

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


**WEDNESDAY, APRIL 15, 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 April 1, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 15 N 6th Avenue**
 - b. 214 Walnut Street**
 - c. 115 Cedar 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. 207 Walnut Avenue**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: May 6, 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

jcmahon@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).

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 15 N 6 th Avenue		
	Significance:	Contributing		
	Petitioner:	Dr. John Perisin - Owner		
	Project Type:	Fence		
PUBLIC HEARING			MEETING 4/15/2026	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, fence plans				
Project Description:				
<ul style="list-style-type: none"> Requesting a small 6ft tall vinyl fence to be on the north side of the property between the parking lot and the drive aisle. 				
Staff Comments:				
The applicant has put two different types of vinyl fences in the plans to see what the Commission likes better.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and approval 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: 15 N 6th Ave St Charles IL 60174

Use of Property: Commercial, business name: _____

Residential Other: Zoned as mixed use

Project Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input checked="" 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 type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Other <u>Fence</u> | |
| <input type="checkbox"/> Awnings/Signs | <input type="checkbox"/> Demolition | |

Description:

An 18-foot-long fence will be installed across the north entrance to the parking lot.

This will create space for two additional parking spots for the dental practice while also

providing parking for the tenants. The fence will be 6 feet high to create a clear and attractive separation between the commercial and residential sides of the property.

Applicant Information:

Name (print): John Perisin

Address: 15 N 6th Ave

Phone: 309-369-7235

Email: _____

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): _____

Address: _____

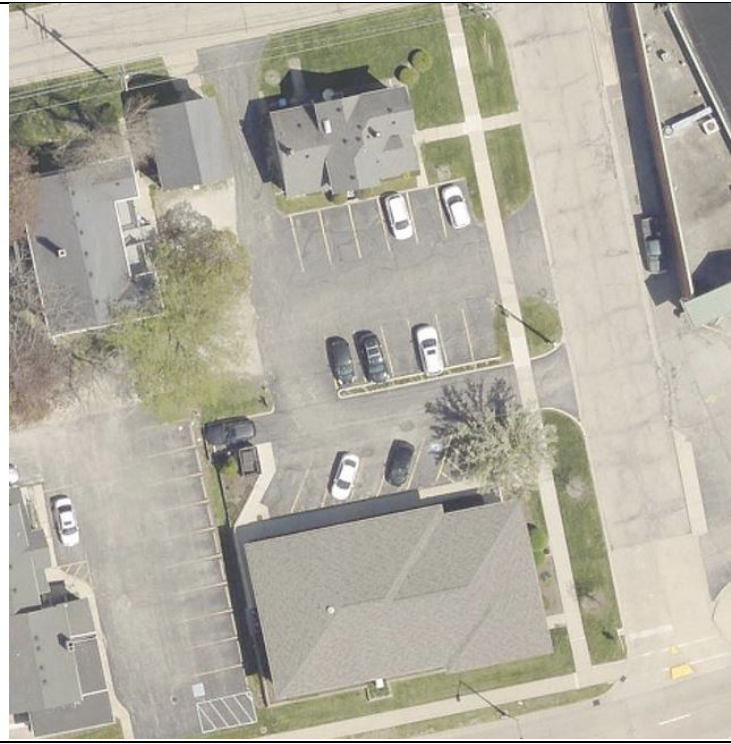
Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

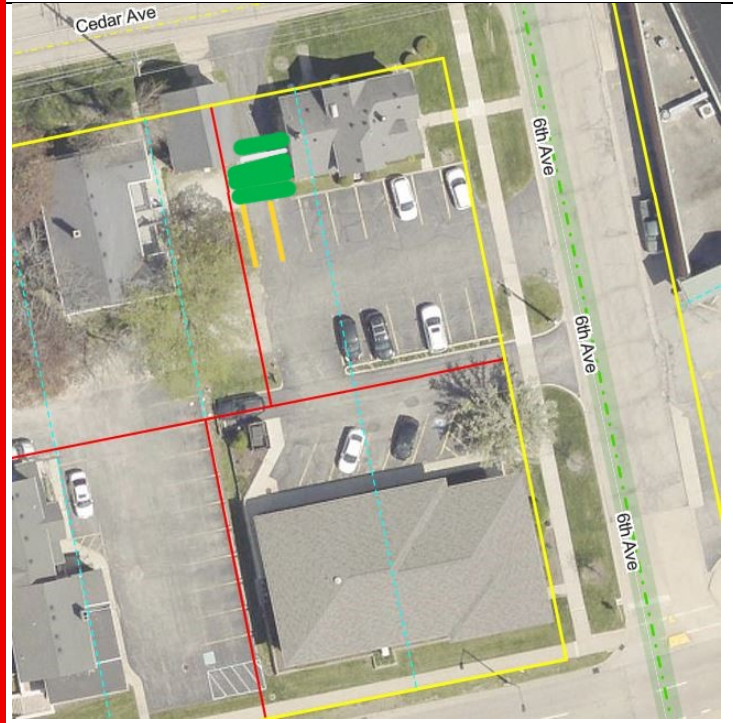
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: *John Perisin* Date: 4/2/2026

