRITY

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

## BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

## ARCHITECTURAL DESCRIPTION

**Style:** Queen Anne

**Date of Construction:** 1880-1910

**Source:** Field Guide to American Houses

**Features:**

Two-story cross gable structure. Entry porch with shed roof. Projecting gable end with wood shingles.

## ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing



**Address:**

207 East Illinois Avenue

**Representation in Existing Surveys:**

- Federal
- State
- County
- Local

**Block No. 58**

**Building No. 3**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 8**

**NEGATIVE NO. 36**

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 162 S 1 <sup>st</sup> St		
	<b>Significance:</b>			
	<b>Petitioner:</b>	Nick Latko – Business representative		
	<b>Project Type:</b>	Wall Sign		
	<b>PUBLIC HEARING</b>		<b>MEETING 3/18/2026</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
COA application, sign specs				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>New wall sign with Plexiglas channel letters and an aluminum back panel. The channel letters will be illuminated. The wall sign will be attached to masonry.</li> </ul>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation of the COA</li> </ul>				

# 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 #: \_\_\_\_\_ Date Submitted: \_\_\_/\_\_\_/\_\_\_ COA # \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

### APPLICATION INFORMATION

Address of Property: 162 South 1<sup>st</sup> Street.

Use of Property:  Commercial, business name: PERU SPIRE  
 Residential  Other: \_\_\_\_\_

RECEIVED

MAR 11 2026

City of St. Charles  
Community Development

### Project Type:

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

### Description:

Installation of internally illuminated wall sign  
to read "peru spire" to connect to existing  
customer leads only.

### Applicant Information:

Name (print): Elevate Sign Group.  
 Address: 245 Cortland Ave, Lombard IL, 60148  
 Phone: (630) 650-1085.  
 Email: \_\_\_\_\_

Applicant is (check all that apply):

Property Owner

Business Tenant

Project contractor

Architect/Designer

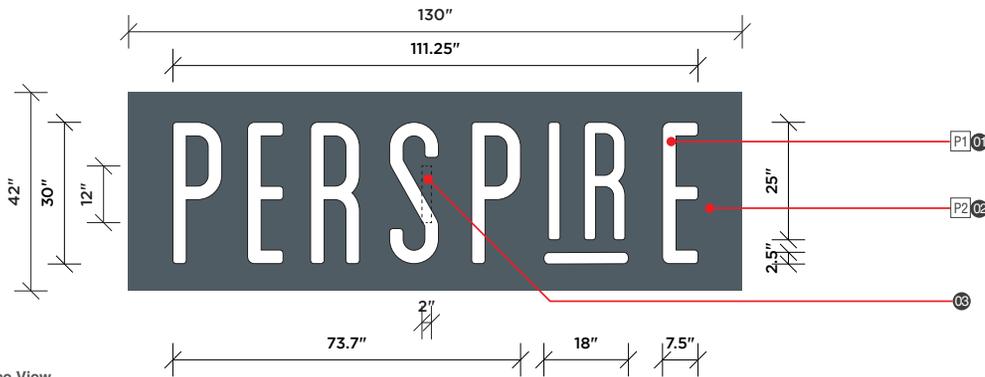
### Property Owner Information (if not the Applicant)

Name (print): T First Street IL LLC.  
 Address: 162 S. 1<sup>st</sup> St.  
 Signature: Mina Daniluk

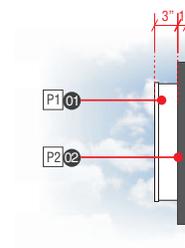
### APPLICANT/AUTHORIZED AGENT SIGNATURE

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

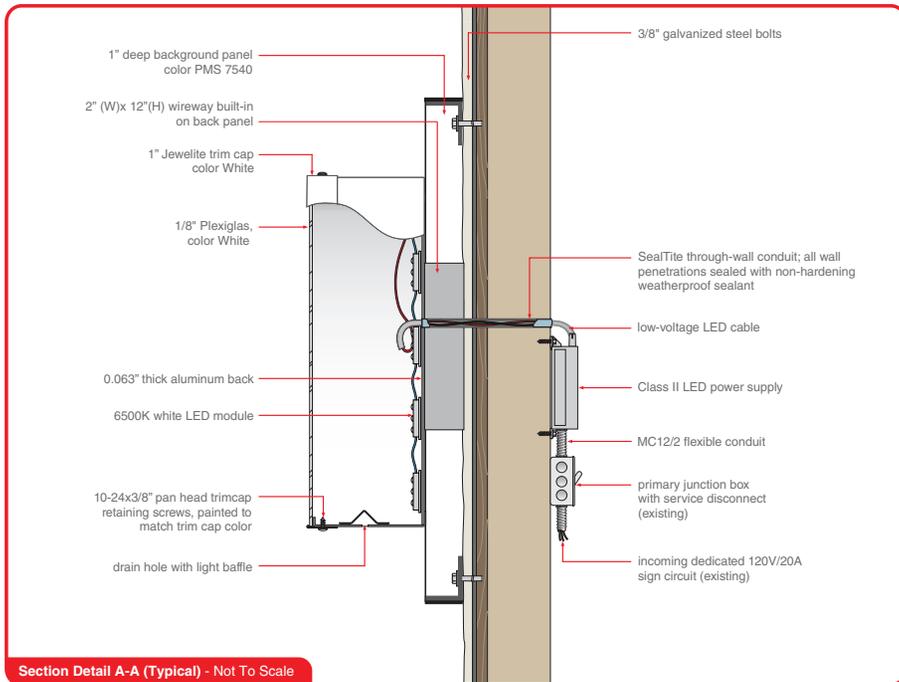
Signature: [Signature] Date: 03/03/26



Face View  
Scale 3/4" = 1'-0"



Side View  
Scale 3/4" = 1'-0"



Section Detail A-A (Typical) - Not To Scale

**Sign Type A (Elevation):** Front Lit Channel Letters with backer panel, flush mounted.

Code Allowance: 125 sq.ft. (1.5 sf/lf of wall on which located, or 125 sf, whichever less)  
**Total Sign Area:** 38 sq.ft.  
 Sign Width: 130"

**01 Channel Letters (23.18 Sq. Ft.):**

- Face: 1/8" Plexiglas, white pigmented.
- Trimcap: 1" jewelite match with face color.
- Return: 3" deep 0.040" Aluminum painted white.
- Backs: 0.063" thick aluminum back.
- Illumination: 6500K white LED s.
- Power supplies: 12V, remotely mounted behind wall.
- Installation: mounted on a raceway.

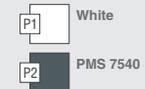
**02 Back Panel (38 Sq. Ft.): :**

- Aluminum panel satin finish painted color PMS 7540.
- Construction: 1" deep aluminum panel mounting on mortar joints only, with 3/8 inch (0.375") galvanized steel bolts.

**03 Wireway :**

- Construction: Attached to backside of background panel directly behind each row of horizontal letters. Ends of wireway are to a minimum of two inches (2") shorter than background panel.
- Dimension : 2" X 12"
- All wiring between letters to be enclosed within the wireway.

**Paint Colors:**



**Notes:**

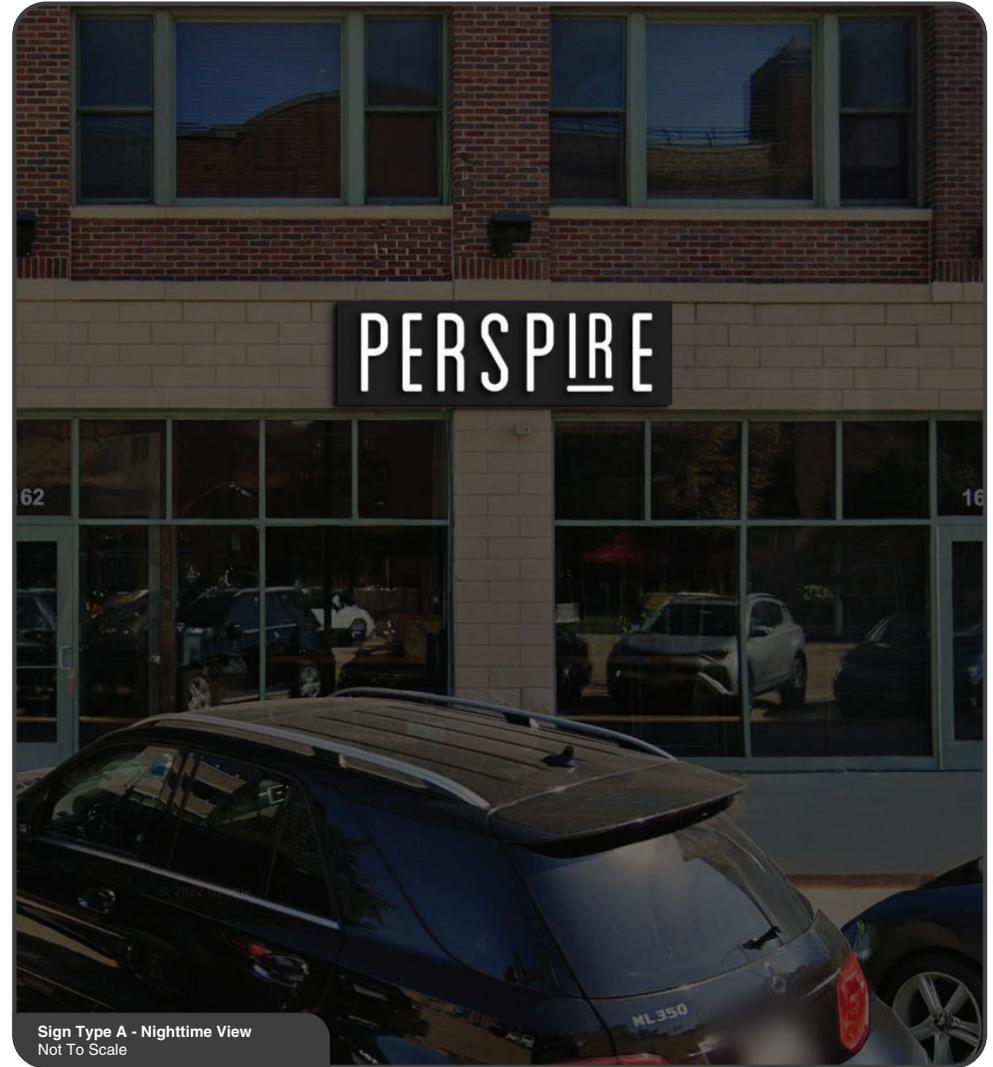
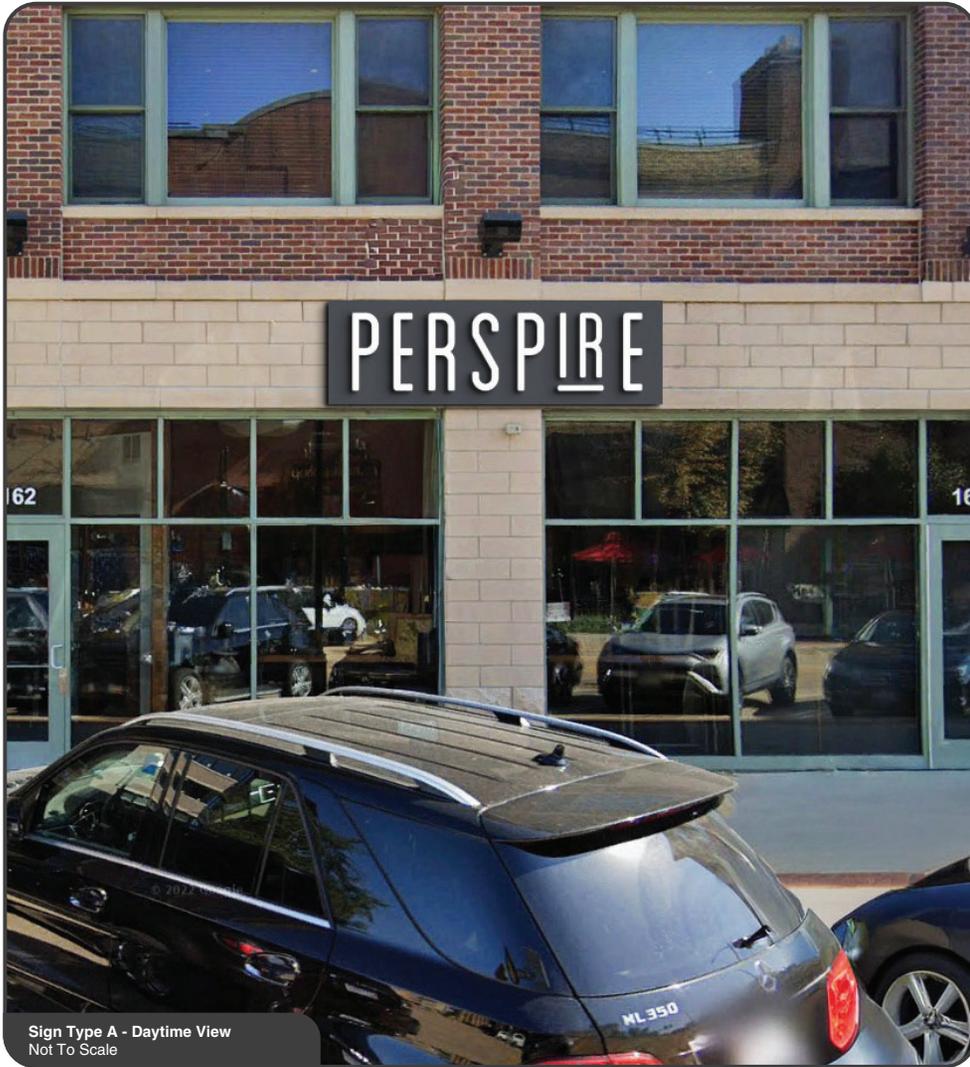
- **Power Requirements:** one (1) 120V/20A dedicated sign circuit that supplies no other load, connected directly to breaker panel, controlled by photocell or timer; power feed must terminate in a junction box within five (5) feet of sign location



