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

WEDNESDAY, APRIL 1, 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 18, 2026 meeting, 5:30PM and 7PM**
5. **Certificate of Appropriateness (COA) applications**
   a. **308 Walnut Street**
   b. **24 S 2nd Street**
   c. **141 S 1st Street**
   d. **106 Riverside Avenue**
6. **Grant Applications**
7. **Landmark Applications**
8. **Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
   a. **18 S 3rd Avenue**
9. **Other Commission Business**
   a. **Discussion of final consultant for resurvey project**
10. **Public Comment**
11. **Additional Business and Observations from Commissioners or Staff**
    a. **Preservation Month Plans**
12. **Meeting Announcements: April 15, 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. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

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

WEDNESDAY, March 18, 2026 – 5:30 P.M.

Members Present: Smunt, Kessler, Pretz, Malay

Members Absent: Rice

Also Present: Emma Field, Planner; Al Watts, Preservation Partners of the Fox Valley; Ruth Ann and Bart Seney, 304 Park Ave; Stephanie Roth, 317 Fulton Ave

1. Call to Order

Ms. Malay called the meeting to order at 5:38 P.M.

2. Roll Call

Roll was called with 4 members present.

3. Discussion with Landmark Owners in the Pottawatomie Neighborhood

The Commission spoke with 3 of the property owners of landmarked buildings in the Pottawatomie neighborhood. The Commission started with describing the positive aspects of being under the Historic Preservation Ordinance. They spoke about having the Commission be a resource of knowledge for any exterior improvement or renovation project an owner plans on taking up on their home. The Commission explained that landmarked buildings have the highest integrity. The Commission asked about the perception of being in a Historic District.

Landmark property owners explained why they decided to landmark their home and the importance to them of living in a historic home. The owners also described why they loved being in the Pottawatomie neighborhood. The owners also shared their fears of further knockdowns in the neighborhood.

The landmark owners and Commission discussed that an education meeting is needed for understanding regulations and benefits of being in a historic district, such as the level of restriction of what you can do to your home.

The Commission discussed building materials that have been approved throughout the years and how the Commission is reasonable when working with property owners to find material that is cost efficient and of good quality.

4. Adjournment

With no further business to discuss, the meeting adjourned at 6:30 P.M.

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

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

Members Absent: None

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

1. **Call to Order**

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

2. **Roll Call**

3. **Approval of Agenda**

Ms. Field requested to add 11.b. Hotel Baker Sign to Additional Business.

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

4. **Presentation of minutes of the March 4, 2026 meeting**

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

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

   a. **207 Illinois Avenue**

Mr. Paul Lencioni, Business Owner, presented COA to change freestanding sign at 207 Illinois Avenue.

Ms. Rice asked for confirmation whether the new sign size is the same as current sign. Mr. Lencioni confirmed it is the same.

Dr. Smunt gave some feedback to make the wording under "Liberty" either bigger or a darker color so that it can be more easily read from afar.

A motion was made by Mr. Pretz and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 207 Illinois Ave.

   b. **162 S 1st Street**

Mr. Nick Latko, Business representative, presented COA for an illuminated wall sign at 162 S1st Street.

A motion was made by Mr. Pretz and seconded by Ms. Rice with a unanimous voice vote to approve the COA as presented for 162 S 1st Street.

c. 11-17 S 2nd Avenue

Mr. Curt Hurst, Property Owner, presented COA to add a fabric awning to the south elevation, over the patio, at 11-17 S 2nd Avenue.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to approve the COA as presented for 11-17 S 2nd Avenue.

d. 218 Indiana Street

Mr. Colby, Director of Community Development: Can I just provide a little bit of introduction? At a previous meeting, the Commission had made a recommendation to deny the COA request for the modifications to the plans for this building. The applicant was considering going forward to the City Council Committee to have the COA denied and reviewed, but received some feedback that there might be an opportunity to present some additional information to the commission for their consideration to see if there's a potential for compromise in changing the commission's recommendation based on some additional information that the applicant might present. As it stands today, the COA was recommended for denial, so it's up to the commission if they'd like to change their recommendation based on information that's presented this evening.

Ms. Malay: Okay. All right. If you would like to go ahead and review the changes.

Mr. Saelens, architect: Sure. I'm Brad Saelens. I'm the architect of BDS Architecture. David's here too. He's the owner and manager of the property. I'll let him talk to you about what happened at the last meeting and kind of what he is proposing for changes.

Ms. Malay: Sounds good.

Mr. Schonback, owner: After meeting with David Pietryla and Russell, it was brought to my attention the garage door, the gable, like we had spoke last time, and the corners are all issues that the HPC had. Speaking with them, like I said, from point one, you know, obviously my goal is to get the project done and figure out how we can do it to compromise between everybody. As I had spoke with them, I said things that are cost-effective that won't incur any more changes to the building, I can get a lift, go up there, and put a sunburst up in the gable like we're looking at right now. And I can rectify that. As far as the garage door goes, we can tint the windows or paint the windows black to just make it an all-black door so there's no windows in it. It would be a really good cost-effective option. And then as far as the corners go, to change the corners is going to be something like $35,000, and I would prefer, obviously, not to do that. I think it shows depth to the building, gives a lot of architectural feature to it. I guess I'm looking for your feedback or what we should do in order to move things forward.

Ms. Malay: Do you want to say something before we go into discussion, or do you want to wait?

Mr. Saelens: Yeah, I'll just wait.

Ms. Malay: Okay. Laura, thoughts?

Ms. Rice: Yeah, I mean, I still have concerns with the corners and the garage door. I mean, I think the garage door is not the style that we had discussed in previous meetings, even very early on in your presentations to the commission. I feel like it's a very mid-century style. And I don't know that painting the windows black will make them disappear. I just feel like it's inconsistent with the conversations around the style that we had earlier.

Mr. Schonback: It's not a street-facing elevation, so I thought that would be like a compromise as to try to help the situation, like showing that I'm doing whatever I can to help the cause.

Ms. Rice: Others might have other thoughts.

Ms. Malay: Steve.

Dr. Smunt: You came to us with a great architectural design, a Greek revival. You said you did a survey of the surrounding neighborhood, and that was the predominant style of some of the older buildings. Am I correct?

Mr. Saelens: Yes, sir.

Dr. Smunt: And you gave us a rendering, and we all liked it. We thought it was a good idea, and it accomplished getting a three-floor building on an undersized lot, which you all recognize is terribly difficult. We realized you had a challenge with the development of the site, and we were trying to work with you on dimensions, on height, and then you got a variance to allow that to happen from the City. And there were a lot of compromises done right off the gate to help you get this off, but we never agreed to such a deceitful compromise on the architecture that continued, even after, I believe, you were alerted to the fact that you were in violation of the COA early on, before those corners were even done.

Mr. Saelens: The original study, we did talk about the Greek revival. Over the course of this project, we've lost that in multiple ways. I don't think that the items that are being considered today are in any way, can be related to that style that we originally came to.

Ms. Malay: But I think the point is that we approved a plan that …

Mr. Saelens: It's been approved and changed, and there's been multiple versions approved that have lost some of those elements as well. I'm not saying that the corner boards are another element, but I'm saying that through the various approvals that have changed during the process, during construction and reconstruction, there's been a lot of those elements that have been removed from the building. To hold us to that standard still is kind of night and day.

Ms. Malay: But I think what we're trying to find...

Mr. Saelens: I agree that the elements you're talking about were not approved and that's what we're trying to do today, but to say that it's traditional Greek Revival if we do it with a solid corner board doesn't necessarily sell.

Dr. Smunt: We're not saying it was traditional Greek Revival. The elements of the Greek Revival style were embellished after this. It's a square building, and you added some elements of

architecture that were somewhat sensitive to your survey information of the surrounding neighborhood. And we were saying, you know, you're making a good-faith effort, but as soon as the contractor knew that he wasn't going to live up to those agreements, the form was changed without consulting us, in violation of the ordinance, in violation of our building permit and our certificate of appropriateness. I'm going to hold you to the fire. Hold your feet to the fire. And do what you agreed to do.

Ms. Malay: Phil.

Mr. Kessler: I concur with what I've heard so far this evening and the meeting in July of last year where the change was requested for the site, which we approved. And I was looking at the minutes a few days ago and you can access it on the city website, there was conditional approval on that COA that stated that there must be one-by-ten fascia, not fascia, frieze boards.

Mr. Schonback: ..frieze boards, because I read it. One-by-six LP corners.

Mr. Kessler: One-by-six corners.

Mr. Schonback: Yes, one-by-six.

Mr. Kessler: And there was some other elements on it. When we were in that meeting and everyone agreed on this, we said, you know, we think this siding isn't going to change. It's okay. But this was conditional with that. And so you agreed to it, and you signed it here. It's in the minutes. And that's what you were going to do. So we even said, and I think Kim asked you, that if there were going to be any changes that you would promise to come back to this, and you said yes.

Mr. Schonback: We can put the COA up on the screen and I 100% agree with this gentleman, it says one-by-ten frieze boards, you know, whatever we want to solve it.