Before- 15 N 6th Ave



After



From the dental office lot



Looking into the Lot from Cedar



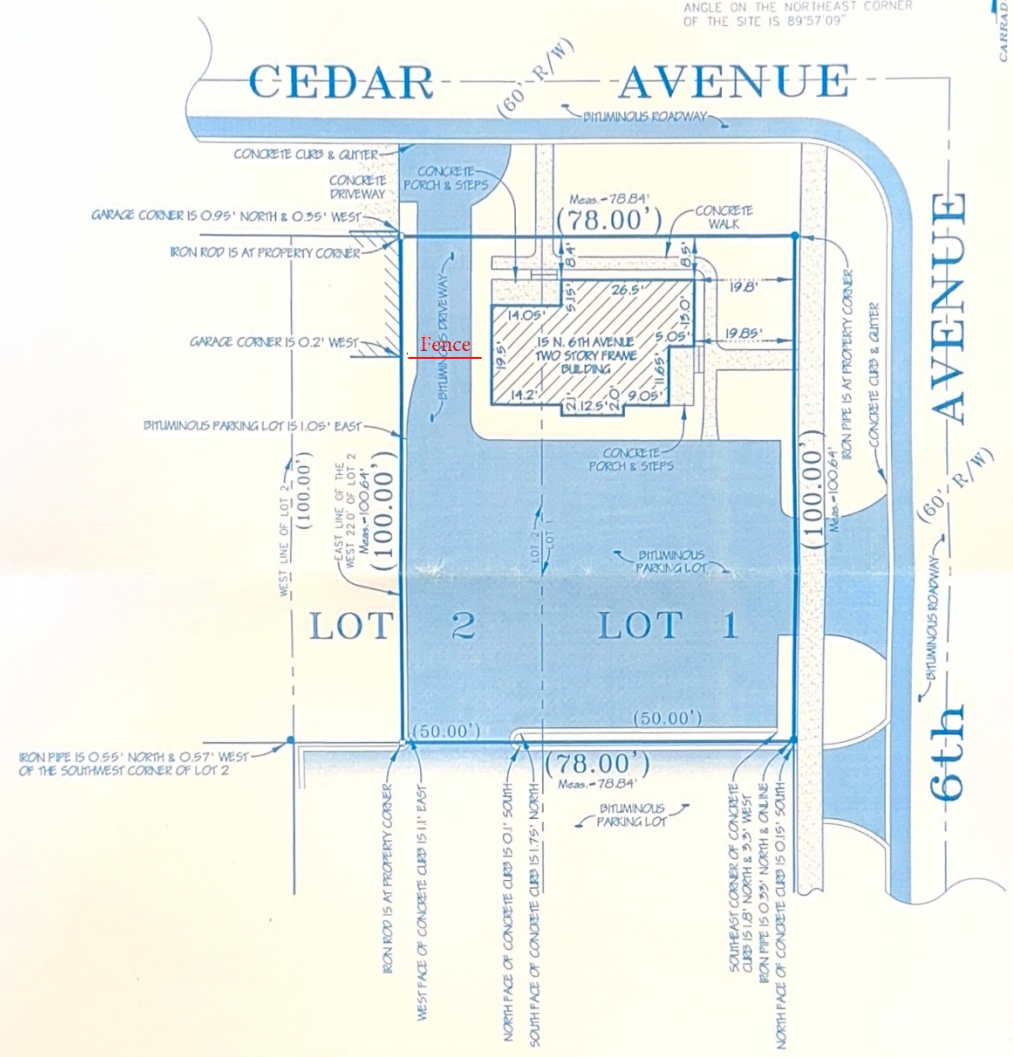
SURVEY LEGEND
 ○ Monumentation Found
 ○ Monumentation Set (R/LS 35-2551)
 (50) Record Dimension
 -X- Fence Line

PLAT OF SURVEY

LOT 1 AND LOT 2 (EXCEPT THE WESTERLY 22 FEET) IN BLOCK 8 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

AREA OF SITE = 7,935 SQ FT

ANGLE ON THE NORTHEAST CORNER OF THE SITE IS 89°57'09"



STATE OF ILLINOIS) SS
 COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 5th DAY OF January, A.D. 2026.
 BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2028.

NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° F.
- Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

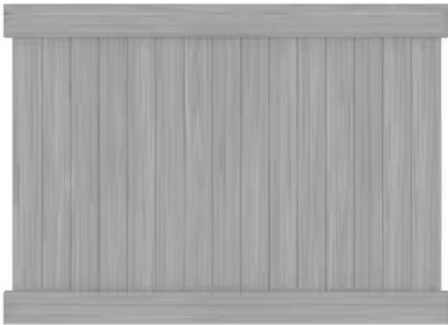
CARRADUS LAND SURVEY, INC.
 Residential & Commercial Land Surveying Services
 191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
 (630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

PREPARED FOR:	PARKER C. MATHERS, ESQ.		
DRAWN BY:	CMG	DATE OF FIELD WORK:	01/05/26
SCALE:	1" = 20'	TOTAL PAGES:	48-00
PROJECT NO.:	43011		

Fence Type:



Linden 6 ft. H x 8 ft. W Cypress Vinyl Privacy Fence Panel



Linden 6 ft. x 8 ft. Coastal Cedar Privacy Framed Flat Vinyl Fence Panel



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: Stick

Date of Construction: 1860-1890

Source: A Field Guide to American Houses

Features:

Cross gable roofs on two story structure with steeply sloping roofs and shingle texture in front facing gable ends. Mansard shingled hood over first floor window at front facade.

ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



Address:

15 North 6th Avenue

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 45

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 15

NEGATIVE NO. 30



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

15 North 6th Avenue

Remarks:

North Elevation.

Block No. 45

Building No. 3

ROLL NO. 15

NEGATIVE NO. 29

Address:


Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 214 Walnut Avenue		
	Significance:	Non-contributing (east side)		
	Petitioner:	John Satter		
	Project Type:	Remove doors and brick work		
	PUBLIC HEARING		MEETING 4/15/2026	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				
Project Description:				
<ul style="list-style-type: none"> Requesting a to remove 4 exterior doors and fill that opening with the same brick as the brick on the building. 3 of the doors are located on the east side of the building and 1 door is located in the courtyard. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and approval 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: 214 Walnut street St. Charles

Use of Property: Commercial, business name: Lazarus House
 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"/> Relocation of Building |
| <input type="checkbox"/> Masonry Repair | <input type="checkbox"/> Garage/Outbuilding | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | <input type="checkbox"/> Demolition | |

Description:

Remove 4 exterior doors and fill opening with brick same as building. 3 doors located on the east side of the building. 1 door located in courtyard.