Perspective - Daytime View  
Not To Scale



Detail - Nighttime View  
Not To Scale





<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
 <b>CITY OF ST. CHARLES</b> ILLINOIS • 1834	<b>Agenda Item Title/Address:</b>	COA: 11-17 S 2 <sup>nd</sup> Ave		
	<b>Significance:</b>	Contributing		
	<b>Petitioner:</b>	Curt Hurst		
	<b>Project Type:</b>	Exterior Remodel		
	<b>PUBLIC HEARING</b>		<b>MEETING 3/4/2026</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>		<b>Additional Requested Documents:</b>		
COA application, drawings, survey				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>Requesting to add a fabric awning to the south elevation, over the patio</li> </ul>				
<b>Staff Comments:</b>				
Preliminary Review was on 8/20/2025 and then on 9/10/25 the drawings presented were approved. Plans were revised and approved on 3/4/26 and now the awning is being added to those plans.				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation on approval of COA</li> </ul>				

**APPLICATION FOR COA REVIEW**  
**HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

*To be filled out by City Staff*

Permit #: \_\_\_\_\_ -- \_\_\_\_\_ Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ COA # \_\_\_\_\_ -- \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

**APPLICATION INFORMATION**

Address of Property: 11 S 2nd Ave

Use of Property:  Commercial, business name: STC 1117 LLC

Residential  Other: \_\_\_\_\_

**Project Type:**

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

**Description:**

Add awning to south elevation

**Applicant Information:**

Name (print): Curtis Hurst

Address: 5 E Main St, St Charles, IL 60174

Phone: (630) 330-7215

Applicant is (check all that apply):

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

**Property Owner Information (if not the Applicant)**

Name (print): STC 1117 LLC

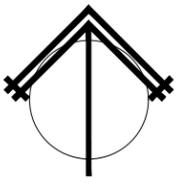
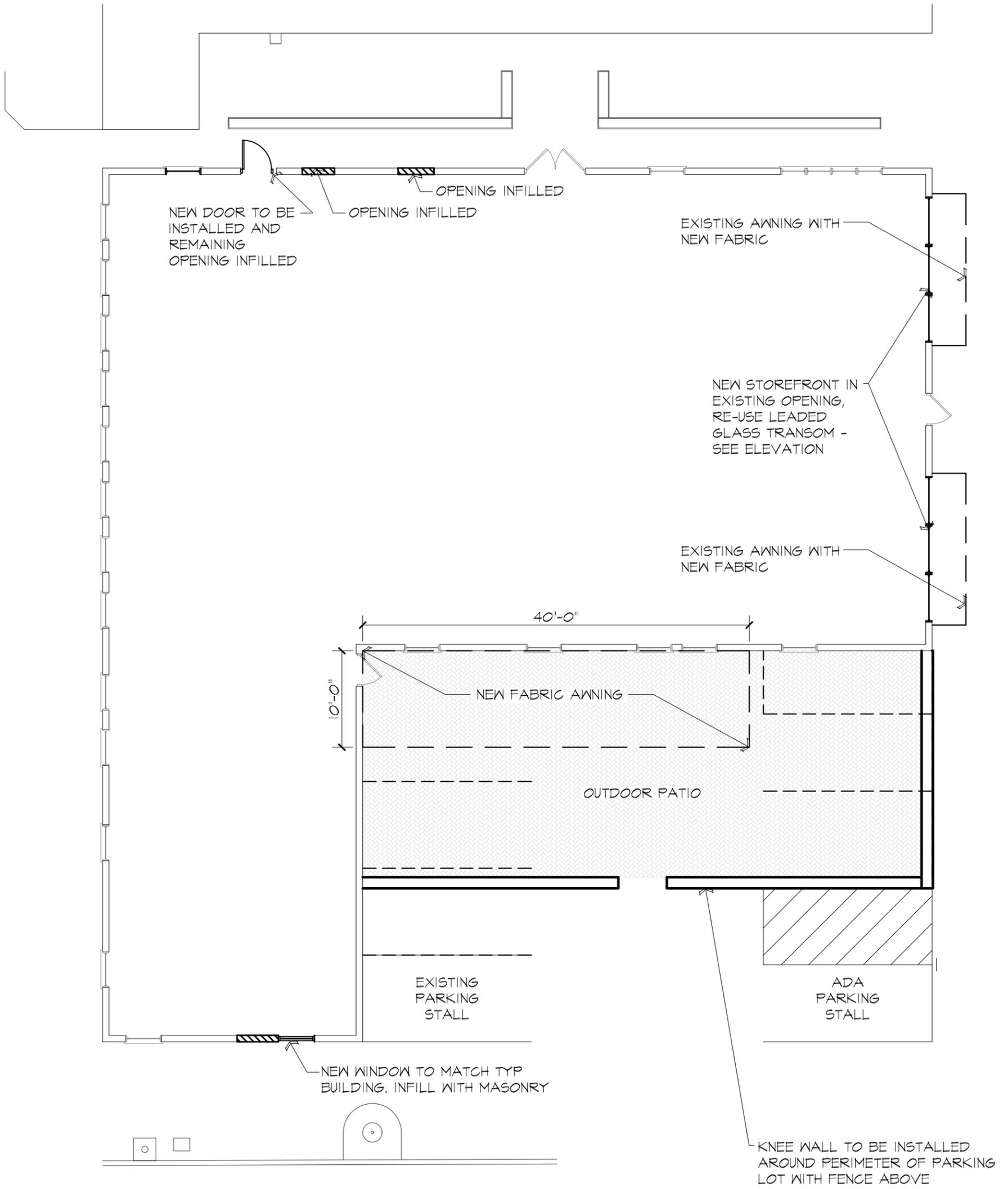
Address: 5 E Main St, St Charles, IL 60174

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:  Date: 03-12-26



NORTH

# 11 S 2ND AVENUE - SITE PLAN

SCALE: 3/32"=1'-0"

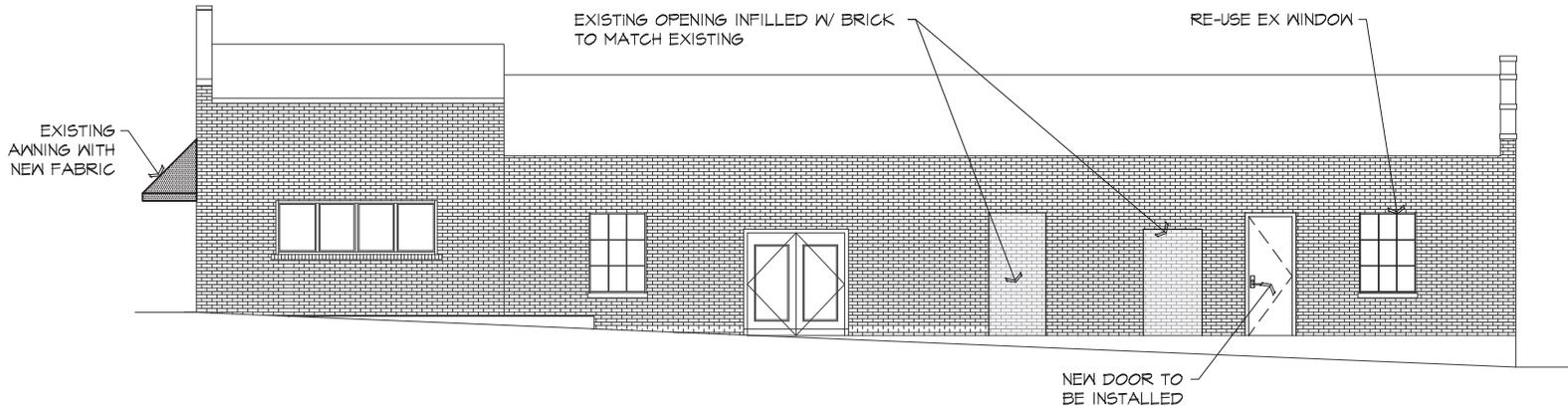
LOCATION: 11 S 2ND AVENUE, SAINT CHARLES, IL 60174