Mr. Kessler: There were some pilasters on the original plan. On the corners, pilasters, which are essentially engaged columns of vertical.

Mr. Schonback: Oh, okay. So they're always there.

Mr. Saelens: Those elements are always there as part of the original design.

Mr. Kessler: And then that changed when you came to the siding. We said, okay, rather than this huge blank front, obviously now I can see it with the balconies on there, and it does break it up. Instead of those pilasters, we would put the intermediate one-by-six boards. And because of the type of siding, you could have used a five-quarter stock or you could have stacked something to make those with a little more shadow line.

Mr. Schonback: That is five-quarter stock sir.

Mr. Kessler: In the beginning, I was talking about that, then later I sent an email to Emma and she said she forwarded it to you where I explained all of these details because that's actually how I make my living, doing this. I understand how those things work and how they should work. I don't know if this is the same letter that we're seeing in our packet from you that's dated February 9th. In one of the versions, I'd say, I thought I saw you wrote in here that you interpreted that agreement

differently. My comment was, is going to be, you can't interpret one-by-ten as stacked corners. It doesn't work that way. One-by-ten is dimensional number. That's a set. One-by-ten, one-by-six, all of those dimensional lumber specifications are what they are. It's not up for debate.

Mr. Schonback: Does that mean vertical and horizontal dimensional 100 percent? …..horizontal and vertical, does it make it….

Mr. Kessler: Yes, then you go to the plan. Then you look at the plan, the elevation, which clearly showed the vertical corner boards, which is a Greek revival design. All of these elements, that's basically what I see as the violation. And then, as I understand it, as you already know, and I live nearby, and I was watching this, and up until this episode, I thought, wow, this is really going well. I saw the bones in the building. Everything looked good quality. And then I started to notice some things, and I notified the city. And when you started to stack the corners, I said, this isn't right. And then to understand that you were notified in person and in writing that this was not the plan, and you proceeded. You had an opportunity to not do it. I can't support your changes.

Ms. Malay: Tom?

Mr. Pretz: I really don't have anything else to add.

Ms. Malay: Commission, I think what is really on the table is, are we open to making any changes or allowances of what they proposed today? Or are we still recommending denial?

Mr. Kessler: I recommend we deny it. We ask the applicant to adhere to the agreement from July of 2025.

Dr. Smunt: I second it.

Mr. Colby: And just for clarification, you don't necessarily need a new motion in action by the commission because the existing denial recommendation stands unless the commission wants to modify it.

Ms. Malay: Is the commission in agreement with that? Just so we have an opportunity? I think it's pretty much unanimous that we would like to continue with the denial.

No motion was made as an official motion was made on December 17, 2025.

6. Grant Applications

None.

7. Landmark Applications

None

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

None.

9. Other Commission Business

a. Discuss and select a consultant for the resurvey

Ms. Field and Commission discussed the options and concerns in choosing a consultant for the survey.

10. Public Comment

None.

11. Additional Business and Observations from Commissioners or Staff

a. Administrative Approvals 3 month check in

Ms. Field read through the list of the COAs that were approved administratively in the last three months. Commissions did not have any comments or questions.

b. Hotel Baker Sign

Ms. Field told the Commission she received a call about a new sign for the Hotel Baker, located on the east side of the building. The sign will be similarly lit and same size and location but potentially a different font. Ms. Field explained she is bringing this to the Commission's attention since it is a National Register Building and a prominent building in the downtown.

The Commission also discussed funding and upcoming projects for the National Register Buildings being the Arcada marquee sign and the Hotel Baker windows.

12. Meeting Announcements: April 1st, 2026

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:15 P.M.

CITY OF ST. CHARLES ILLINOIS • 1834	**HISTORIC PRESERVATION COMMISSION** **AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 308 Walnut Street		
	Significance:	Contributing		
	Petitioner:	Justin Rios – Consultant		
	Project Type:	Exterior Renovation		
	PUBLIC HEARING		**MEETING 4/1/2026**	**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, plans, survey	

Project Description:

- Requesting new 4 over 4 clad windows to replace the 2 over 2 windows (vinyl to vinyl), new fiberglass front door, repainting the existing painted brick (will be scraping surface to prep, then prime, then apply paint), and new porch with: new pine railing, new cedar posts, new pine fascia boards, and adding a new roof with shingles to match existing roof.

Staff Comments:

Recommendation / Suggested Action:

- Provide feedback and recommendation of the COA

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: ____308 Walnut St. St. Charles IL 60174_____

Use of Property: ☒Commercial, business name:

Cafe on Walnut ☐ Residential ☐Other:

Project Type: _____

☒ Exterior Alteration/Repair
- ☒Windows
- ☒Doors
- ☐Siding - Type: _____
- ☒Masonry Repair
- ☐Other_____

☐ Awnings/Signs

☒ New Construction
- ☐Primary Structure
- ☐Additions
- ☒Deck/Porch
- ☐Garage/Outbuilding
- ☐Other_____

☐ Demolition

☐Primary Structure
☐Garage/Outbuilding
☐Other_____

☐ Relocation of Building

Description:

The project will encompass the addition of a new front porch, painting existing masonry, new windows, and new exterior doors

Applicant Information:

Name (print): Stephenie and John Bantug

Address: 3412 Antoine Place St. Charles IL 60175

Phone: 630.917.1039

Email: stephie_678@yahoo.com

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

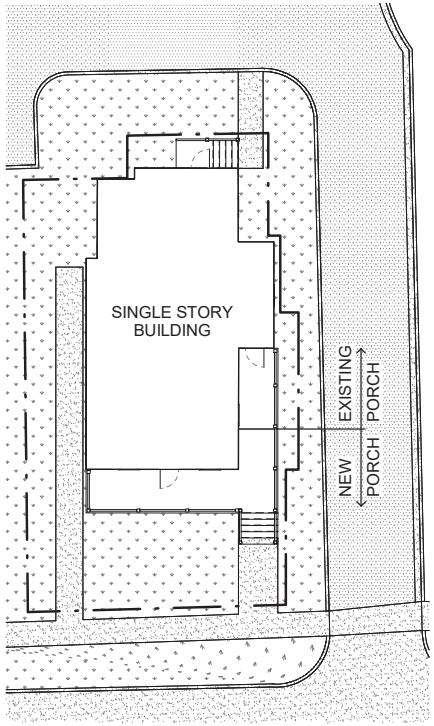
Signature: _____

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: _____ Date: 03.13.2026

1 AERIAL MAP
1" = 20'-0"



2 SITE PLAN
1" = 20'-0"

OVERALL SITE PLAN

NEW PATH CONSTRUCTION

03.13.2026

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SOUTH ELEVATION

EAST ELEVATION

FRONT ENTRANCE

REAR ENTRANCE

EAST SIDE

EXISTING PHOTOS

NEW PATH CONSTRUCTION

03.13.2026

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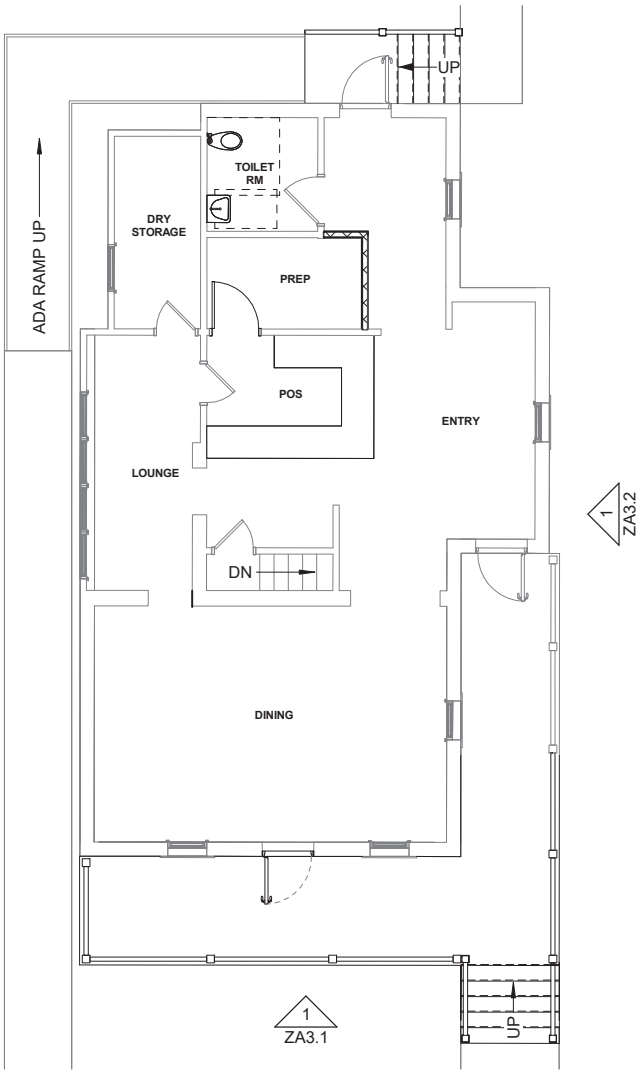