Applicant Information:

Name (print): John Satter
 Address: 34 W 287 sunset Drive, Batavia
 Phone: 630 393 9548
 Email: _____

Applicant is (check all that apply):

- Property Owner
 Business Tenant
 Project contractor
 Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Kristi Adams, Executive Director
 Address: 214 Walnut St. St. Charles, IL 60154
 Signature: [Signature]

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: [Signature] Date: 4-7-26



707 Herra St., Unit A, Elburn IL 60119 | Office (630) 365 – 6741 | Fax (888) 222 – 5159 | toroth@ameritech.net

April 4, 2026

Customer ID-L-189-11
Quotation # 202644
Good through May 29, 2026
Payment Terms-net 15 days

John Satter
Building and Facilities
Lazarus House
214 Walnut St.
St. Charles, IL 60174
630-587-2144

Close Off Door Openings
Lower Level
Masonry/Carpentry/Paint

Dear Mr. John Satter:

Please find the quotation you requested for the work at the above captioned project. We would appreciate you taking the time to review our proposal and letting us know how you would like to proceed.

T.A.K. Drywall Specialists, Inc. proposes to supply all materials and labor necessary for the completion of the Masonry, Carpentry, and Painting described below.

Demolition

- All doors to remain in place-no need for removal
- Remove existing protruding door hardware inside and out

Masonry

- Infill (4) brick doorways with matching texture brick'
- Each opening approx. 40"x7'6" high
- Every 6th course to be toothed-out at existing brick jamb
- Attach wall ties to remaining steel door as needed for support

Carpentry

- Supply and install metal framing to create wall to edge of existing door frame
- Install insulation at new framing
- Install one layer of 5/8 FC drywall and finish tape

Painting

- Wait approximately 14 days for masonry to cure before applying one coat of Loxon masonry primer and one coat of Sherwin Williams Super Paint satin finish to fresh brick only
- Prime and finish paint interior newly installed drywall to blend with existing wall and color

T.A.K. Drywall Specialists, Inc. proposes to complete the above described work for a total of; \$9,750.00





707 Herra St., Unit A, Elburn IL 60119 | Office (630) 365 – 6741 | Fax (888) 222 – 5159 | toroth@ameritech.net

Certificate of insurance and list of references upon request

Sincerely,

Thomas J. Rothengass
President
T.A.K. Drywall Specialists, Inc.
office-630/365-6741
cell-630/973-0267
fax-888/222-5951
toroth@ameritech.net

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in workmanlike manner. To be paid upon completion of work 2% interest compounded monthly will be charged after 30 days. Purchaser agrees to pay all collection costs and attorney's fees if collected by suit or otherwise. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by T.A.K. Drywall Specialists.

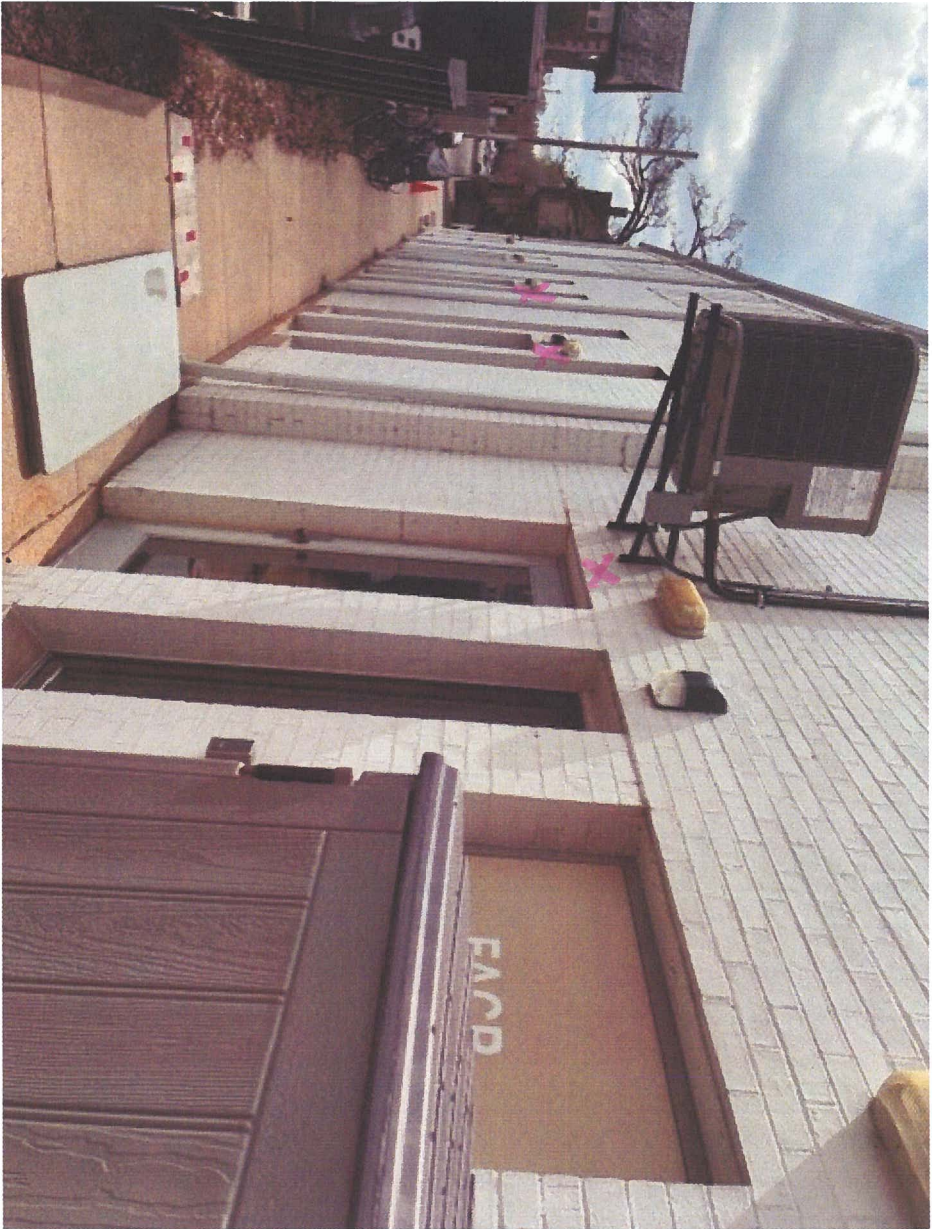
ACCEPTANCE OF PROPOSAL:

Signature _____ Date _____



East side

X Remove





Case 1: 2012-0001



Remove





ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

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

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

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

BUILDING CONDITION

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

ARCHITECTURAL DESCRIPTION

Style: Neocolonial

Date of Construction: 1960-1970's

Source: Field Observation

Features:

Front gable roof, single story masonry structure built to be compatible with Greek Revival Congregational Church. Three pairs of triple casement windows. Semi-circular louver in gable.