PLAN #: SITE PLAN  
PROJECT#: 25019

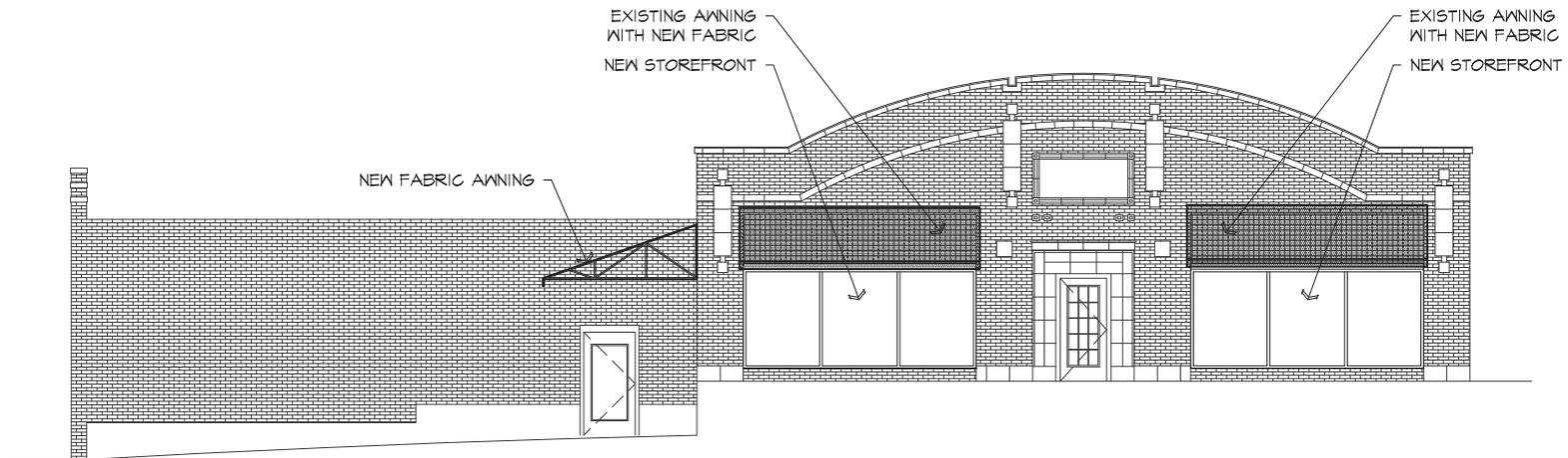
MARCH 12, 2026

**BÂTIR**  
DESIGN · BUILD · SUSTAINABLE SOLUTIONS

BATIR ARCHITECTURE, LTD.  
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174  
PHONE: 630-513-5109 FAX: 630-513-5919  
WWW.BATIRARCH.COM



NORTH ELEVATION



EAST ELEVATION

# 11 S 2ND AVENUE - N & E ELEVATIONS

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

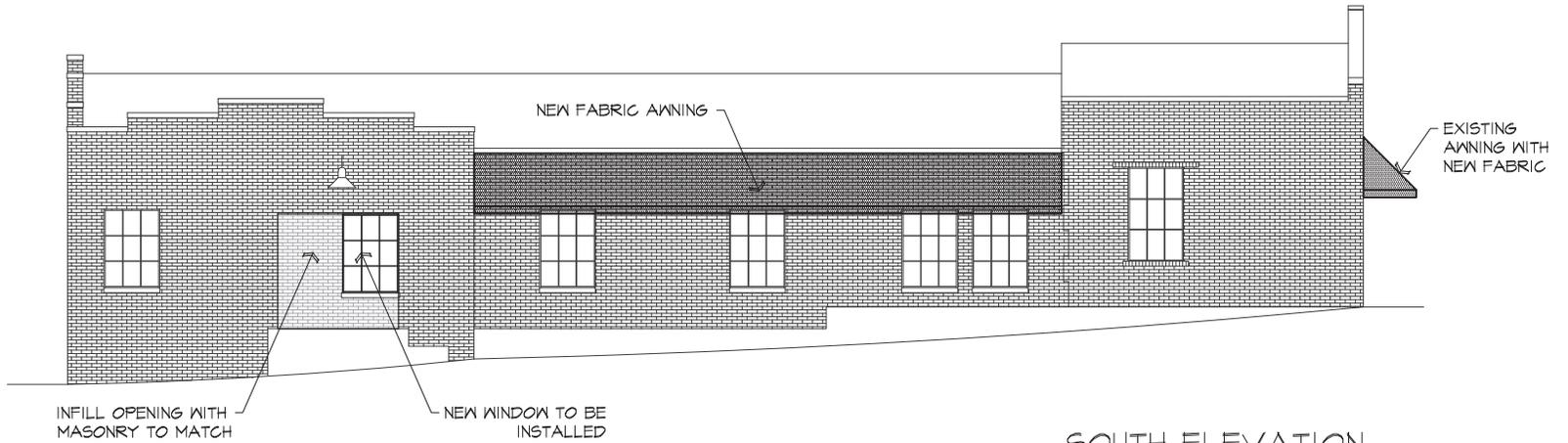
LOCATION: 11 S 2ND AVENUE, ST. CHARLES, IL 60174

PLAN #: NORTH & EAST ELEVATIONS  
PROJECT#: 25019

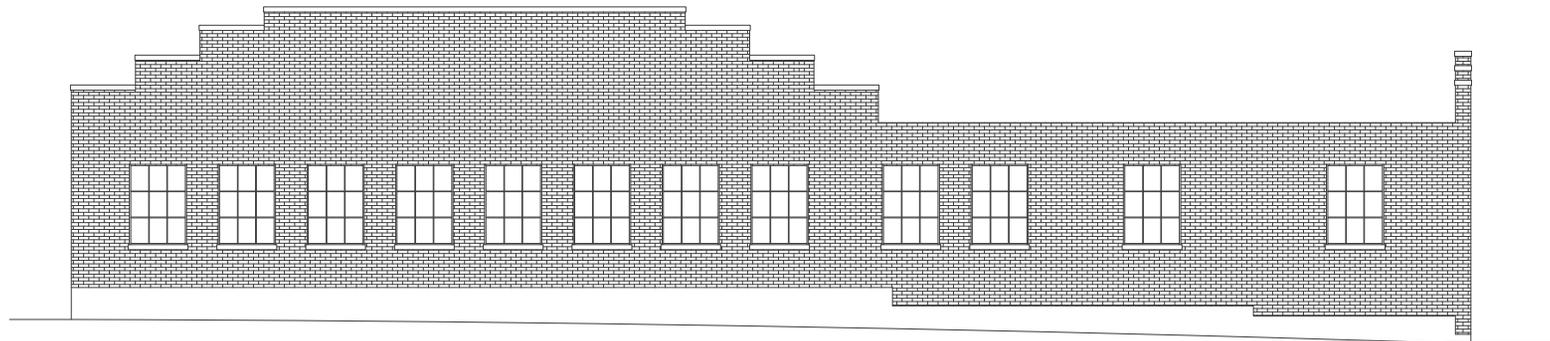
MARCH 12, 2026

**BÂTIR**  
DESIGN • BUILD • SUSTAINABLE SOLUTIONS

BATR ARCHITECTURE, LTD.  
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174  
PHONE: 630-513-5109 FAX: 630-513-5919  
WWW.BATRARCH.COM



SOUTH ELEVATION



WEST ELEVATION

# 11 S 2ND AVENUE - S & W ELEVATIONS

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

LOCATION: 11 S 2ND AVENUE, ST. CHARLES, IL 60174

PLAN #: SOUTH & WEST ELEVATIONS  
PROJECT#: 25019

MARCH 12, 2026

**BÂTIR**  
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ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input 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 checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" 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:** Commercial Vernacular

**Date of Construction:** 1920-1940

**Source:** A Field Guide to American Architecture

**Features:**

Brick one story building with terra cotta decorative accents and parapet cap. Prism glass transoms over front windows. Bow truss roof reflected in curved top front parapet.



**Address:**

11 South 2nd Avenue

**Representation in Existing Surveys:**

Federal

State

County

Local

**Block No. 47**

**Building No. 1**

**SURVEY DATE:**

MAY 1994

**ROLL NO. 6**

**NEGATIVE NO. 6**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

11 South 2nd Avenue

**Remarks:**

South Elevation.

**Block No. 47**

**Building No. 1**

**ROLL NO. 6**

**NEGATIVE NO. 5**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 218 Indiana Street		
	<b>Significance:</b>	NA		
	<b>Petitioner:</b>	David Schonback - Owner		
	<b>Project Type:</b>	Exterior Elements change		
<b>PUBLIC HEARING</b>			<b>MEETING 3/18/2026</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Letter and photo attachments, COA denial Resolution, COA application, architectural drawings, previously approved drawings, current photos				
<b>Project Description:</b>				
<p>The Commission previously recommended denial of COA for approval of the as-constructed exterior elements, including:</p> <ul style="list-style-type: none"> <li>• Garage Door: Requesting to change the style of the garage door</li> <li>• Corners: Requesting to change 6” corner boards from one long board on each side of each elevation to 6” stacked siding boards going from the stone to the fascia boards on each side of each elevation (through the frieze board)</li> <li>• Gable Detail: Requesting installation of a nameplate sign vs. the approved sunburst element</li> </ul>				
<b>Staff Comments:</b>				
<p>Subsequent to the Commission denial recommendation, the applicant met with staff and expressed that they thought the corner boards were consistent with previous recommendations from the Commission. The applicant was advised to present this information to the Commission for consideration prior to proceeding with presenting the COA denial at City Council Committee.</p> <p>The applicant prepared the attached letter for background.</p>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>• Hear from the applicant, review and determine if the Commission would like to modify their denial recommendation.</li> </ul>				

**APPLICATION FOR COA REVIEW  
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit #: PRCIB202400002 Date Submitted: 11 / 26 / 25 COA #      --      Admin. Approval:     

**APPLICATION INFORMATION**

Address of Property: 218 Indiana St

Use of Property:  Commercial, business name:     

Residential  Other: Mixed use

**Project Type:**

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

**RECEIVED**  
**NOV 26 2025**  
City of St. Charles  
Community Development

**Description:**

Garage door and corner detail

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Applicant Information:**

Name (print): David Schonback/ Accession Properties

Address: 112 Syril Dr Geneva, IL 60134

Phone: 630-404-7689

Email:     

Applicant is (check all that apply):

Property Owner

Business Tenant

Project contractor

Architect/Designer

**Property Owner Information (if not the Applicant)**

Name (print): SAME AS ABOVE

Address:     

Signature:     