1 FIRST FLOOR PLAN - DESIGN

1/8" = 1'-0"

FIRST FLOOR PLAN

NEW PATH CONSTRUCTION

03.13.2026

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1 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

SOUTH ELEVATION

NEW PATH CONSTRUCTION

03.13.2026

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1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

EAST ELEVATION

NEW PATH CONSTRUCTION

03.13.2026

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WINDOW REPLACEMENT

Operation / Venting	Double Hung
Exterior Color	White
Foam Insulated	Foam Insulated
Glass Strength	Annealed
High Altitude	Non High Altitude
Screen Option	Full Screen
Grille Pattern	Traditional
Frame Type	Block Frame With Mull Groove

Performance Options	Standard
Interior Color	White
Low-E Glass Style	Advanced Low-E Insulating Glass
Gas Filled	Argon
Hardware Finish	White
Grille Type	Grilles-Between-The-Glass
Installation Method	Replacement

BLACK ENCOMPASS BY PELLA

GAF DRIFTWOOD ASPHALT SHINGLE TO MATCH EXISTING ROOF

K-STYLE GUTTER AND DOWNSPOUT SYSTEM TO MATCH EXISTING

SHERWIN WILLIAMS EXTERIOR PAINT COLOR

SHERWIN WILLIAMS RAILING PAINT COLOR

CEDAR POSTS AT NEW FRONT PORCH

BLACK FLUSH GLAZED 3/4" LIGHT FIBERGLASS FRONT DOOR BY PELLA

RAILING WILL BE MADE OF PRESSURE TREATED SOUTHERN YELLOW PINE THAT WILL BE PAINTED PURE WHITE TO MATCH THE EXISTING BUILDING

FASCIA WILL BE MADE OF PINE AND PRE-PRIMED THAT WILL BE PAINTED PURE WHITE TO MATCH THE EXISTING BUILDING

MATERIALS

NEW PATH CONSTRUCTION

03.13.2026

© 2026 NEW PATH CONSTRUCTION AND CONSULTING

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

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: Greek Revival

Date of Construction: 1845

Source: St. Charles Historical Museum

Features:

Simple two over two windows in gable roofed, painted brick structure. Rear gable roofed structure apparently added later.

Address:
308 West Walnut Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☒ Local

Block No. 9

Building No. 7

SURVEY DATE:
MAY 1994

ROLL NO. 2 **NEGATIVE NO. 7**

REF. NO. 44

CITY OF ST. CHARLES ILLINOIS • 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 24 S 2nd Street		
	Significance:	Non-Contributing		
	Petitioner:	Kevin Koronkowski		
	Project Type:	Exterior Renovation		
	PUBLIC HEARING		**MEETING 4/1/2026**	**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, plans, survey	

Project Description:

- Requesting to remove the drive through part of the building which is located in the rear.

Staff Comments:

Recommendation / Suggested Action:

- Provide feedback and recommendation of the COA

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: 24 S. 2nd Street, St. Charles, IL 60174

Use of Property: ☒Commercial, business name: CIBC Bank, USA

☐ Residential ☐Other: _____

Project Type:

☒ Exterior Alteration/Repair
- ☐Windows
- ☐Doors
- ☐Siding - Type: _____
- ☐Masonry Repair
- ☒Other Removal of drive-up and repair facade

☐ Awnings/Signs

☐ New Construction
- ☐Primary Structure
- ☐Additions
- ☐Deck/Porch
- ☐Garage/Outbuilding
- ☐Other_____

☐ Demolition
- ☐Primary Structure
- ☐Garage/Outbuilding
- ☐Other_____

☐ Relocation of Building

Description:

Demolition of existing building drive-up canopy including parking lot island, bollards and canopy structure, replacement of drive surface with new concrete pavement.

Applicant Information:

Name (print): Executive Construction Inc. (Kevin Koronkowski)

Address: 235 Fencl Lane, Hillside IL 60162

Phone: (708) 236-3300

Email: kkoronkowski@ecibuild.com

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

Property Owner Information (if not the Applicant)

Name (print): Beth Murphy

Address: 120 S. LaSalle, Chicago, IL 60603

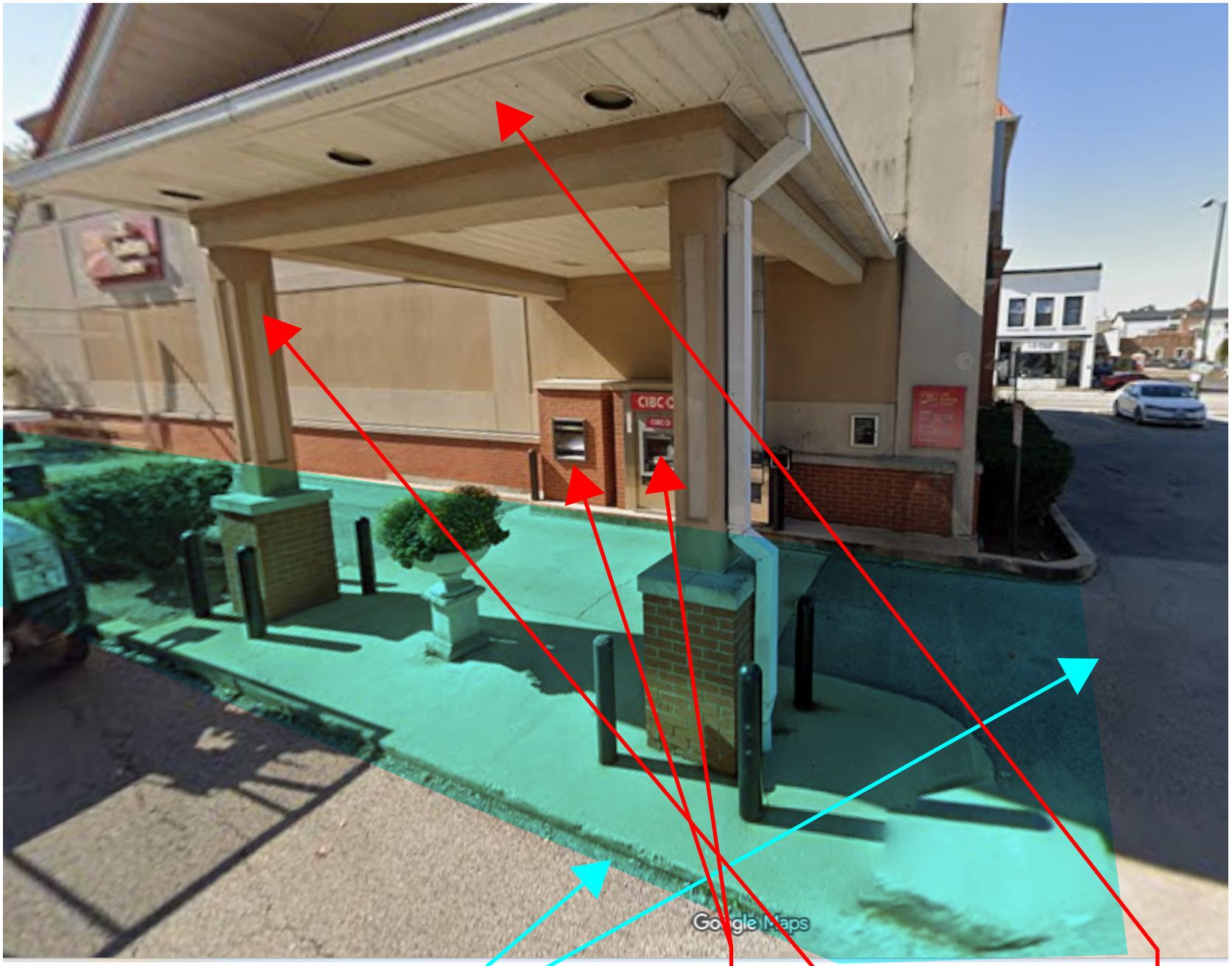
Signature: Beth Murphy

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: K. Kor Date: 03/23/26

CIBC
CIBC Banking Center
Area of concrete pavement patch following bollard & canopy removal
Planter Island to be removed and repaired flush with paved area
Remove Signage, Guard Rail & Post, patch/repair facade to match existing
Remove drive-up canopy structure and ATM enclosure, facade to be repaired to match existing condition



Area of concrete pavement patch following bollard & canopy/island removal

ATM & Night Drop to be removed and facade repaired to match existing condition

Drive-up Canopy & All Components to be removed, building facade repaired to match existing.