Address:

214 West Walnut Street

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 10

Building No. 12

SURVEY DATE:

MAY 1994

ROLL NO. 2

NEGATIVE NO. 12



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 checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input checked="" 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: Greek Revival

Date of Construction: 1848

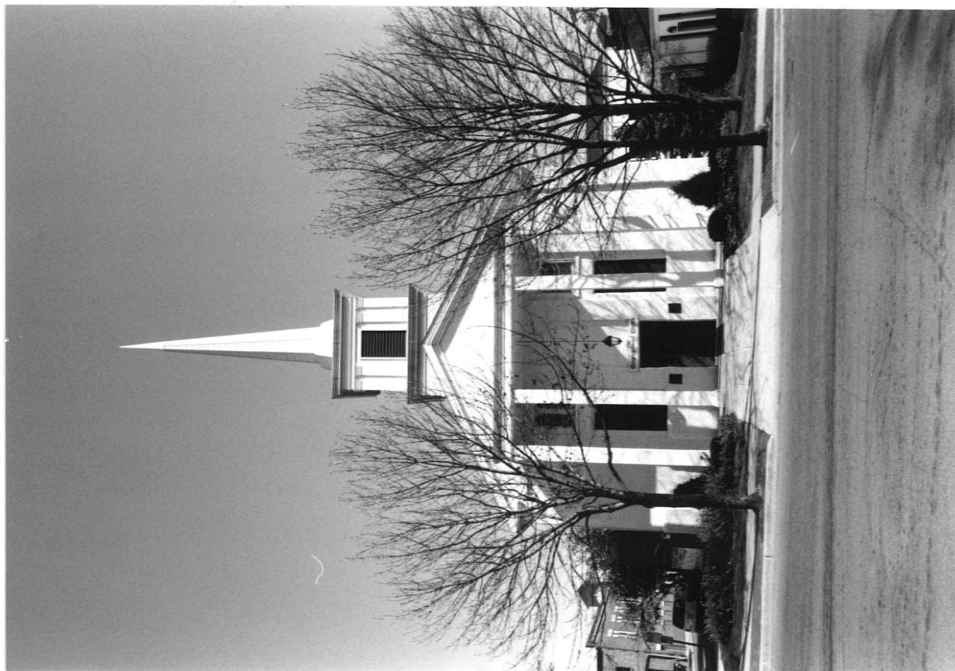
Source: A Field Guide to American Architecture

Features:

Simple gable front Greek Revival style with flat roof portico with four square columns. Aluminum spire replaced original wood spire in the late 1980's. Stone building built by mason William Beith, later clad with stucco.

ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



Address:

214 West Walnut Street

Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

Block No. 10


Building No. 11

SURVEY DATE:

MAY 1994

ROLL NO. 2

NEGATIVE NO. 11

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 115 Cedar Avenue		
	Significance:	Landmark		
	Petitioner:	Barbara Dawson - owner		
	Project Type:	Walkway/concrete		
PUBLIC HEARING			MEETING 4/15/2026	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, Photos				
Project Description:				
<ul style="list-style-type: none"> Barbara has been dealing with bad flooding on her property. Because of this she has to redo the floor on the first floor of the property and also rip up the brick walkway on the east side of the building and in front of the front door. The walkway and the area in front of her door are brick. Her contractor plans to just put concrete down after fixing all the drainage issues. Barbara was wondering if the brick being replaced with concrete would not look good or if she should put the brick back. She would like to keep the concrete that the contractor plans on doing but would like the Commission's opinion. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and approval of 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: 115 Cedar Avenue St. Charles, IL 60174

Use of Property: Commercial, business name: is currently unoccupied
 Residential Other: but may be used for both (specific to upstairs/downstairs)

Project Type:

- | | | |
|---|---|---|
| <input 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>brick sidewalk & entry way</u> | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | <input type="checkbox"/> Demolition | |

Description:

Due to water issues, drain tiles/pipes will need to be installed by PermaSeal. Paver brick sidewalk will need to be removed to allow for digging. Should sidewalk be replaced with concrete or redone using paver bricks?

Applicant Information:

Name (print): Barbara Dawson
 Address: 1760 Persimmon Dr. St. Charles, IL 60174
 Phone: (630) 697-6463
 Email: _____

Applicant is (check all that apply):