**APPLICANT/AUTHORIZED AGENT SIGNATURE**

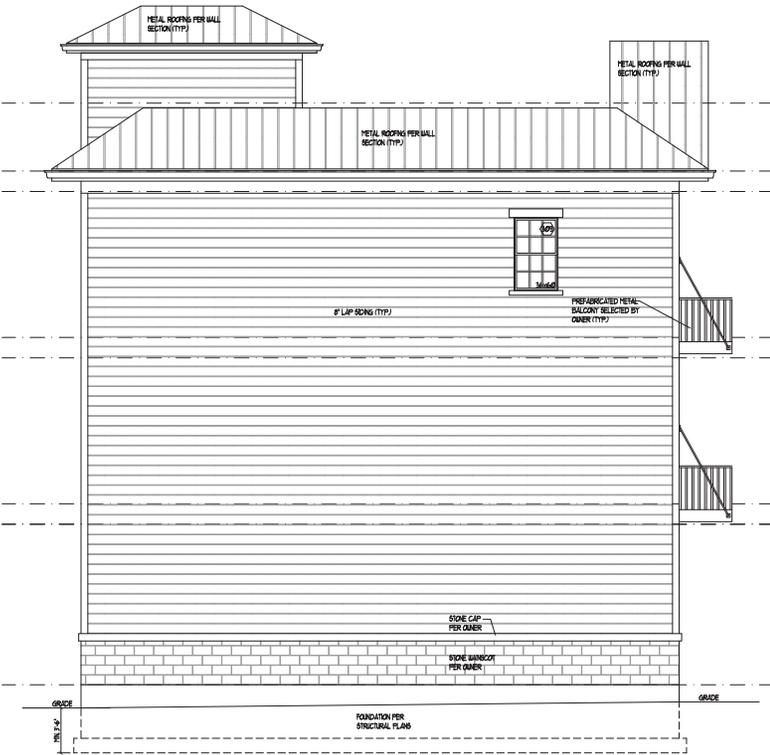
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: David Schonback Date: 11/26/25

Previously  
Approved



1 WEST ELEVATION  
A-2.0 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
A-2.0 SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Date	Description
1	12-26-23	PERM SUBMIT
2	01-31-24	DELTA 1 PLAN REVIEW
3	06-21-24	DELTA 2 PLAN REVIEW
4	08-02-24	DELTA 3 ELECTRICAL REVIEW
5	07-10-25	MATERIAL CHANGES

PROJECT: MIXED USE BUILDING  
218 INDIANA ST.  
ST. CHARLES, IL 60174

BDS ARCHITECTURE  
1203 CAMBRIDGE DR  
GLENDALE, IL 60141  
630-544-7968  
BDSARCH@GMAIL.COM

DATE: 10JUL25  
PROJECT #: 22-056  
DRAWN BY: BDS  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET:

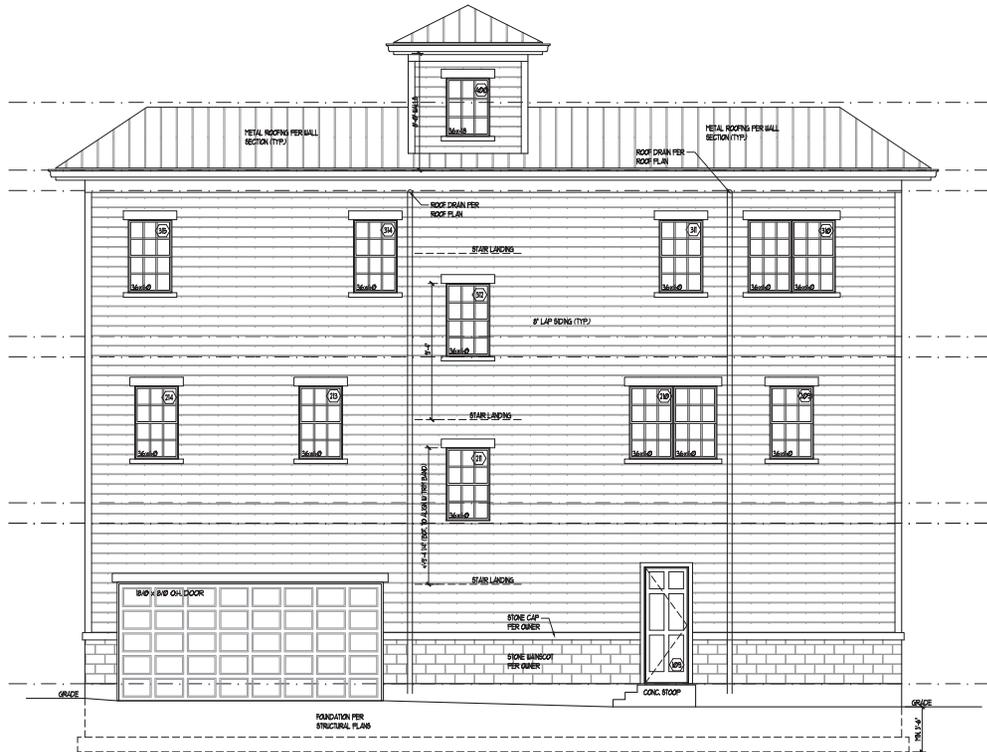
A-2.0



Previously  
Approved



2 SOUTH ELEVATION  
A-21 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
A-21 SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Date	Description
12-28-23	PERMIT SUBMIT	
01-31-24	DELTA 1	PLAN REVIEW
06-21-24	DELTA 2	PLAN REVIEW
08-02-24	DELTA 3	PLAN REVIEW
07-10-25	MATERIAL CHANGES	ELECTRICAL REVIEW

PROJECT: MIXED USE BUILDING  
218 INDIANA ST.  
ST. CHARLES, IL 60174

BDS ARCHITECTURE LLC  
700 S. CALDWAY DR.  
GENEVA, IL 60134

DATE: 10JUL25  
PROJECT #: 22-056  
DRAWN BY: BDS  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET:

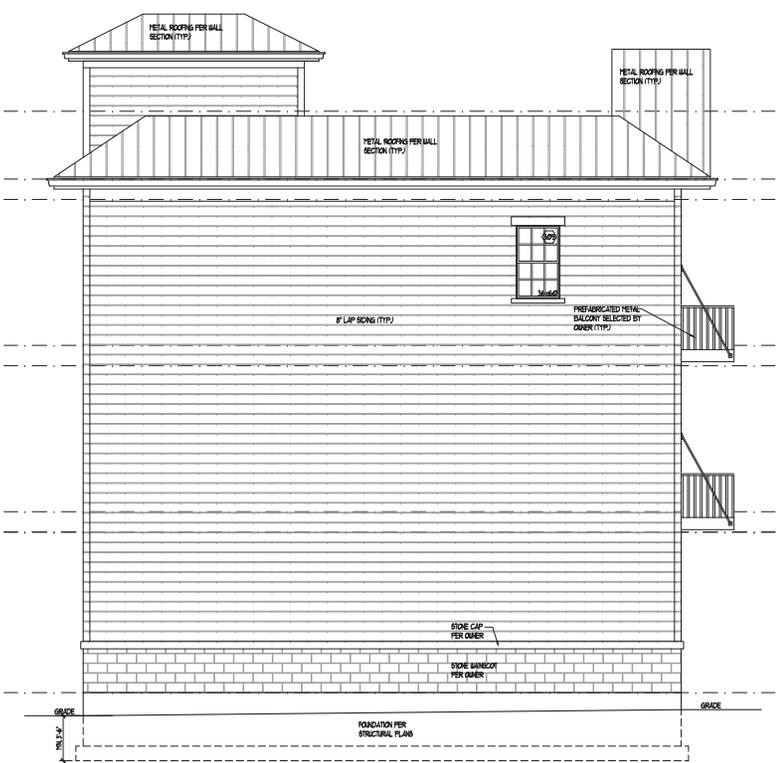


A-2.1

Requested change



1 WEST ELEVATION  
A-2.0 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
A-2.0 SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Date	Description
12-26-23	PERMIT SUBMIT	
01-31-24	DELTA 1	PLAN REVIEW
06-21-24	DELTA 2	PLAN REVIEW
08-02-24	DELTA 3	PLAN REVIEW
07-10-25	ELECTRICAL CHANGES	
12-02-25	MATERIAL CHANGES	

PROJECT: MIXED USE BUILDING  
218 INDIANA ST.  
ST. CHARLES, IL 60174

BDS ARCHITECTURE LLC  
700 S. CAMBRIDGE DR.  
GENEVA, IL 60134

DATE: 02DEC25  
PROJECT #: 22-056  
DRAWN BY: BDS  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET: A-2.0



Requested change



2 SOUTH ELEVATION  
A-21 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
A-21 SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Date	Description
12-26-23	PERMIT SUBMIT	
01-11-24	DELTA 1	PLAN REVIEW
06-21-24	DELTA 2	PLAN REVIEW
08-02-24	DELTA 3	PLAN REVIEW
07-10-25	ELECTRICAL	ELECTRICAL CHANGES
12-02-25	MATERIAL CHANGES	MATERIAL CHANGES

PROJECT: MIXED USE BUILDING  
218 INDIANA ST.  
ST. CHARLES, IL 60174

BDS ARCHITECTURE LLC  
700 S. CALDWAY DR.  
GENEVA, IL 60134

DATE: 02DEC25  
PROJECT #: 22-056  
DRAWN BY: BDS  
SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET:



A-2.1  
© 2025 BDS ARCHITECTURE, LLC

Photos taken 2/16/2026

South facing elevation



Zoomed in of corner board and frieze board.



**West facing elevation**



**Garage Door**



**East facing elevation**



**North facing elevation**



**West facing elevation zoomed in**



**Corner boards**



2/9/2026

As discussed, a few concerns have been raised, and to the best of my knowledge they include the following:

- **Garage door:** We installed a black insulated garage door, which we did not anticipate would be an issue. The door is located on the east elevation and is rarely visible. \*\*\*If the only option we have is to swap out the garage door that can be done and will cost roughly \$9,000.
- **Building corners:** The corners were constructed in accordance with our understanding of the approved design. The specified material was LP SmartSide, which is what was used. We have since been informed that the preference was for the material to be run vertically. I will forward the email we received from Rachel that includes feedback from the HPC. The photos provided in that correspondence are very close to the corners as they were built. \*\*\*To replace these corners would be close to \$20,000 and a very time intensive change.
  - *The original elevations included wider corner columns with horizontal siding materials stacked vertically, with the column continuing up to the roof eave.*
  - *The LP SmartSide has a flat profile, which is different than a traditional clapboard. As installed on the corners, the design simulates the same column element that was part of the original design.*
  - *The corner installation has defined vertical edges that are the most prominent visual element. The black framing provides a material and color contrast and articulation from the flat siding surface.*
  - *Use of the horizontally placed boards allow for a wider and more proportional corner element, vs. a use of narrow flat vertical siding trim.*
- **Gable detail:** The current detail is a powder-coated steel sign displaying my last name " Schonback" and "Est. 2025." This element can be removed and replaced with an HPC-preferred detail if required. \*\*The cost to replace the metal sign would be roughly \$2,500
- **Vertical trim:** Vertical trim has been installed, so we believe this item is already in compliance.

Our goal is to continue working collaboratively with the City and the HPC to arrive at a solution that accommodates all parties. Throughout this project, we have made every effort to design and build a structure that aligns with HPC expectations.

As you're aware, this project has already encountered several unforeseen and costly challenges late in the design process, including the sight triangle issue. We worked closely

with the City STC and the HPC to redesign the building for a second time to address those concerns.