FOR LEASE
GIA MIA
© 2022 Google
© 2022 Google
Area of concrete pavement patch following bollard & canopy/island removal

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2027

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447

CHICAGOLANDSURVEYS@GMAIL.COM

ALTA/NSPS LAND TITLE SURVEY

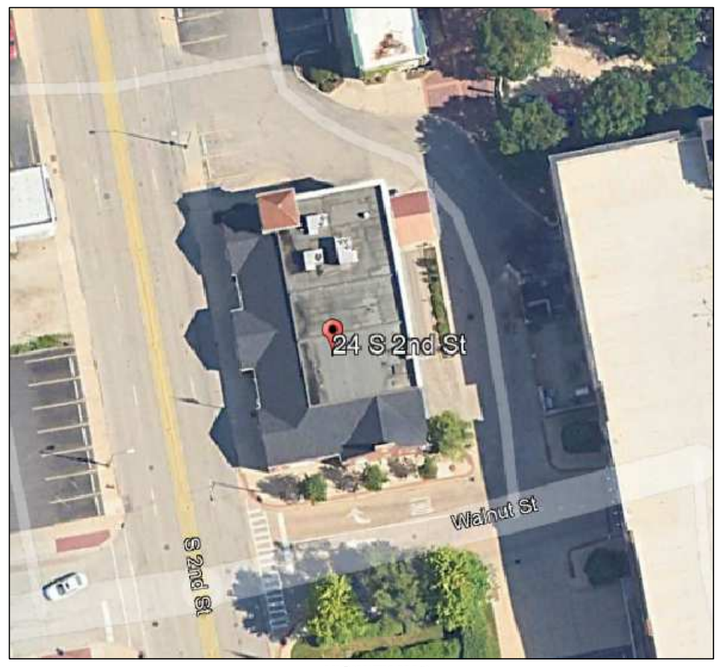
OF

PARCEL 1:
LOT 5 (EXCEPT THE NORTH 32 FEET) IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

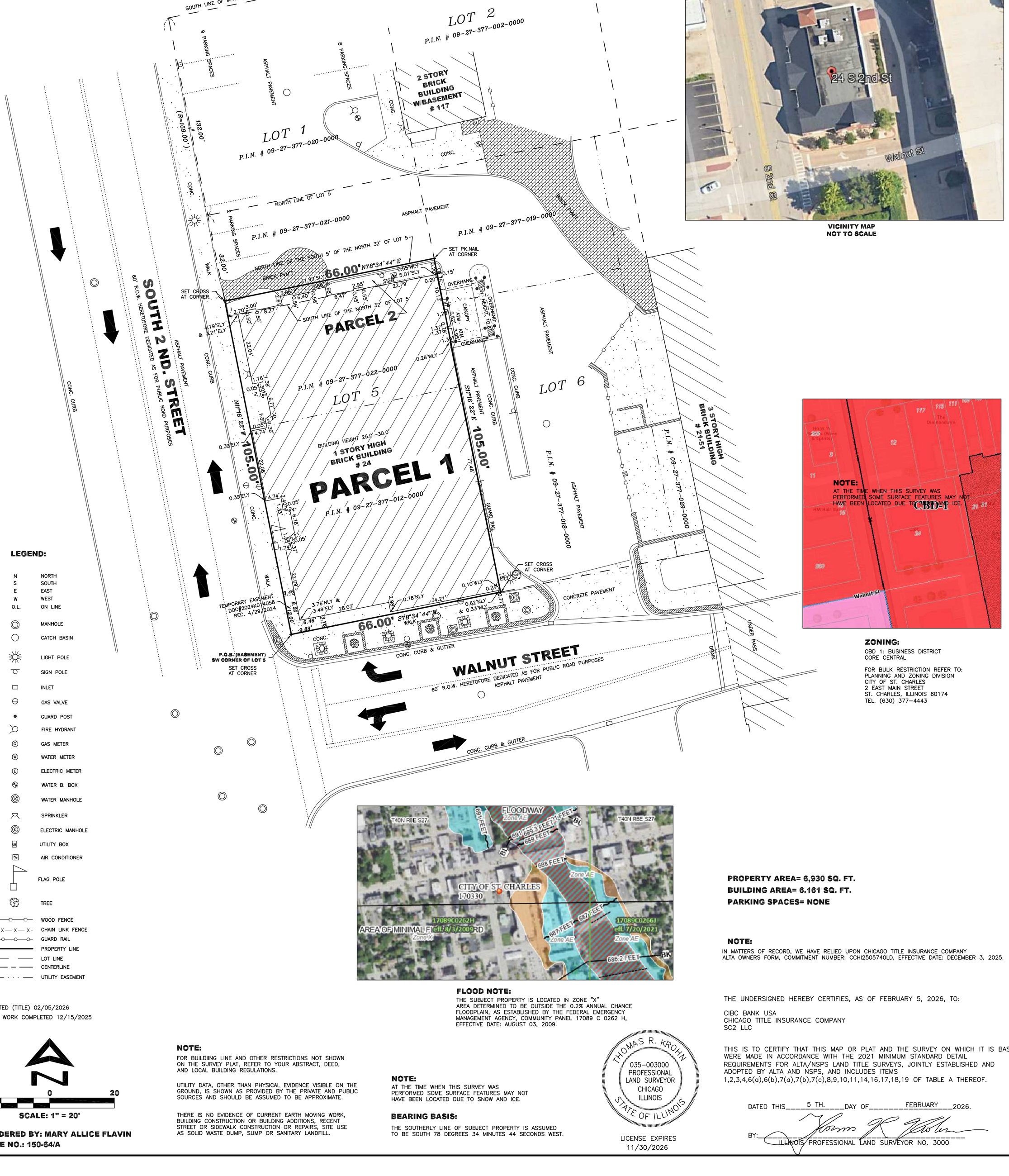
PARCEL 2:
THE SOUTH 5 FEET OF THE NORTH 32 FEET OF LOT 5 IN BLOCK 39 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 24 SECOND STREET, ST. CHARLES, ILLINOIS

P.I.N. 09-27-377-012-0000 & 09-27-377-022-0000



VICINITY MAP
NOT TO SCALE



ZONING:
CBD 1: BUSINESS DISTRICT
CORE CENTRAL

FOR BULK RESTRICTION REFER TO:
PLANNING AND ZONING DIVISION
CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174
TEL. (630) 377-4443

LEGEND:

N	NORTH
S	SOUTH
E	EAST
W	WEST
O.L.	ON LINE
	MANHOLE
	CATCH BASIN
	LIGHT POLE
	SIGN POLE
	INLET
	GAS VALVE
	GUARD POST
	FIRE HYDRANT
G	GAS METER
W	WATER METER
E	ELECTRIC METER
	WATER B. BOX
	WATER MANHOLE
	SPRINKLER
E	ELECTRIC MANHOLE
UB	UTILITY BOX
AC	AIR CONDITIONER
	FLAG POLE
	TREE
	WOOD FENCE
X	CHAIN LINK FENCE
	GUARD RAIL
	PROPERTY LINE
	LOT LINE
	CENTERLINE
	UTILITY EASEMENT

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17089 C 0262 H, EFFECTIVE DATE: AUGUST 03, 2009.

PROPERTY AREA= 6,930 SQ. FT.
BUILDING AREA= 6.161 SQ. FT.
PARKING SPACES= NONE

NOTE:
IN MATTERS OF RECORD, WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY ALTA OWNERS FORM, COMMITMENT NUMBER: CCHI2505740LD, EFFECTIVE DATE: DECEMBER 3, 2025.

UPDATED (TITLE) 02/05/2026
FIELD WORK COMPLETED 12/15/2025

N

20 0 20

SCALE: 1" = 20'

ORDERED BY: MARY ALLICE FLAVIN
FILE NO.: 150-64/A

NOTE:
FOR BUILDIING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NOTE:
AT THE TIME WHEN THIS SURVEY WAS PERFORMED SOME SURFACE FEATURES MAY NOT HAVE BEEN LOCATED DUE TO SNOW AND ICE.

BEARING BASIS:
THE SOUTHERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE SOUTH 78 DEGREES 34 MINUTES 44 SECONDS WEST.

THOMAS R. KROHN
035-003000
PROFESSIONAL LAND SURVEYOR
CHICAGO
ILLINOIS
STATE OF ILLINOIS

LICENSE EXPIRES
11/30/2026

THE UNDERSIGNED HEREBY CERTIFIES, AS OF FEBRUARY 5, 2026, TO:

CIBC BANK USA
CHICAGO TITLE INSURANCE COMPANY
SC2 LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),6(b),7(a),7(b),7(c),8,9,10,11,14,16,17,18,19 OF TABLE A THEREOF.

DATED THIS 5 TH. DAY OF FEBRUARY 2026.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3000

CITY OF ST. CHARLES ILLINOIS • 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Agenda Item Title/Address:	COA: 141 S 1st Street		
	Significance:			
	Petitioner:	Jess Evan – Business Owner		
	Project Type:	Projecting Wall sign and Window signs		
	PUBLIC HEARING		**MEETING 4/1/2026**	**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, sign specs	

Project Description:

- Requesting removal of existing awning, adding a 3.5 sqft projecting sign made of aluminum with vinyl graphics and adding window decals.

Staff Comments:

Fox Den is expanding to the open space next to them and so they are adding additional signage so that the public and customers are aware of the two spaces next to each other. They are expanding into the space that was previously a gym.