Property Owner
 Business Tenant
 Project contractor
 Architect/Designer

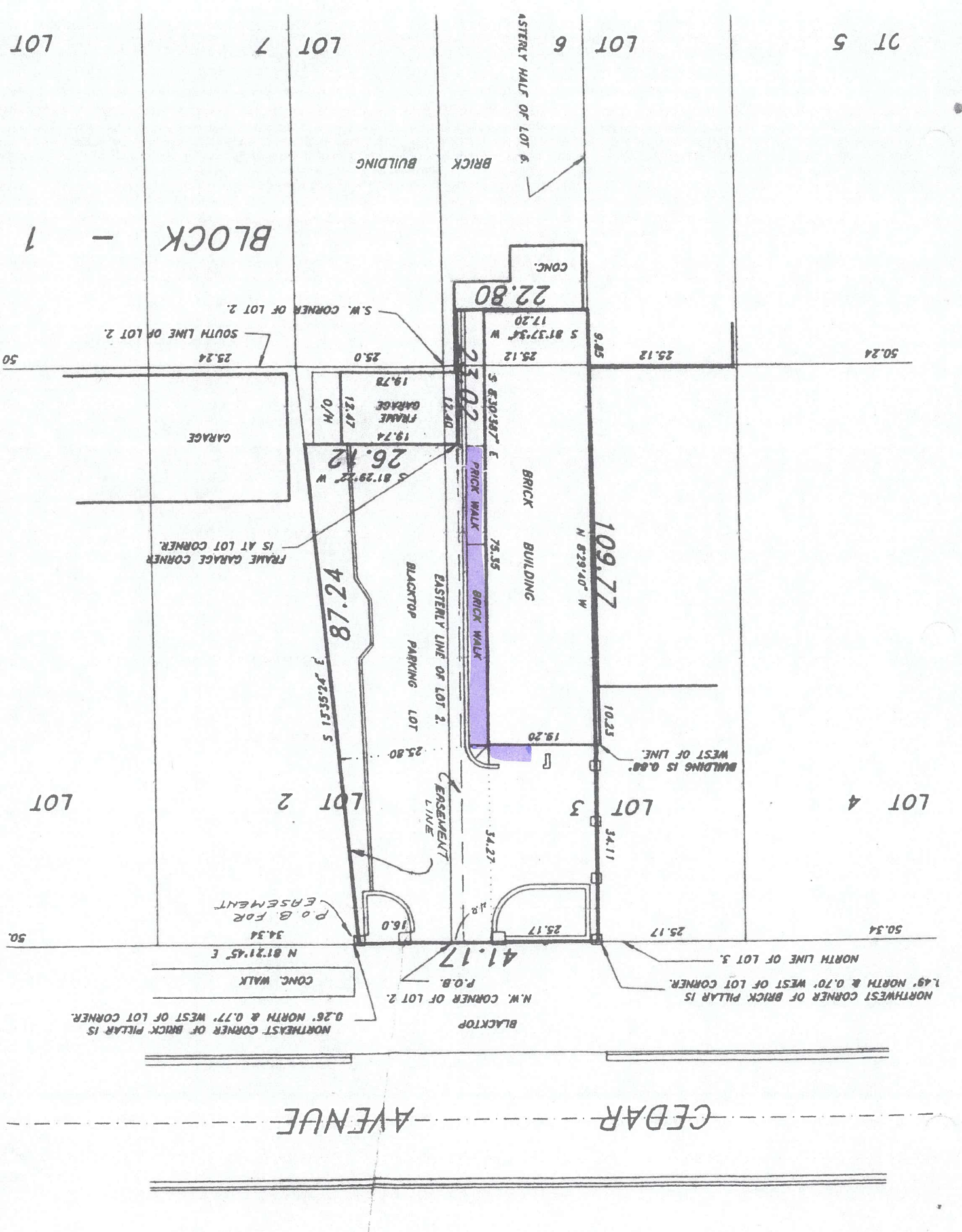
Property Owner Information (if not the Applicant)

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: Barbara Dawson Date: 4/9/2026







NO
PARKING
ANY
TIME
←



NO
PARKING
ANY
TIME









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 checked="" type="checkbox"/> Major Alteration	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" 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: Commercial Vernacular

Date of Construction: Not known

Source: Field Observation

Features:

Wrought iron railing on roof of one story brick structure with wrap around overhang.

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing



Address:

117 East Cedar Avenue

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 41


Building No. 9

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 28

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 207 Walnut Ave		
	Significance:	N/A		
	Petitioner:	Shawn Bandel- Architect, Paula Price - owner		
	Project Type:	New construction of 2 unit residential		
PUBLIC HEARING			MEETING 4/15/2026	X
Agenda Item Category:				
X	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Elevations, floor plans, rendering, photos of neighboring houses				
Project Description:				
<ul style="list-style-type: none"> Requesting to build a new 2 unit, 2-1/2 story residential building with a detached garage. 				
Staff Comments:				
This has not come in for a permit yet. It has been reviewed for zoning and meets the zoning code. No variances will be requested or needed for this project.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback 				

PROJECT:
20009

2 UNIT DUPLEX

NEW CONSTRUCTION

207 WALNUT AVENUE
ST. CHARLES, ILLINOIS 60174

2 UNIT DUPLEX
NEW CONSTRUCTION
207 WALNUT AVE. ST. CHARLES, IL 60174

BATR
BATR ARCHITECTURE LTD.
112 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PHONE: 618-355-5849
WWW.BATRARCH.COM