At this stage, we are hopeful that we can move the project forward without incurring additional unnecessary costs. Please let us know what steps we can take to help resolve these items in a way that benefits and satisfies all parties.

Thank you, and we appreciate your continued collaboration.

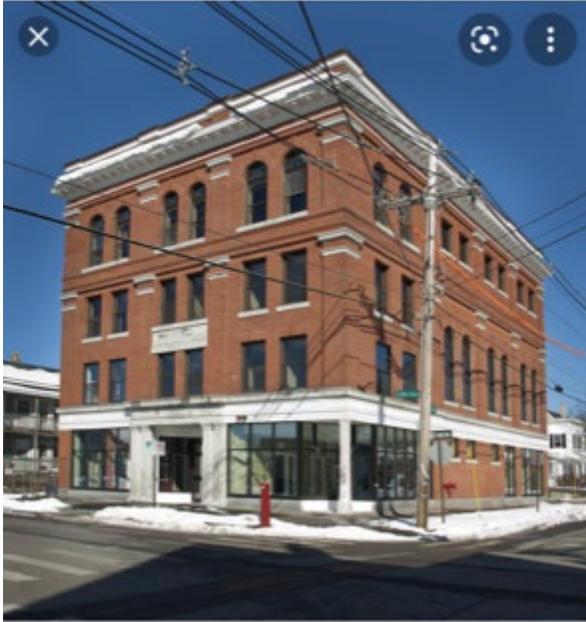
David Schonback

Accession Properties

10:20 ↗



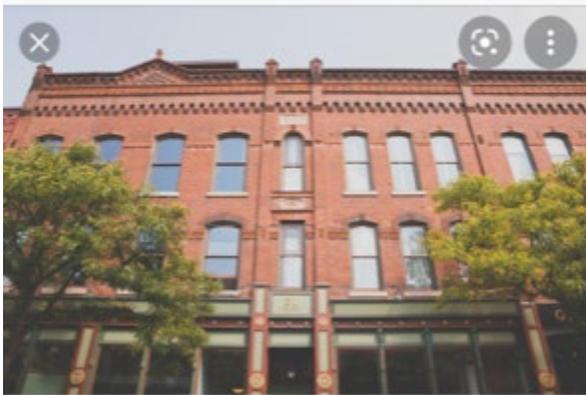
Q historic commercial buildings



9:53 ↗



AA Q historic commercial buildings ↻





10:42 ↗



AA 🔍 🗝️ historic commercial buildings ↻



10:16 ↗



🔍 🗝️ historic commercial buildings



9:52



AA Q historic commercial buildings



10:38 ↗



🔍 📍 historic commercial buildings

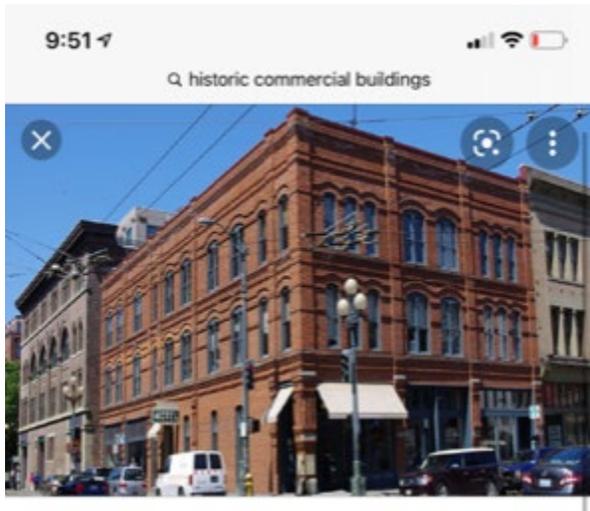


10:07 ↗



AA 🔍 📍 historic commercial buildings ↻





10:04



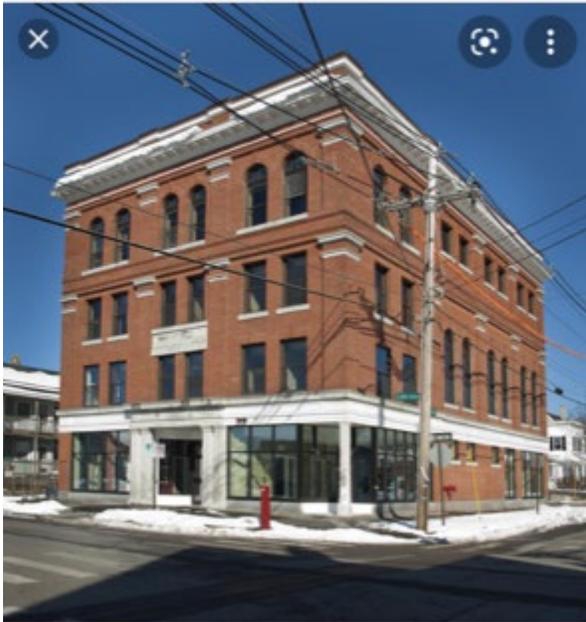
AA 🔍 📍 commercial style architecture ↻



9:51



🔍 historic commercial buildings



10:20 ↗



Q historic commercial buildings



9:49 ↗



Q historic commercial buildings



10:03 ↗



🔍 📍 commercial style architecture



9:34 ↗



🔍 📍 historic commercial buildings



10:03 ↗



🔍 🏢 historic commercial buildings

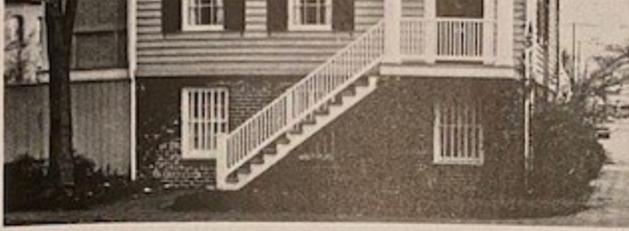


10:16 ↗



🔍 🏢 historic commercial buildings







**City of St. Charles, Illinois**

**Historic Preservation Commission Resolution No. 2-2026**

**A Resolution Recommending Denial of a Certificate of Appropriateness  
(218 Indiana Street)**

WHEREAS, it is the responsibility of the Historic Preservation Commission to review applications for Certificates of Appropriateness in accordance with the requirements of the St. Charles Municipal Code, Title 17 “Zoning”, Chapter 17.32 “Historic Preservation”; and

WHEREAS, the Historic Preservation Commission reviewed a request to change the garage door, corner boards, and remove the sunburst on the west side gable on December 17, 2026 and

WHEREAS, the Historic Preservation Commission finds the work proposed in the application for Certificate of Appropriateness does not meet the applicable criteria of Section 17.32.080(G) “Certificate of Appropriateness: Criteria”, based on the findings listed in Exhibit “A”.

NOW THEREFORE, be it resolved by the Historic Preservation Commission to recommend to the City Council denial of the Certificate of Appropriateness for 218 Indiana Street based on the findings listed in Exhibit “A”.

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

**PASSED**, this 17<sup>th</sup> day of December, 2025.

---

Chairman

Exhibit "A"

**Findings for Denial of Certificate of Appropriateness**

17.32.080.G. Certificate of Appropriateness: Criteria

In making a determination whether to approve or to recommend denial of an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the following criteria:

**1. Significance of a Site, Structure or Building**

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
- b. The following properties are presumed to have architecturally or historically significant features:
  - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
  - ii. Properties designated as landmarks pursuant to Section 17.32.300.
  - iii. All properties listed on the National Register of Historic Places.
- c. The following properties will sometimes have architecturally or historically significant features - properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
- d. The following properties will usually have little architectural or historic significance - properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.

**FINDING:**

**The building under construction at 218 Indiana St. is a new structure and has not been surveyed for architectural or historical significance.**

**2. General Architectural and Aesthetic Guidelines**

- a. Height  
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
- b. Proportions of the Front Facade  
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.
- c. Proportions of Windows and Doors  
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
- d. Relationship of Building Masses and Spaces  
The relationship of a structure to the open space between it and adjoining structures should be compatible.
- e. Roof Shapes

The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures.

f. Scale

The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures

g. Directional Expression

Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.

h. Architectural Details

Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures.

i. New Structures

New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.

**FINDING:**

**The requested changes to the approved COA design do not meet Criteria 2h and 2i.**

**The approved COA for this project required the incorporation of several Greek Revival architectural elements, specifically:**

- **6” corner trim boards**
- **6” intermediate trim boards**
- **10” fascia boards wrapping around entire building**
- **half circle decorative element at the gable peak**

**The elements listed above were included because they are essential proportioning devices that communicate the intended style and ensure that this new building contributes compatibly to the historic district.**

**The applicant has not followed the approved COA for the corner boards and the garage door.**

**These elements are not consistent with the Greek Revival Style.**

**The intermediate trim and half circle decorative element have not yet been installed.**

**3. Secretary of the Interior’s Standards for Rehabilitation**

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose.
- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.
- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance,

shall be avoided.

- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive stylistic features, finishes and construction techniques or examples or skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.
- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used.
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment.
- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**FINDING:**

**Not applicable.**

**4. Code Conflicts**

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.

**FINDING:**

**Not applicable.**

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	Administrative Approval 3 month update		
	<b>Significance:</b>			
	<b>Petitioner:</b>			
	<b>Project Type:</b>			
	<b>PUBLIC HEARING</b>		<b>MEETING 3/18/2026</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)	X	Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Admin approved COAs from last three months				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>• The following attachments show the administrative approvals in the last three months</li> <li>• There were four approved: <ul style="list-style-type: none"> <li>• 1 s 6<sup>th</sup> Ave (STC Public Library) for parking lot repaving and restriping</li> <li>• 3 N 2<sup>nd</sup> St for rooftop unit that is not visible</li> <li>• 523 State St reroofing on house and garage</li> <li>• 1 S 6<sup>th</sup> Ave for change to freestanding sign face</li> </ul> </li> </ul>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>• Provide feedback</li> </ul>				

**APPLICATION FOR COA REVIEW  
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit #: 2025--02130 Date Submitted: 12/30/25 COA # 26--1A Admin. Approval: EF

**APPLICATION INFORMATION**

Address of Property: One South Sixth Ave

Use of Property:  Commercial, business name: \_\_\_\_\_  
 Residential  Other: \_\_\_\_\_

**RECEIVED**  
**JAN 05 2026**  
City of St. Charles  
Community Development

**Project Type:**

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

**Description:**

Parking lot maintenance and limited area upgrade for ADA compliance

**Applicant Information:**

Name (print): Viral Shah  
Address: 515 Redwood Dr  
Phone: 630.896.4678  
Email: vshah@cordoganclark.com

Applicant is (check all that apply):  
 Property Owner  
 Business Tenant  
 Project contractor  
 Architect/Designer