Recommendation / Suggested Action:

- Provide feedback and recommendation of the COA

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"

COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES CD@STCHARLESIL.GOV / (630) 377-4443

CITY OF ST. CHARLES ILLINOIS • 1834

To be filled out by City Staff

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

APPLICATION INFORMATION

Address of Property: 141 S. 1ST STREET

Use of Property: ☒ Commercial, business name: FOX DEN COOKING

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair
- ☐ Windows
- ☐ Doors
- ☐ Siding - Type: _____
- ☐ Masonry Repair
- ☐ Other_____
- ☒ Awnings/Signs

☐ New Construction
- ☐ Primary Structure
- ☐ Additions
- ☐ Deck/Porch
- ☐ Garage/Outbuilding
- ☐ Other_____

☐ Demolition
- ☐ Primary Structure
- ☐ Garage/Outbuilding
- ☐ Other_____

☐ Relocation of Building

Description:

NEW SIGN & DOOR DECALS TO BE ADDED TO 141 S. 1ST ST.
AWNING WILL BE REMOVED.
EXISTING LIGHTING WILL STAY

Applicant Information:

Name (print): JESSICA EVANS

Address: 1240 APPLETON LN, GENEVA, IL 60134

Phone: (630) 715-7397

Email: info@foxdencooking.com

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

Property Owner Information (if not the Applicant)

Name (print): COMPLEX MANAGEMENT

Address: 423 S. 2ND 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: 3/27/26

(1) 24″ x 24′ x 3″ deep Aluminum Projection mounted flag sign.
Custom painted Beige. Vinyl graphics applied to both sides.

Design · Graphics · Signage

Company:
Fox Den

Reference:
Fox Den
Exterior Signage

Version:
04

File Name:
Fox Den_Projected mounted sign

Job Number:

Account Rep:
Troy B.

Date:
March 3, 2026

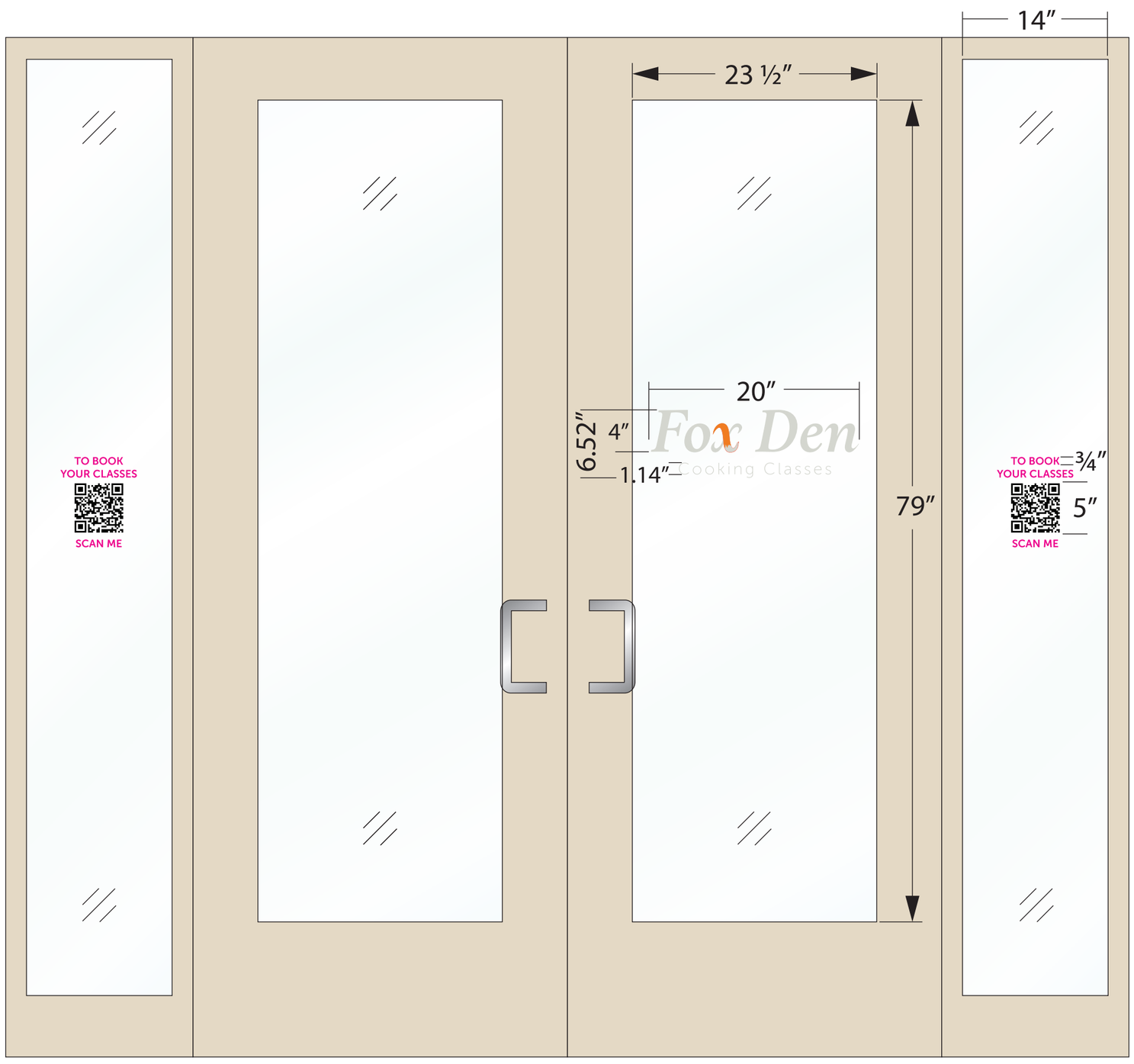
Designer:
JM

Authorized Signature & Date:

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. By signing below you authorize The Alphabet Shop, Inc. to do the work as specified.

Date:

This is an original drawing created by The Alphabet Shop Inc. for a project being planned for you. This drawing is not to be reproduced, disclosed or transmitted to others for any purpose not authorized by The Alphabet Shop Inc.



- (1) 20″w. x 6.52″h. digitally printed vinyl logo applied on the front right side door.
- (2) 5″w. x 5″h. digitally printed black/white QR codes with ¾″h. white vinyl lettering.

Company:
Fox Den

Reference:
Fox Den
Exterior Signage

Version:
04

File Name:
Front Door Vinyl

Job Number:

Account Rep:
Troy B.

Date:
March 6, 2026

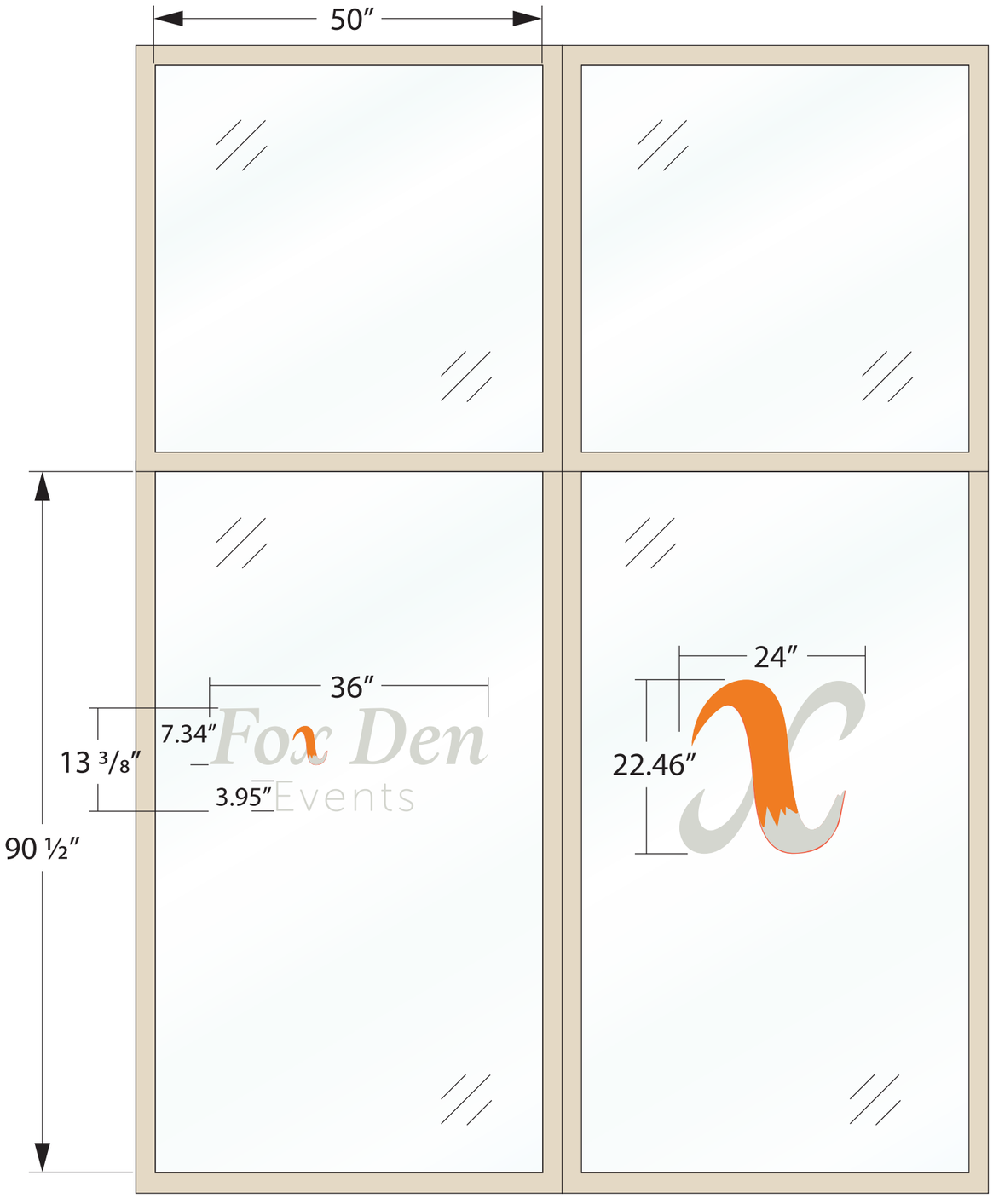
Designer:
JM

Authorized Signature & Date:

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. By signing below you authorize The Alphabet Shop, Inc. to do the work as specified.