TITLE SHEET

ISSUED:
01-16-2026
HISTORIC COMMISSION
04-06-2026
HPC REVISION

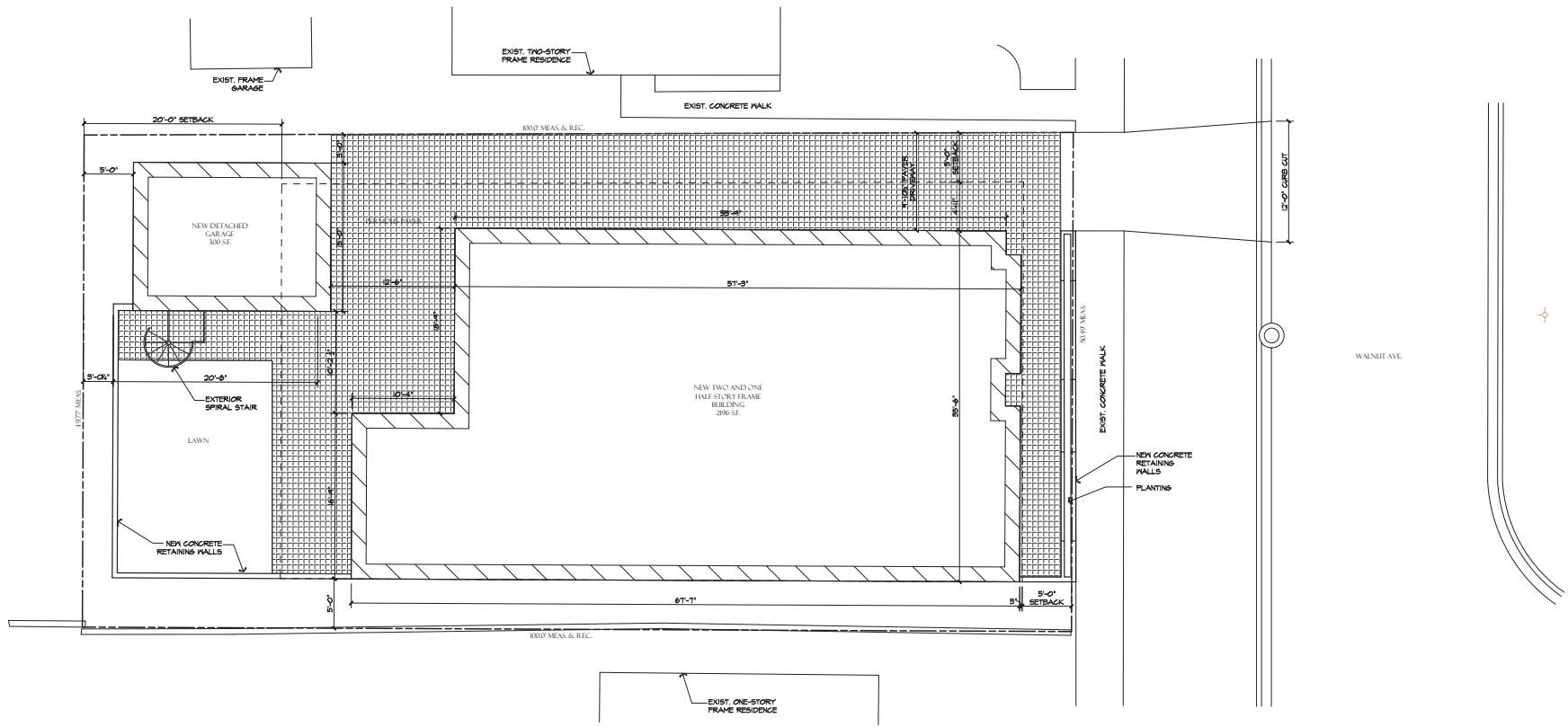
© COPYRIGHT 2026
BATR ARCHITECTURE LTD.

SCALE
1/4" = 1'-0"

A001



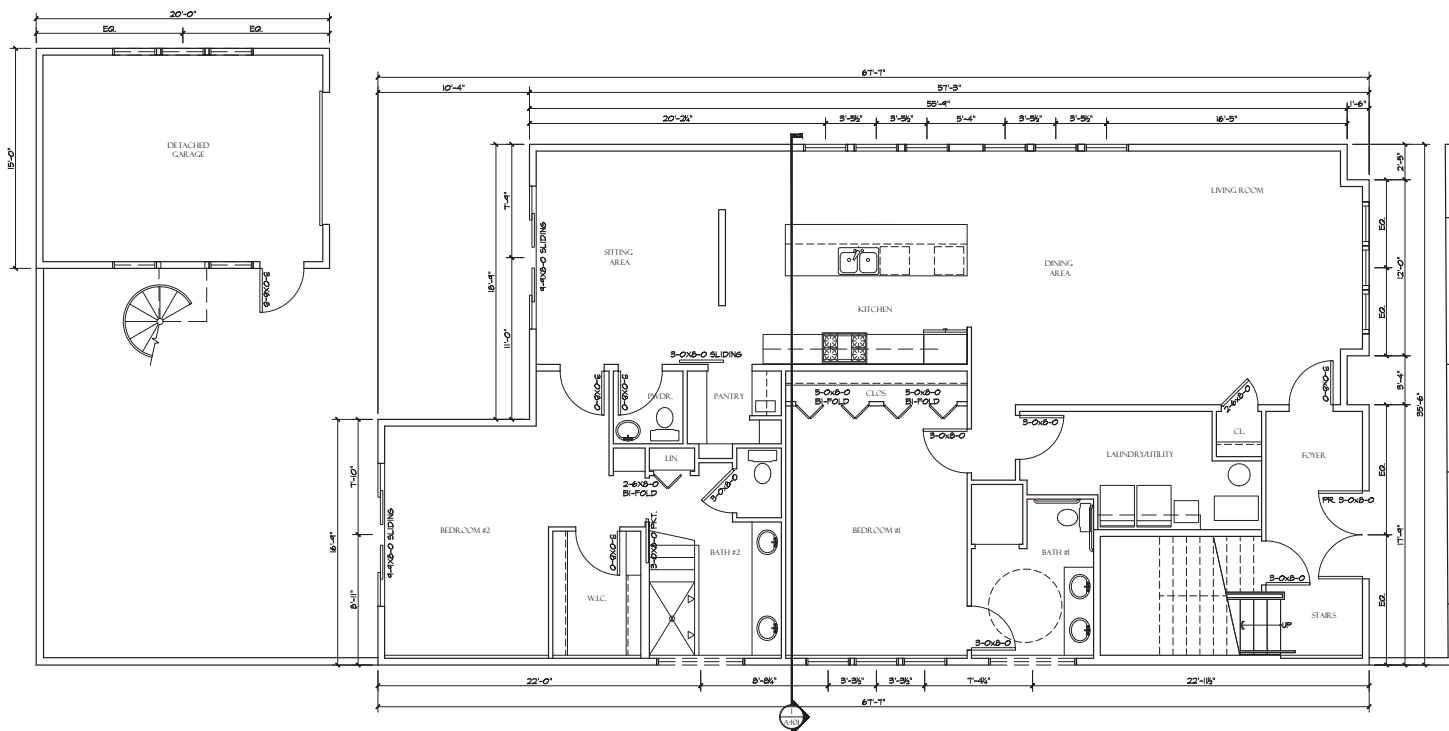
1 STREET VIEW RENDERING (LOOKING SOUTH-EAST)
SCALE: NTS



ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'