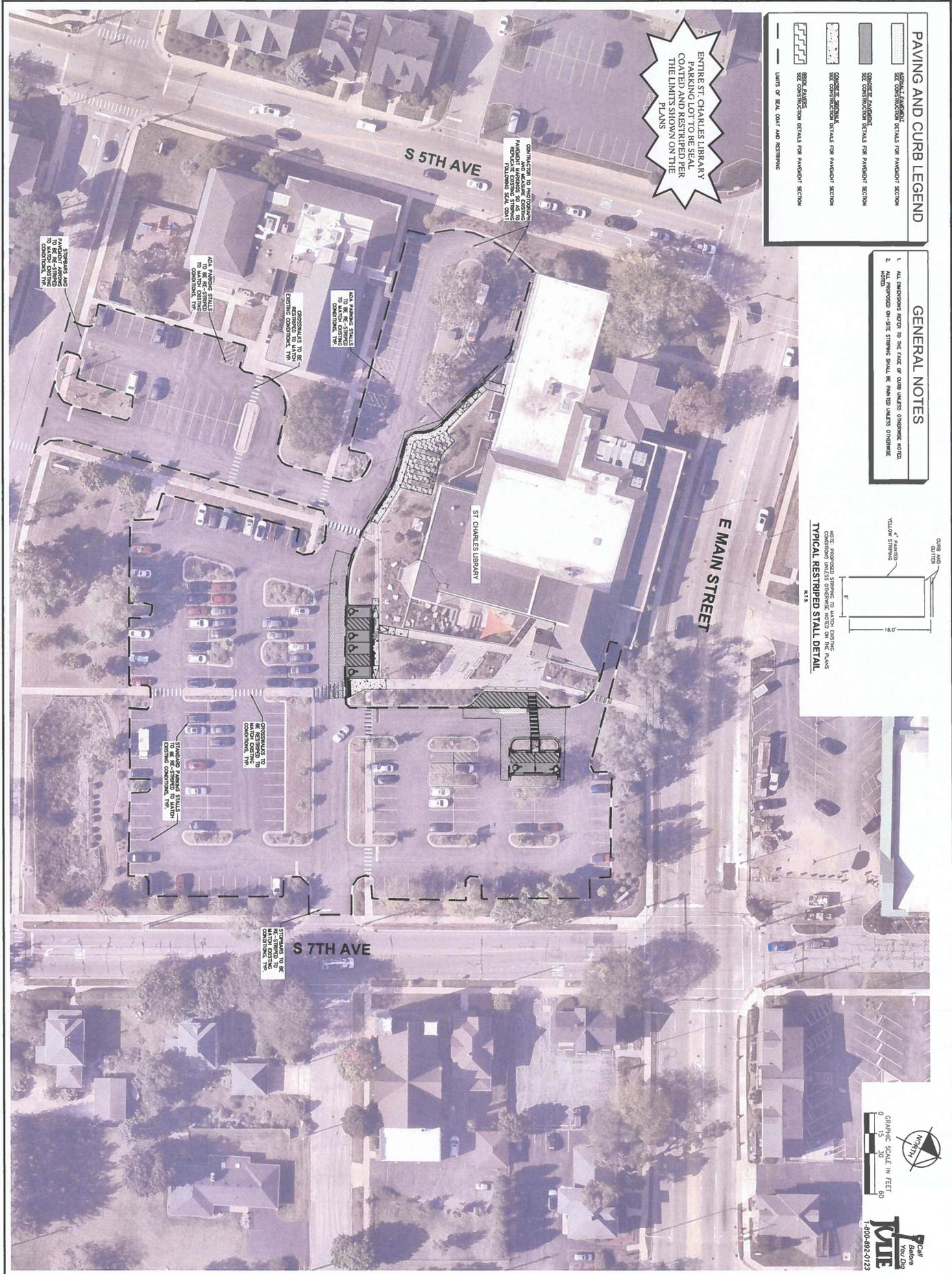
**Property Owner Information (if not the Applicant)**

Name (print): St. Charles Public Library  
Address: One South Sixth Ave, St. Charles, IL 60174  
Signature: Kate Buckson

**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: *V. Shah* Date: 01/03/26



**ST. CHARLES PUBLIC LIBRARY**  
 1 SOUTH 6TH AVE.  
 ST. CHARLES, IL 60174

**OVERALL PAVING & STRIPING PLAN**



SCALE: AS NOTED  
 DESIGNED BY: OTL  
 DRAWN BY: OTL  
 CHECKED BY: TRC

**Kimley-Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 4200 WENTFORD ROAD, SUITE 600  
 WASHINGTON, VA 22031  
 PHONE: 703-441-9000  
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

C2.0

ORIGINAL ISSUE:  
 12/09/2025  
 KHM PROJECT NO.  
 380003000  
 SHEET NUMBER





**APPLICATION FOR COA REVIEW**  
**HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit # 2026-00020 Date Submitted: 1/12/2026 COA # 26-2A Admin. Approval: EF

**APPLICATION INFORMATION**

Address of Property: 3 N. 2nd Street

Use of Property:  Commercial, business name: Multi tenant

Residential  Other: \_\_\_\_\_

**Project Type:**

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

**Description:**

The replacement of (3) York roof top units. This is a like for like replacement

*\* will not be visible from streets or neighboring properties*

**Applicant Information:**

Name (print): Beery Heating & Cooling Inc.  
Address: 114 D Kirkland Cir Oswego, IL  
Phone: 630-585-6444  
Email: Carol@4heatcool.com

Applicant is (check all that apply):

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

**Property Owner Information (if not the Applicant)**

Name (print): Denver Capital  
Address: 123 Washington St. Oswego, IL 60543  
Signature: \_\_\_\_\_

**APPLICANT/AUTHORIZED AGENT SIGNATURE**

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

Signature: [Signature] Date: 1/12/2026

# RTU Replacement

Replace (3) York 4-ton roof top units

3 N 2nd St  
St Charles, IL 60174

Legend

RTU

es South Lake

ayas

RTU #7

RTU #4

RTU #1

100 ft

Google Earth

Image Landsat Copernicus

r Mortals



Project Name: Default Name

Unit Model #: KE048H12A2AAAAA1A1

Quantity: 1

System: KE048H12A2AAAAA1A1

**Cooling Performance**

Total gross capacity	55.6 MBH
Sensible gross capacity	40.3 MBH
Total net capacity	53.0 MBH
Sensible net capacity	37.7 MBH
Seasonal Efficiency (at ARI)	13.40 SEER2
Efficiency (at ARI)	EER
Efficiency (at ARI)	11.20 EER2
Ambient DB temp.	95.0 °F
Entering DB temp.	80.0 °F
Entering WB temp.	67.0 °F
Evap Coil Leaving DB temp.	59.6 °F
Evap Coil Leaving WB temp.	57.4 °F
Unit Leaving DB temp.	60.9 °F
Unit Leaving WB temp.	57.9 °F
Leaving air temp dew point	56.00 °F
Power input (w/o blower)	3.60 kW
Sound power	80 dB(a)

**Refrigerant**

Refrigerant type	R-454B
Sys1	4 lb 4 oz

**Gas Heating Performance**

Entering DB temp.	60 °F
Heating output capacity (Max)	100.0 MBH
Supply air	1831 cfm
Heating input capacity (Max)	125 MBH
Leaving DB temp.	110.6 °F
Air temp. rise	50.6 °F
SSE	80.0 %
Stages	1

**Supply Air Blower Performance**

Supply air	1831 cfm
Ext. static pressure	0.6 IWG
Blower speed	1020 rpm
Blower speed description	HI
Duct location	Bottom
Motor rating	1.00 HP
Actual required BHP	0.81 HP
Power input	0.75 kW
Elevation	0 ft
Drive type	DIRECT
Speed tap	5

**Electrical Data**

Power supply	208-3-60
Unit min circuit ampacity	25.9 A
Unit max over-current protection	35 A

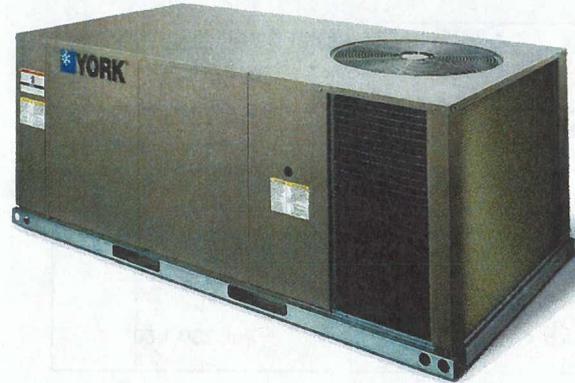
**Dimensions & Weight**

Hgt 33 in	Len 83 in	Wth 45 in
Weight with factory installed options		673 lb

**Clearances**

Right	24 in	Front	32 in	Rear	12 in
Top	72 in	Bottom	0 in	Left	24 in

Note: Please refer to the tech guide for listed maximum static pressures



**Unit Features**

- Refrigerant Detection System (RDS) is Factory Installed
- Single Stage Gas Aluminum Steel
- Single Stage Cooling
- 125 MBH Input
- Either Supply and/or Return can be Field Converted from Vertical to Horizontal Configuration without Cutting Panels.
- Full Perimeter Base Rails with Built in Rigging Capabilities
- Unit Cabinet Constructed of Powder Painted Steel, Certified At 750 Hours Salt Spray Test (ASTM B-117 Standards)
- Scroll Compressor
- 1 HP Direct Drive Blower
- Solid Core Liquid Line Filter Driers
- Unit Ships with 1" Throwaway Filters
- Replacement Filters: 2 - (15" x 20" x 1" or 2") and 1 - (14" x 25" x 1" or 2"). Unit accepts 1" or 2" wide filters.
- Single Point Power Connection
- Through-the-Curb and Through-The-Base Utility Connections
- Short Circuit Current: 5kA RMS Symmetrical
- Microchannel All Aluminum Condenser Coil, Copper tube/Aluminum fin Evaporator Coil
- Galvanized Steel Drain Pan
- Standard Access Doors

**4 Ton**

- York Units are Manufactured at an ISO 9001 Registered Facility and Each Rooftop is Completely Computer-Run Tested Prior to Shipment.

**Standard Unit Controller: Smart Equipment Control Board**

- An Integrated Low-Ambient Control, Anti-Short Cycle Protection, Lead-Lag, Fan On and Fan off Delays, Low Voltage Protection, On-Board Diagnostic and Fault Code Display. Allows all units to operate in the cooling mode down to 0 °F outdoor ambient without additional components or intervention.
- Safety Monitoring - Monitors the High and Low-Pressure Switches, the Freezestats, the Gas Valve, if Applicable, and the Temperature Limit Switch on Gas and Electric Heat Units. The Unit Control Board will Alarm on Ignition Failures, Safety Lockouts and Repeated Limit Switch Trips.

**BAS Controller**

- Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors.