Date:

This is an original drawing created by The Alphabet Shop Inc. for a project being planned for you. This drawing is not to be reproduced, disclosed or transmitted to others for any purpose not authorized by The Alphabet Shop Inc.



- (1) 36″w. x 13 3/8″h. digitally printed vinyl "Events" logo applied on the left glass panel window.
- (1) 24″w. x 22.46″h. digitally printed vinyl "X" logo applied on the right glass panel window.

Design · Graphics · Signage

Company:
Fox Den

Reference:
Fox Den
Exterior Signage

Version:
04

File Name:
Side Window Vinyl

Job Number:

Account Rep:
Troy B.

Date:
March 6, 2026

Designer:
JM

Authorized Signature & Date:

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. By signing below you authorize The Alphabet Shop, Inc. to do the work as specified.

Date:

This is an original drawing created by The Alphabet Shop Inc. for a project being planned for you. This drawing is not to be reproduced, disclosed or transmitted to others for any purpose not authorized by The Alphabet Shop Inc

CITY OF ST. CHARLES
ILLINOIS • 1834

HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title/Address:	COA: 106 Riverside Ave
Significance:	Non-contributing
Petitioner:	Curt Hurst - Owner
Project Type:	New Patio, Door, and Window

PUBLIC HEARING		**MEETING 4/1/2026**	**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, plans, survey	

Project Description:

- Requesting to add a new door and window to the southern elevation
- Requesting to add a new paver patio to the south of the building, replacing part of the parking lot.

Staff Comments:

Recommendation / Suggested Action:

- Provide feedback and recommendation of the COA

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: 106 Riverside Ave

Use of Property: ☒Commercial, business name: Pollyanna Brewing

☐ Residential ☐Other: _____

Project Type:

☐ Exterior Alteration/Repair
- ☒Windows
- ☒Doors
- ☐Siding - Type: _____
- ☐Masonry Repair
- ☑Other Patio

☐ Awnings/Signs

☐ New Construction
- ☐Primary Structure
- ☐Additions
- ☐Deck/Porch
- ☐Garage/Outbuilding
- ☐Other_____

☐ Demolition

☐Primary Structure
☐Garage/Outbuilding
☐Other_____

☐ Relocation of Building

Description:

Demo existing area and install new patio per attached.

Applicant Information:

Name (print): STC Riverside LLC

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

Phone: (630) 330-7215

Email: curt@frontierdevelopmentgroup.com

Applicant is (check all that apply):

☑ Property Owner
☐ Business Tenant
☐ Project contractor
☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): SAA

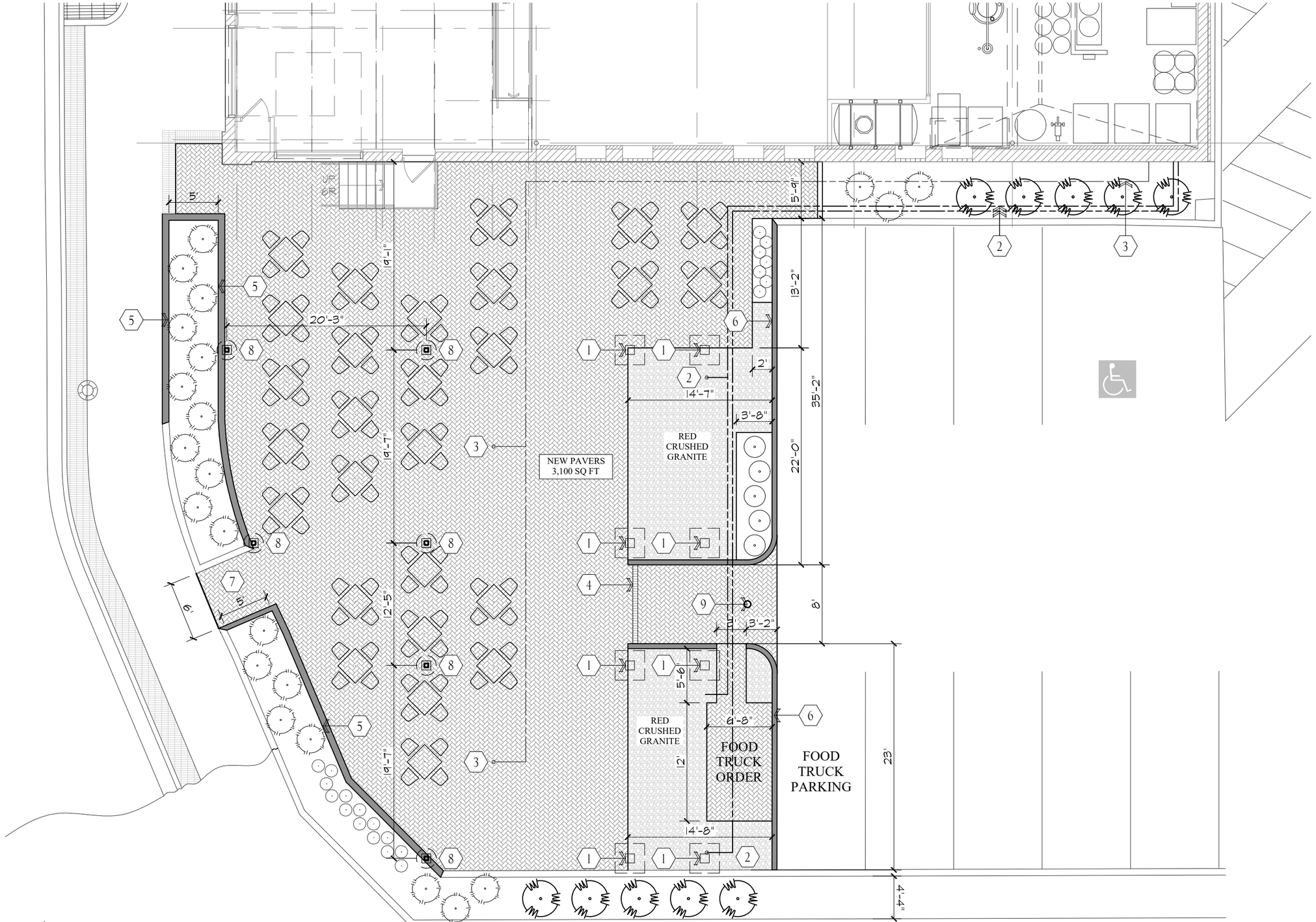
Address: _____

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: _____ Date: 03-30-2026



PROPERTY INFORMATION

ADDRESS:	106 SOUTH RIVERSIDE AVE ST. CHARLES, ILLINOIS
PIN:	09-27-391-003 09-27-391-002
AUTHORITY:	CITY OF ST. CHARLES

ZONING

ZONE:	CBD-1 CENTRAL HISTORIC DISTRICT DOWNTOWN OVERLAY

KEYNOTES (1)

1. CONCRETE FOOTING & PIER FOR FUTURE SITE STRUCTURE
2. UNDERGROUND ELECTRIC CONDUIT
3. UNDERGROUND GAS FOR FIRE TABLE
4. TRENCH DRAIN WITH HEEL-PROOF GRATE
5. NEW 6" HIGH CONCRETE PLANTER CURB
6. NEW 6" PARKING LOT CURB
7. WIDEN WALK TO SIDEWALK AND ADD PAVERS
8. 15' TALL COLUMN WITH FOOTING
9. REMOVABLE STEEL BOLLARD