ZONING REQUIREMENTS / BULK REGULATIONS

ZONING CLASSIFICATION: CBD-2 CENTRAL BUSINESS DISTRICT	
BULK REGULATIONS:	
LOT AREA: 5035 SF.	
ALLOWED:	
MAX BUILDING COVERAGE: 40% / 2005 SF.	
DETACHED GARAGE: 1000 SF.	
TOTAL ALLOWED:	2505 SF.
ACTUAL PROPOSED:	2446 SF.
BUILDING SET BACKS:	
FRONT:	5 FEET
SIDE:	5 FEET
REAR:	20 FEET
GARAGE:	5 FT REAR/5 FT. SIDE
INTERIOR SIDE YARD PARKING/DRIVE:	0 FEET (TABLE 1114-2 F.NONE)
BUILDING:	
MAX GROSS FLOOR AREA:	ALLOWED: 10,000 SF. ACTUAL: 6002 SF.
MAX BUILDING HEIGHT:	ALLOWED: 40' ACTUAL: 38'-11" (MEDIAN LOT LINE)
DWELLING UNITS:	
ALLOWED:	2 ACTUAL: 2 FLOOR 1 - OWNER'S UNIT, ROOF DECK(S) AND OFFICE INCLUDED IN OWNER'S SUITE




FIRST FLOOR PLAN (OWNER'S UNIT)
 SCALE: 1/4" = 1'-0"

PROJECT:
2009

2 UNIT DUPLEX
NEW CONSTRUCTION
207 WALNUT AVE. ST. CHARLES, IL 60174


 BATIR ARCHITECTURE LTD.
 119 E. MAIN ST. SUITE 206 ST. CHARLES, IL 60174
 PHONE: 618-333-5919
 WWW.BATIRARCH.COM

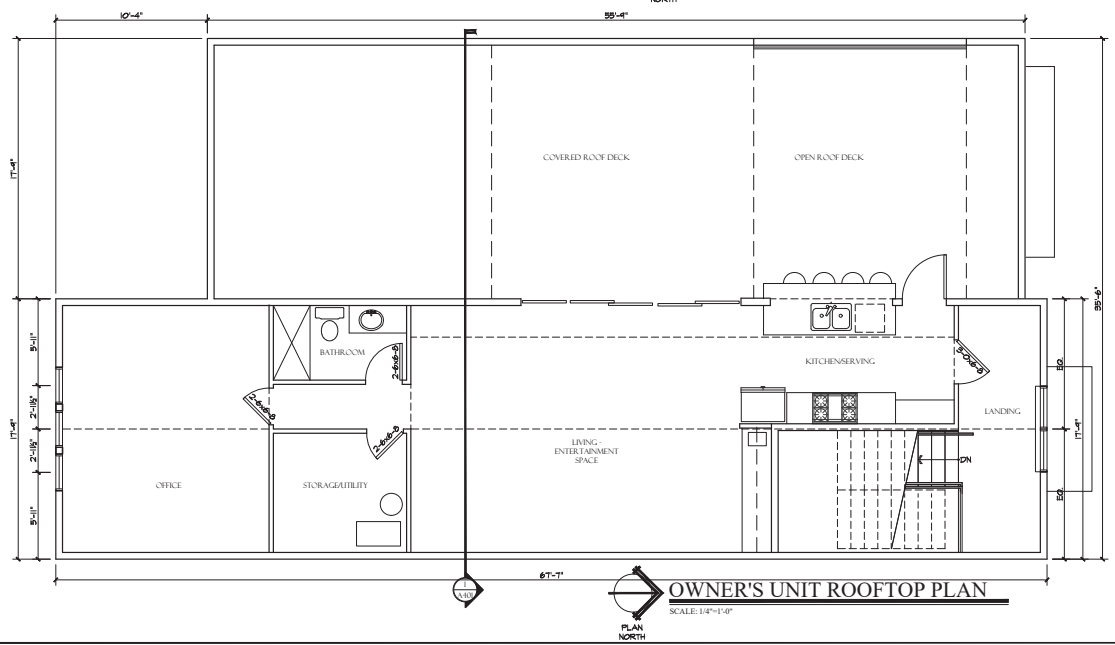
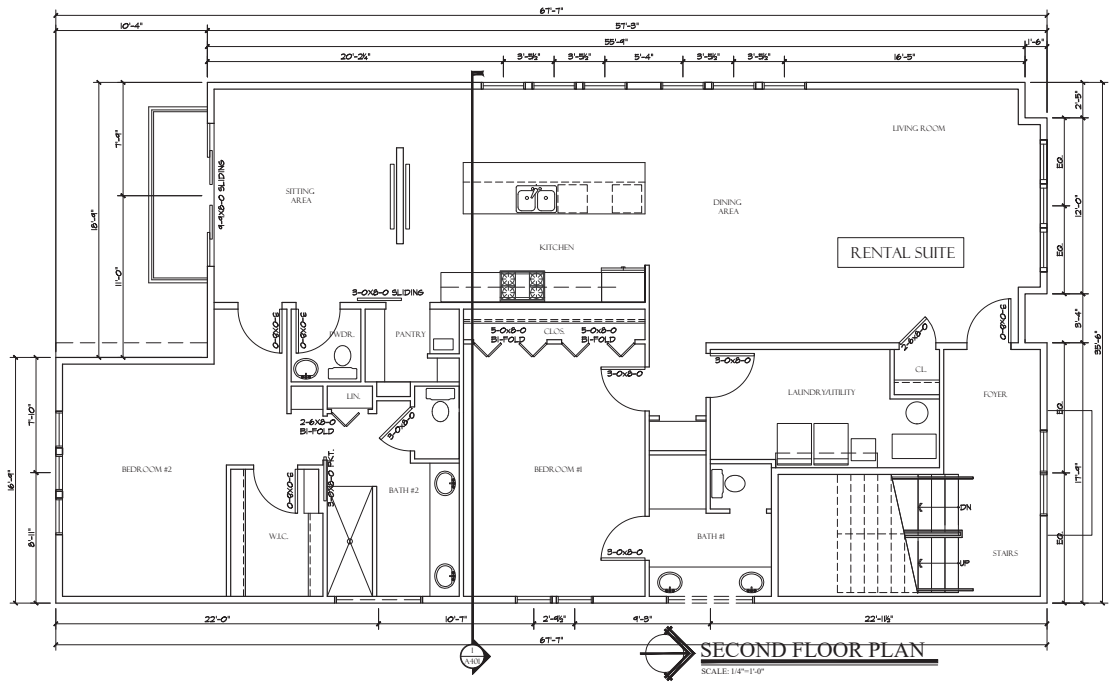
FIRST FLOOR PLAN

ISSUED:
01-16-2026
HISTORIC COMMISSION
04-08-2026
HPC RESUBMISSION

© COPYRIGHT 2021
BATIR ARCHITECTURE LTD.