**Warranty**

- One (1) Year Limited Warranty on the Complete Unit
- Five (5) Year Warranty - Compressors and Electric Heater Elements
- Ten (10) Year Warranty - Aluminized Heat Exchanger

**APPLICATION FOR COA REVIEW  
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"**



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

[CD@STCHARLESIL.GOV](mailto:CD@STCHARLESIL.GOV) / (630) 377-4443

To be filled out by City Staff

Permit #: 2026-00031 Date Submitted: 1/15/2026 COA # 26--3A Admin. Approval: EF

**APPLICATION INFORMATION**

Address of Property: 523 State St. St. Charles, IL 60174

Use of Property:  Commercial, business name: \_\_\_\_\_

Residential  Other: \_\_\_\_\_

**Project Type:**

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

**Description:**

Tear off and reroof on house and detached garage  
Switching from a 3 tab shingle to black architectural shingles  
Gutters on house

**Applicant Information:**

Name (print): Kari Burnett ABC Roofing & Siding, Co  
Address: 888 S. Edgelawn Dr. Ste. 1743 Aurora, IL 60606  
Phone: 630-486-0364  
Email: ABCroofing.permits@gmail.com

Applicant is (check all that apply):

Property Owner  
 Business Tenant  
 Project contractor  
 Architect/Designer

**Property Owner Information (if not the Applicant)**

Name (print): Terry Christianson  
Address: 523 State St. St. Charles, IL 60174  
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: Kari Burnett Date: 1-13-2026

# ABC ROOFING & SIDING INC

## ROOF WORK ORDER

CLIENT Terry Christianson PO # Terry Christianson SALESMAN Peter Forde  
 ADDRESS 523 West State Street, St. Charles, IL 60174 SALES # (630) 803-4597

**GENERAL CONDITIONS** Replace At:  House  Detached Garage  Addition  Shed  \_\_\_\_\_  
 Layers Off 1 # Story's 1 Roof Pitch(s) 4/12, 6/12, 8/12 Hip & Ridge 134 LF Rakes 82 LF  
 Ice & Water Info: Eaves 215 LF Valleys 0 LF Skylights/Chimneys 0 LF Overhang Width 8 "

**CREW INSTRUCTIONS** Skylight Work  Yes  No Sat. Dish  Yes  No Ice & Water Shield  2 Rows  
 New Step Flashing  Yes  No New Roof to Wall  Yes  No New Chimney Flashing  Yes  No  
 New ODE  Yes  No New Gutter Apron  Yes  No Gutters:  Leave  Detach & Reset  Remove  
 Replace roofing at both the house and garage.  
 Remove gutters from the house - new gutters will be installed. Install new gutter apron and ODE flashings.  
 Install 1 row of ice/water shield at house eaves. No ice/water shield at front porch and garage roofs.  
 Cut-in and install 3 additional roof vents at the house roof - 6 vents total to be installed.  
 Special attention for roof to wall locations at front and rear house walls. Custom bend new flashing and apply caulk as needed.

### MATERIAL LIST

Shingle Brand Certainteed - Landmark  
 Shingle Color Moire Black  
 Total SQ's of Shingles (includes waste factor) 18.0  
 54 Bnd Shingles (3 bundles per SQ)  
 2 Bnd Starter (1 bundle per 100 LF)  
 5 Bnd Hip & Ridge (1 bundle per 30 LF)  
 3 Roll Ice & Water Shield (1 roll per 60 LF)  
 2 Roll Synthetic Felt (1 roll per 10 SQ's)  
 10 Pc ODE Flashing (color) White  
 23 Pc Gutter Apron (color) White  
 Pc Roof to Wall (color) \_\_\_\_\_  
 50 Ea Large Step Flashing Tins (2 per LF)  
 1 Ea 4 " Lead Boot  22  30  45  
 1 Ea 5 " Lead Boot  22  30  45  
 1 Ea Rubber Boot  2"  3"  4"  5"  
 1 Ea Rubber Boot  2"  3"  4"  5"  
 6 Ea Box Vents (color) Black  
 Ea Slant Back Vents (color) \_\_\_\_\_  
 LF Ridge Vent II  
 Box 3" Galvanized Roof Nails (5 Lb box)  
 1 Box Coil Roof Nails (1 box per 18 - 20 SQ's)  
 2 Box Staples (1 box per 15 SQ's)  
 3 Ea Caulk (match roof vent color)  
 1 Ea Spray Paint (match roof vent color)

\_\_\_\_\_ Ea Bath Vent - with Kit  
 \_\_\_\_\_ Ea Kitchen Vent  
 \_\_\_\_\_ Ea Power Vent  1200 cfm  1500 cfm  
 \_\_\_\_\_ Bnd GAF Timbertex (1 bundle per 20 LF)  
 \_\_\_\_\_ Ea 4' x 8'  Plywood  OSB \_\_\_\_\_" Thick  
 1 Roll Trim Coil - 50' (color) Black  
 \_\_\_\_\_ LF Valley Metal (color) \_\_\_\_\_  
 4 EZ - Roof Vent Repair Plugs

Skylight(s) - Brand - Model - Flashing Kit  
 \_\_\_\_\_  
 \_\_\_\_\_

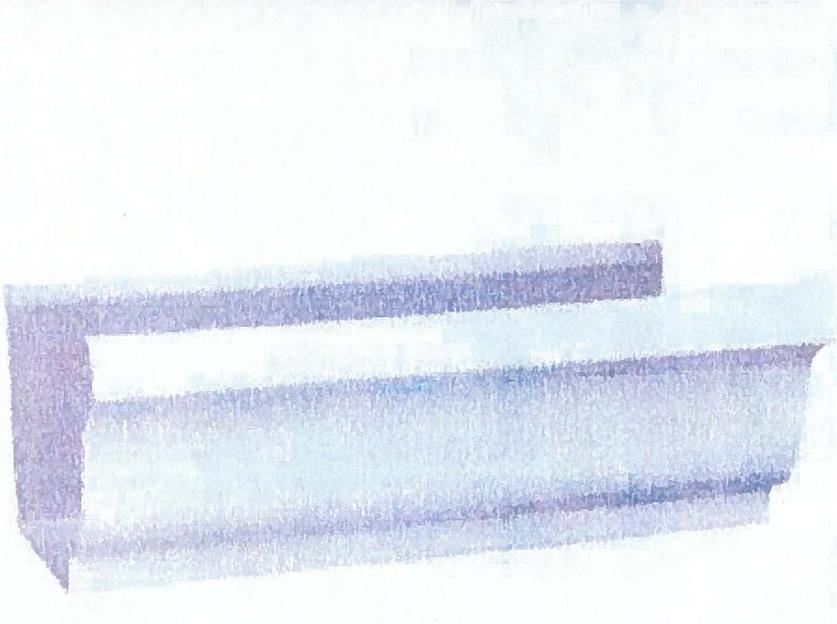
Pre-Fab Metal Chimney  
 Color:  White  Red  Tan Size:  3'  4'

Low Pitch Roofing  
 Rubber  Peel & Stick (color) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4:42



Fort Mitchell Trading Post & Har...



K-Style Gutter, White Aluminum, 5-In. x 10-Ft. - Fort Mitchell, AL ...

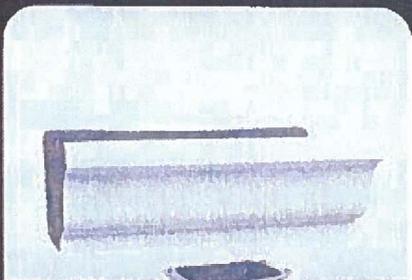
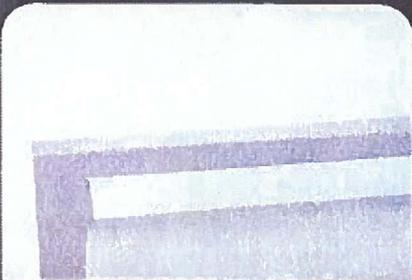
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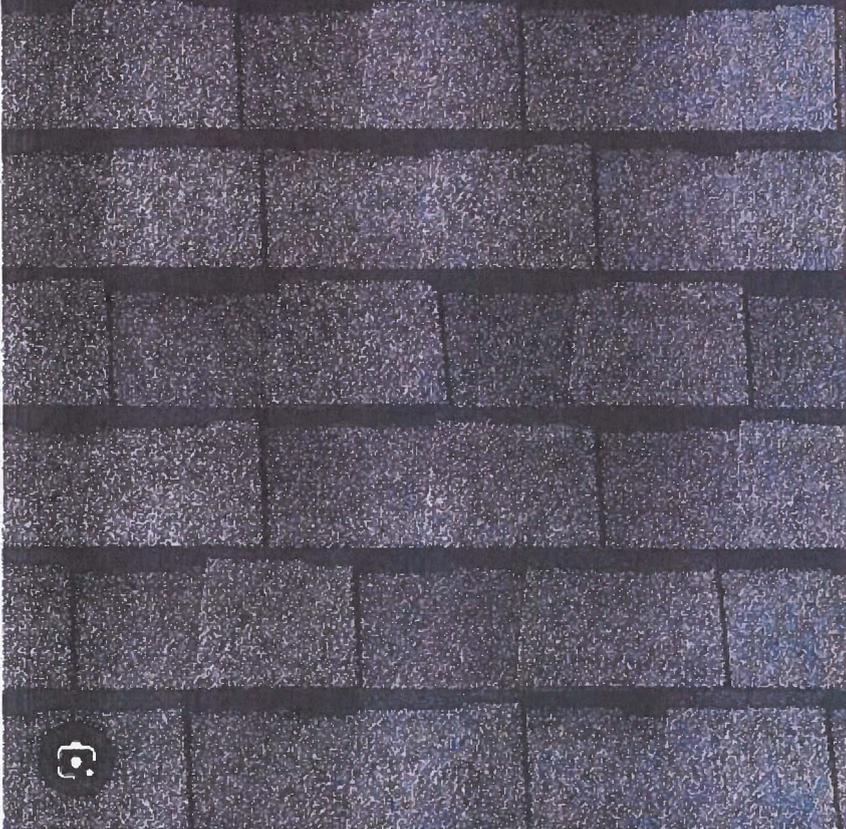


white k style gutters

4:41



Lowe's



CertainTeed Landmark Moire Black Algae Resistant Architectural ...