NORTH

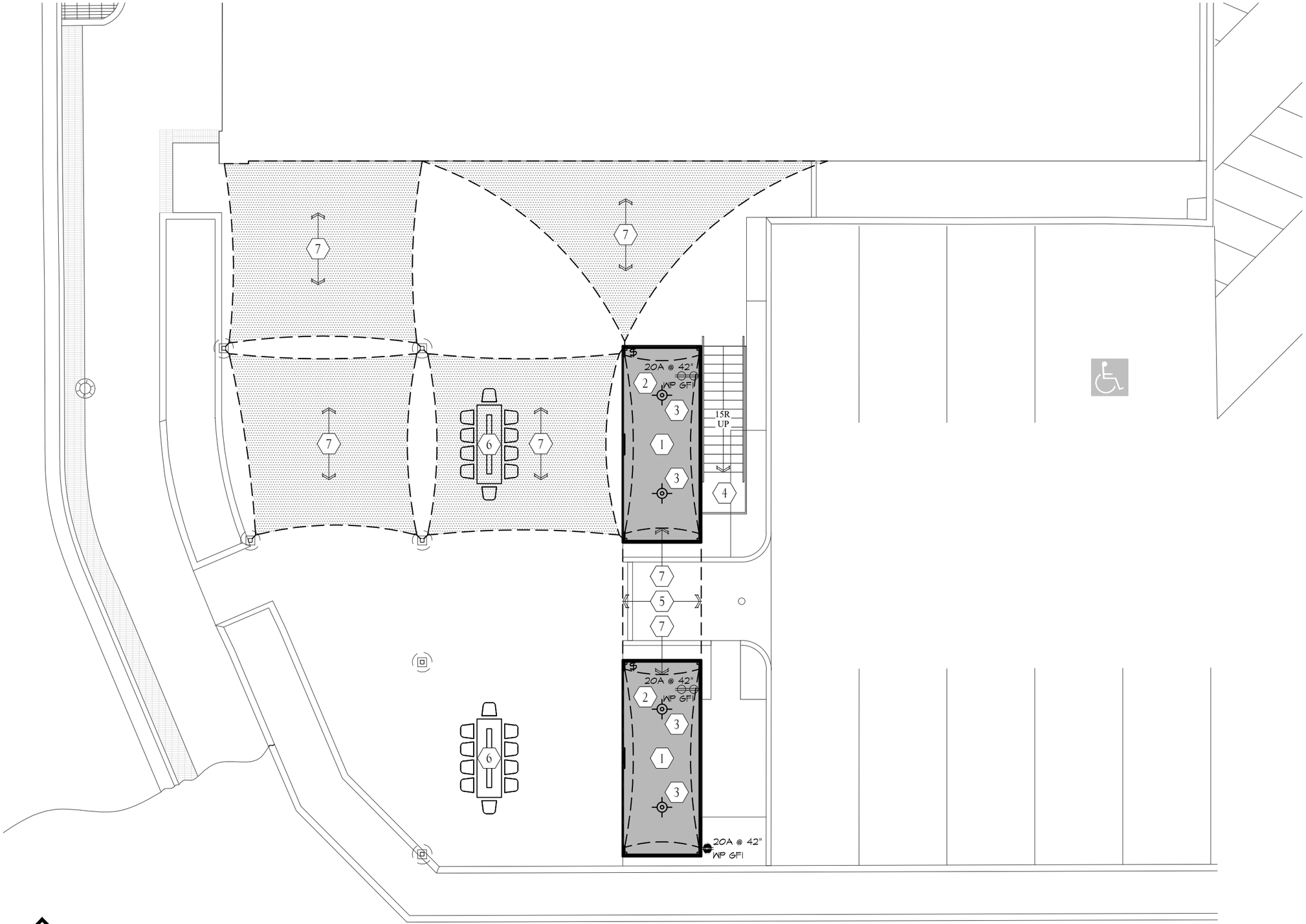
POLLYANNA BREWING - SITE LAYOUT - PHASE 1

SCALE: 1"=10'-0"

MARCH 30, 2026

PROJECT#: 26013 PLAN #: SITE LAYOUT LOCATION: 106 SOUTH RIVERSIDE ST. CHARLES, ILLINOIS

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



PROPERTY INFORMATION

ADDRESS:	106 SOUTH RIVERSIDE AVE ST. CHARLES, ILLINOIS
PIN:	09-27-391-003 09-27-391-002
AUTHORITY:	CITY OF ST. CHARLES

ZONING

ZONE:	CBD-1 CENTRAL HISTORIC DISTRICT DOWNTOWN OVERLAY

KEYNOTES (1)

1. NEW MODULAR SITE STRUCTURE, DESIGN BY MANUFACTURER
2. NEW POWER
3. NEW LIGHTING
4. NEW STAIR FOR MODULAR STRUCTURE, DESIGN BY MANUFACTURER
5. ROOF DECK SPANNING BETWEEN MODULAR STRUCTURE, DESIGN BY MANUFACTURER
6. FIRE TABLE
7. SHADE SAIL

NORTH

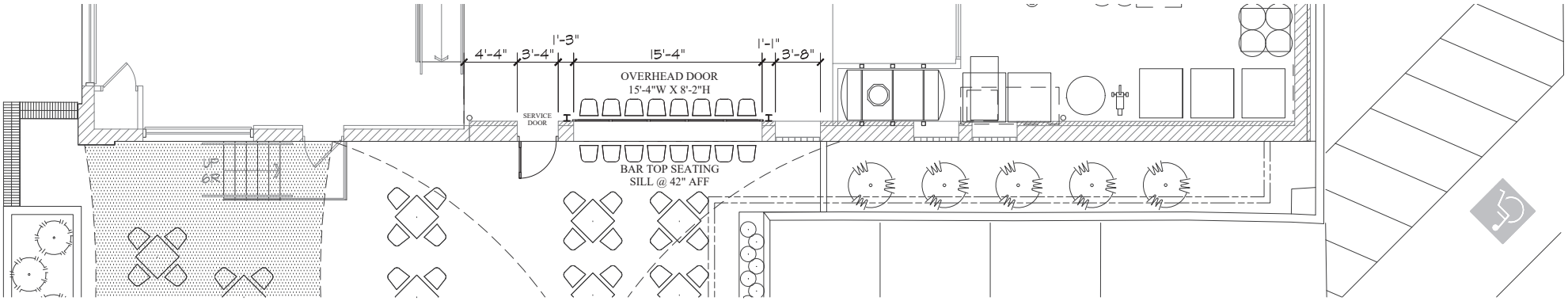
POLLYANNA BREWING - SITE LAYOUT - PHASE 2

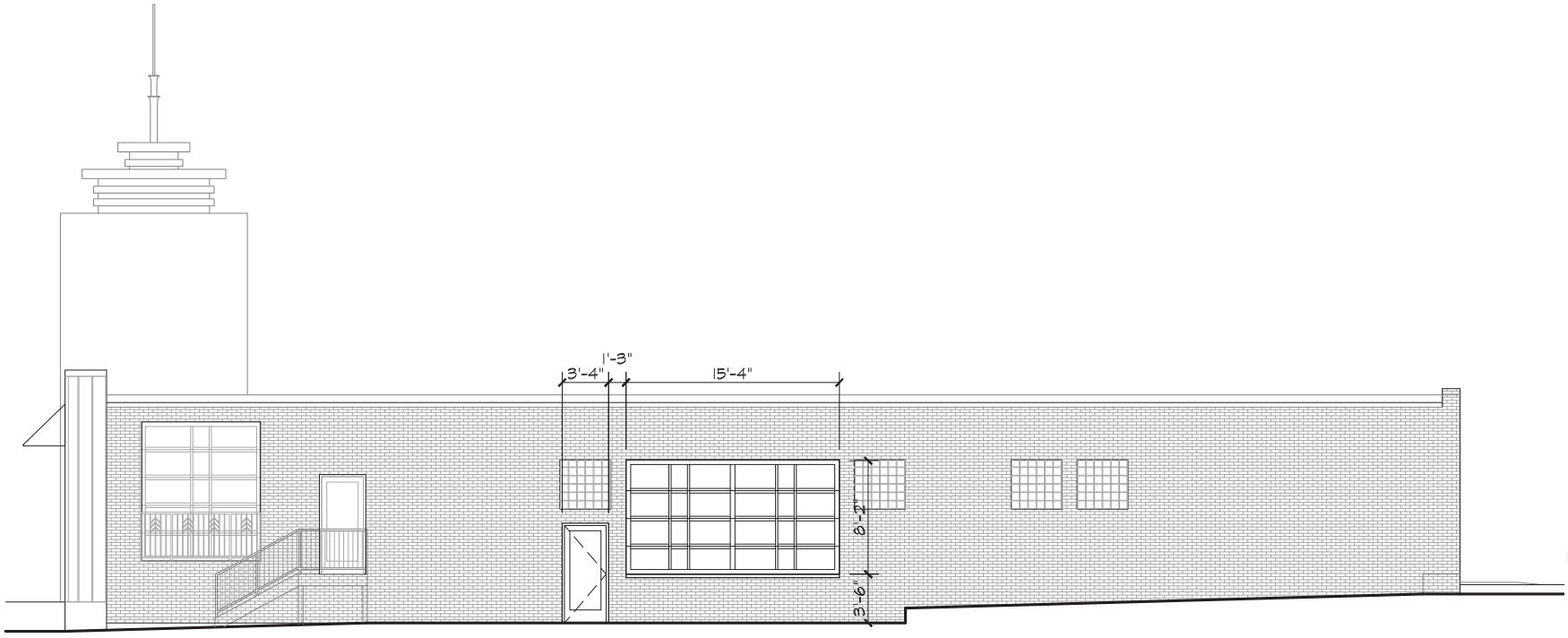
SCALE: 1"=10'-0"

MARCH 30, 2026

PROJECT#: 26013 PLAN #: SITE LAYOUT LOCATION: 106 SOUTH RIVERSIDE ST. CHARLES, ILLINOIS

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





POLLYANNA BREWING - SOUTH ELEVATION RENOVATION - PHASE 3

MARCH 27, 2026

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

PROJECT#: 26013 PLAN #: SOUTH ELEVATION LOCATION: 106 SOUTH RIVERSIDE ST. CHARLES, ILLINOIS

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

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

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: Art Deco

Date of Construction: 1925-1940

Source: A Field Guide to American Architecture

Features:

Brick tower dominates over greatly modified single story building. Once the home of the St. Charles Chronicle newspaper. Single story has recent wood shake mansard roof at north and west sides. Simple forms and flat surfaces are emphasized in the tower.

Address:
105 East Walnut Avenue/
106 South 1st Avenue

Representation in Existing Surveys:

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

Block No. 52

Building No. 1

ROLL NO. 13

NEGATIVE NO. 22

SURVEY DATE:
MAY 1994

REF. NO. 210

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1

Address:
105 East Walnut Avenue/
106 South 1st Avenue

Remarks:
West Elevation.

ROLL NO. 13 **NEGATIVE NO. 21**

Block No. 52
Building No. 1

Address:
105 East Walnut Avenue/
106 South 1st Avenue

Remarks:
East Elevation.

ROLL NO. 10 **NEGATIVE NO. 29**

Block No. 52
Building No. 1

REF. NO. 210

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 2

Address:
106 South 1st Avenue/
105 East Walnut Avenue

Remarks:
North Elevation.

ROLL NO. 10 **NEGATIVE NO. 30**

Block No. 52
Building No. 1

Address:
106 South 1st Avenue/
105 East Walnut Avenue

Remarks:
North Elevation.

ROLL NO. 8 **NEGATIVE NO. 33**

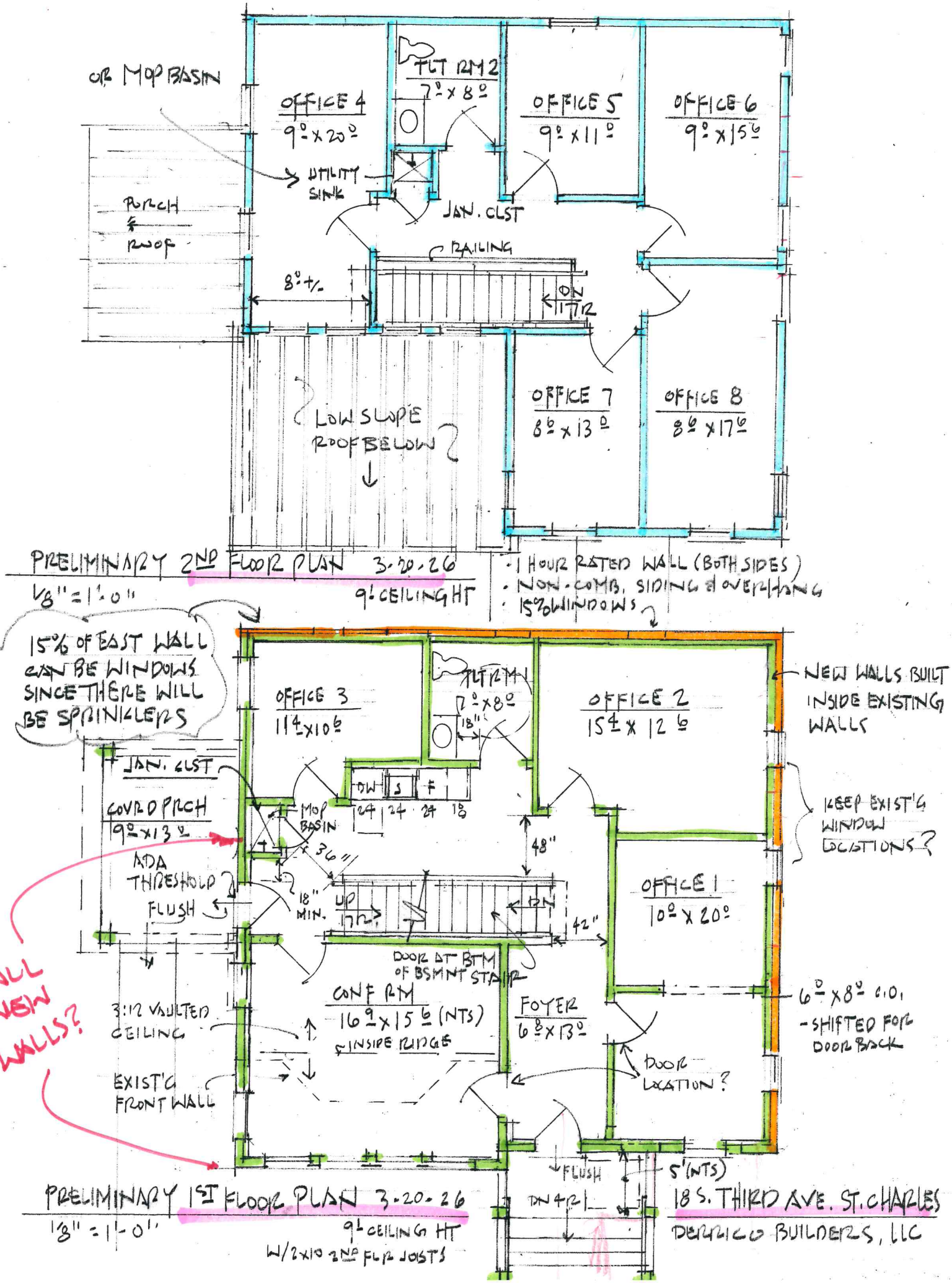
Block No. 52
Building No. 1

REF. NO. 211

PRELIMINARY FRONT ELEVATION 3.24.26

PROPOSED ADDITION & ALTERATIONS TO 18 S. 3RD AVE. · ST. CHARLES, IL.

DERRICO BUILDERS, LLC. MARSHALL ARCHITECTS, INC.


OR MOP BASIN
OFFICE 4
9'-0" x 20'-0"
FLT RM 2
7'-0" x 8'-0"
OFFICE 5
9'-0" x 11'-0"
OFFICE 6
9'-0" x 15'-6"
UTILITY SINK
PORCH ROOF
JAN. CLST
RAILING
8'-0" +/-
DN
LOW SLOPE ROOF BELOW
OFFICE 7
8'-6" x 13'-0"
OFFICE 8
8'-6" x 17'-6"
PRELIMINARY 2ND FLOOR PLAN 3-20-26
1/8" = 1'-0"
9' CEILING HT
• 1 HOUR RATED WALL (BOTH SIDES)
• NON-COMB. SIDING & OVERHANG
• 15% WINDOWS
15% OF EAST WALL CAN BE WINDOWS SINCE THERE WILL BE SPRINKLERS
OFFICE 3
11'-4" x 10'-6"
FLT RM 1
7'-0" x 8'-0"
18"
OFFICE 2
15'-4" x 12'-6"
NEW WALLS BUILT INSIDE EXISTING WALLS
JAN. CLST
DW
S
F
24
24
24
18
COVRD PRCH
9'-0" x 13'-0"
MOP BASIN
36"
KEEP EXIST'G WINDOW LOCATIONS?
48"
ADA THRESHOLD FLUSH
18" MIN.
UP
DN
OFFICE 1
10'-0" x 20'-0"
42"
DOOR AT BTM OF BSMNT STAIR
ALL NEW WALLS?
3:12 VAULTED CEILING
CONF RM
16'-9" x 15'-6" (NTS)
INSIDE RIDGE
FOYER
6'-8" x 13'-0"
6'-0" x 8'-0" C.O.
- SHIFTED FOR DOOR BACK
EXIST'G FRONT WALL
DOOR LOCATION?
FLUSH
5' (NTS)
DN 4'-2"
PRELIMINARY 1ST FLOOR PLAN 3-20-26
1/8" = 1'-0"
9' CEILING HT
W/ 2x10 2ND FLR JOISTS
18 S. THIRD AVE. ST. CHARLES
DERRICO BUILDERS, LLC

18

Google Maps

54 S 3rd Ave

Image capture: Oct 2022 © 2026 Google

Google Maps

300 Walnut Ave

Image capture: Oct 2022 © 2026 Google

Google Maps

18 S 3rd Ave

St. Charles, Illinois

Google Street View

Oct 2022 See more dates

Image capture: Oct 2022 © 2026 Google

Google Maps

St. Charles, Illinois

Image capture: Oct 2022 © 2026 Google