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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 #: 2826 - 00226 Date Submitted: 3/4/26 COA # 26-4A Admin. Approval: EF

**APPLICATION INFORMATION**

Address of Property: 1 S. 6th Ave  
Use of Property:  Commercial, business name: St. Charles Public Library  
 Residential  Other: Public

**Project Type:**

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

**Description:**

Update existing monuments with New Logo

**Applicant Information:**

Name (print): Jon Kuhn / Banner Up Signs  
Address: 1170 E. State - Sycamore  
Phone: 815-899-9211  
Email: jon@bannerupsigns.com

Applicant is (check all that apply):

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

**Property Owner Information (if not the Applicant)**

Name (print): St. Charles Public Library  
Address: 1 S. 6th Ave  
Signature: Kate Bruner

**APPLICANT/AUTHORIZED AGENT SIGNATURE**

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

Signature: \_\_\_\_\_

Date: 2/27/25

Sign 1



Sign 2

Sign 3

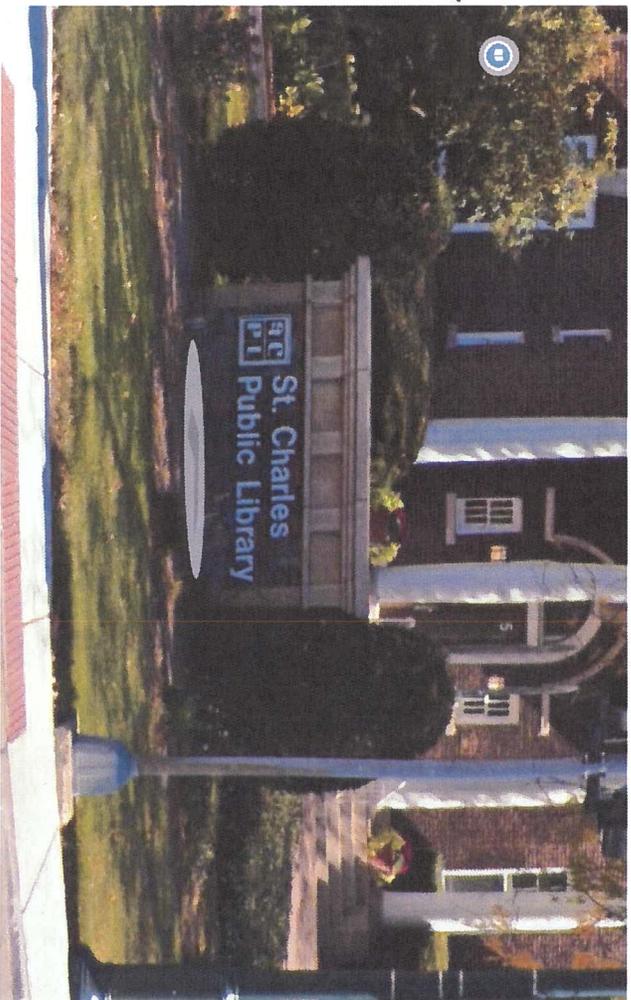


**BANNER UP  
SIGNS**

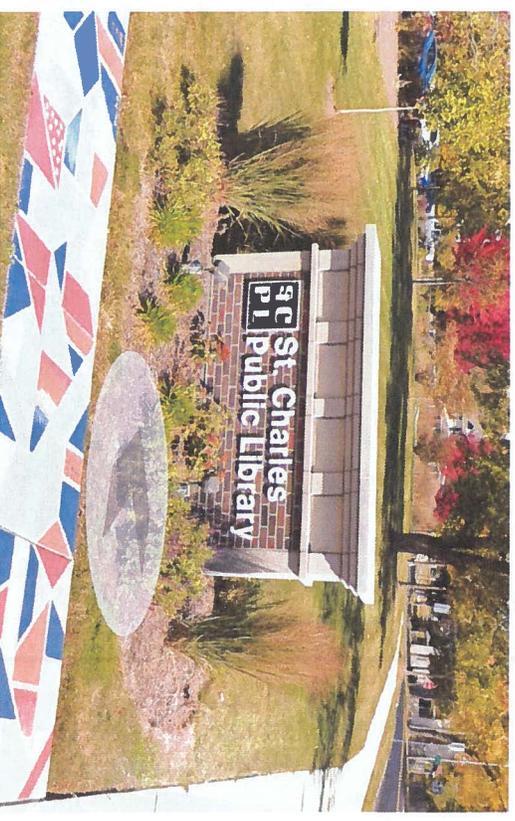
1170 East State Street  
Sycamore, IL 60178  
(815) 899-9211  
[www.bannerupsigns.com](http://www.bannerupsigns.com)

1 S. 6th Ave  
St. Charles

Sign 1 - single sided



Sign 3 - double sided



Sign 2

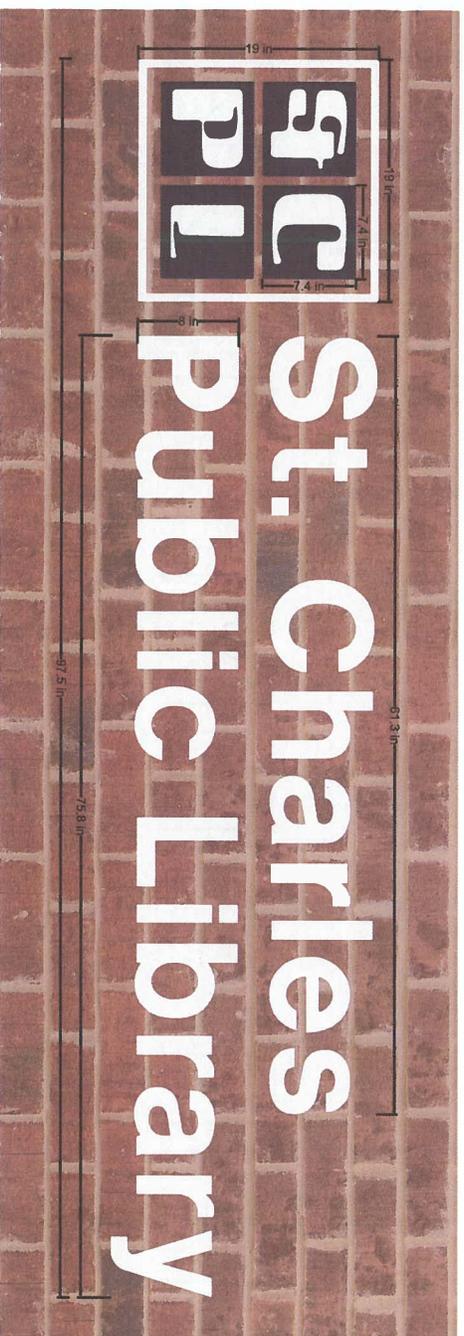
Single sided



**BANNER UP  
SIGNS**

1170 East State Street  
Sycamore, IL 60178  
(815) 899-9211  
[www.bannerupsigns.com](http://www.bannerupsigns.com)

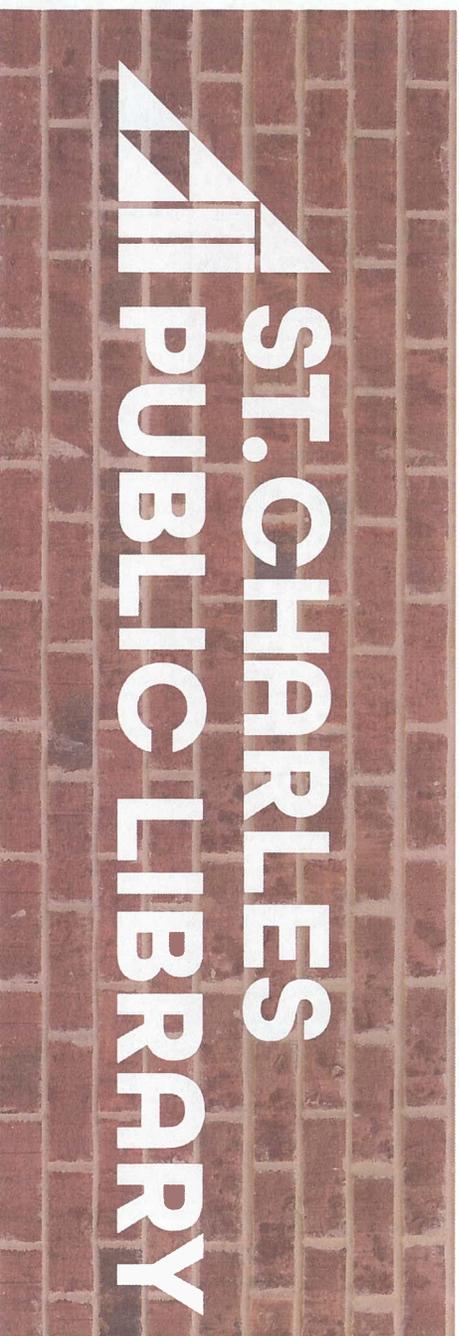
# EXISTING SIGNS



Brick space = 105" wide x 36" tall

Logo/Text = of cast aluminum construction that is stud mounted direct into the brick.

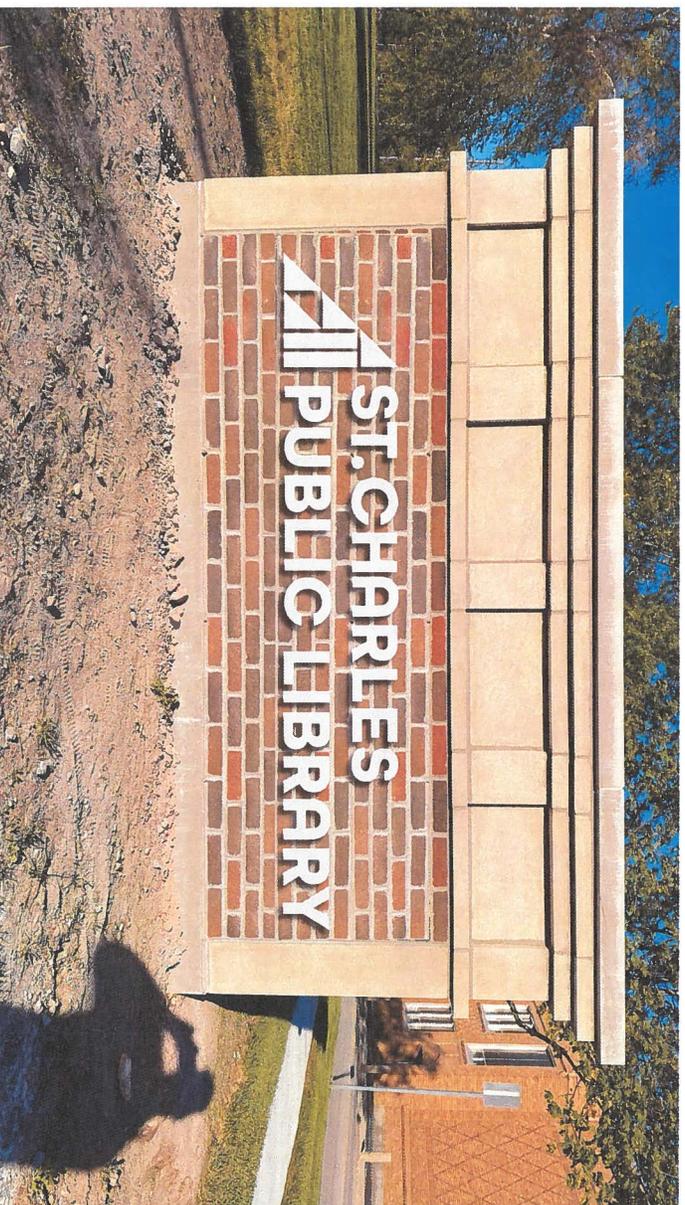
# PROPOSED UPDATE



**BANNER UP  
SIGNS**

1170 East State Street  
Sycamore, IL 60178  
(815) 899-9211  
[www.bannerupsigns.com](http://www.bannerupsigns.com)

# PROPOSED UPDATE



On all 3 structures (4 sides total), remove the existing 13 sq.ft. of cast aluminum letters/logo and replace with 12 sq.ft. per structure of new cast aluminum letters/logo.