SCALE
1/4" = 1'-0"

A201



PROJECT:
2009

2 UNIT DUPLEX
NEW CONSTRUCTION
207 WALNUT AVE. ST. CHARLES, IL 60174

BATR
BATR ARCHITECTURE LTD.
119 E. MAIN ST. SUITE 206 ST. CHARLES, IL 60174
PHONE: 618-333-9919
WWW.BATRARCH.COM

SECOND FLOOR &
ROOFTOP PLANS

ISSUED:
01-16-2026
HISTORIC COMMISSION
04-08-2026
HPC REBUREAUSSION

© COPYRIGHT 2025
BATR ARCHITECTURE LTD.

SCALE
1/4" = 1'-0"

A202

PROJECT:
20009

2 UNIT DUPLEX
NEW CONSTRUCTION
207 WALNUT AVE. ST. CHARLES, IL 60174

BATR
BATIR ARCHITECTURE LTD.
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174
PH: 618.335.5949
WWW.BATRARCH.COM

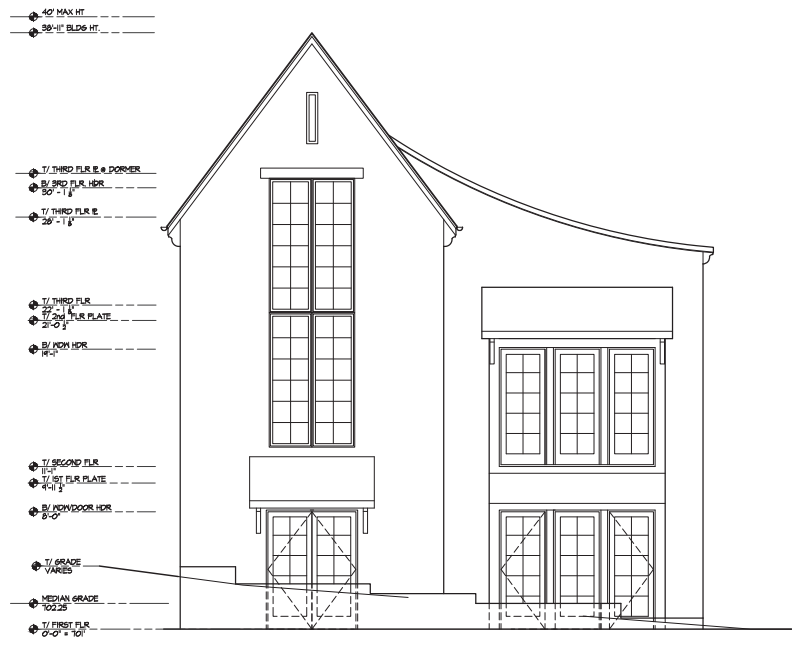
EXTERIOR ELEVATIONS

ISSUED:
01-16-2026
HISTORIC COMMISSION
04-06-2026
HPC REVISION

© COPYRIGHT 2026
BATIR ARCHITECTURE LTD.

SCALE
1/4" = 1'-0"

A301



- 40'-0" MAX. HT.
- 28'-0" BLDG. HT.
- T/ THIRD FLR. E. + DORMER
- B/ 3RD FLR. HDR
- T/ THIRD FLR. E.
- T/ THIRD FLR.
- T/ 2ND FLR. PLATE
- B/ 1ST FLR. HDR
- T/ 2ND FLR.
- T/ 1ST FLR. PLATE
- B/ 1ST FLR. HDR
- T/ GRADE
- VARIABLES
- MEDIAN GRADE
- 10225
- T/ FIRST FLR.
- 0'-0" = 1'-0"

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

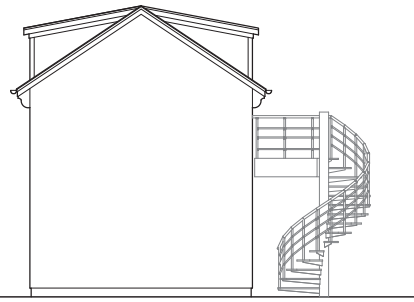


- 40'-0" MAX. HT.
- 28'-0" BLDG. HT.
- T/ THIRD FLR. E. + DORMER
- B/ 3RD FLR. HDR
- T/ THIRD FLR. E.
- T/ THIRD FLR.
- T/ 2ND FLR. PLATE
- B/ 1ST FLR. HDR
- T/ 2ND FLR.
- T/ 1ST FLR. PLATE
- B/ 1ST FLR. HDR
- T/ GRADE
- VARIABLES
- MEDIAN GRADE
- 10225
- T/ FIRST FLR.
- 0'-0" = 1'-0"

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



3 NORTH ELEV. @ GARAGE
SCALE: 1/4"=1'-0"



4 SOUTH ELEV. @ GARAGE
SCALE: 1/4"=1'-0"

PROJECT:
20009

2 UNIT DUPLEX
NEW CONSTRUCTION
207 WALNUT AVE. ST. CHARLES, IL 60174

BATR
BATR ARCHITECTURE LTD.
112 E. MAIN ST. SUITE 228 ST. CHARLES, IL 60174
PHONE: 618.355.5919
WWW.BATRARCH.COM

EXTERIOR ELEVATIONS

ISSUED:
01-16-2026
HISTORIC COMMISSION
04-06-2026
HPC REVISION

© COPYRIGHT 2026
BATR ARCHITECTURE, LLC

SCALE
1/4" = 1'-0"

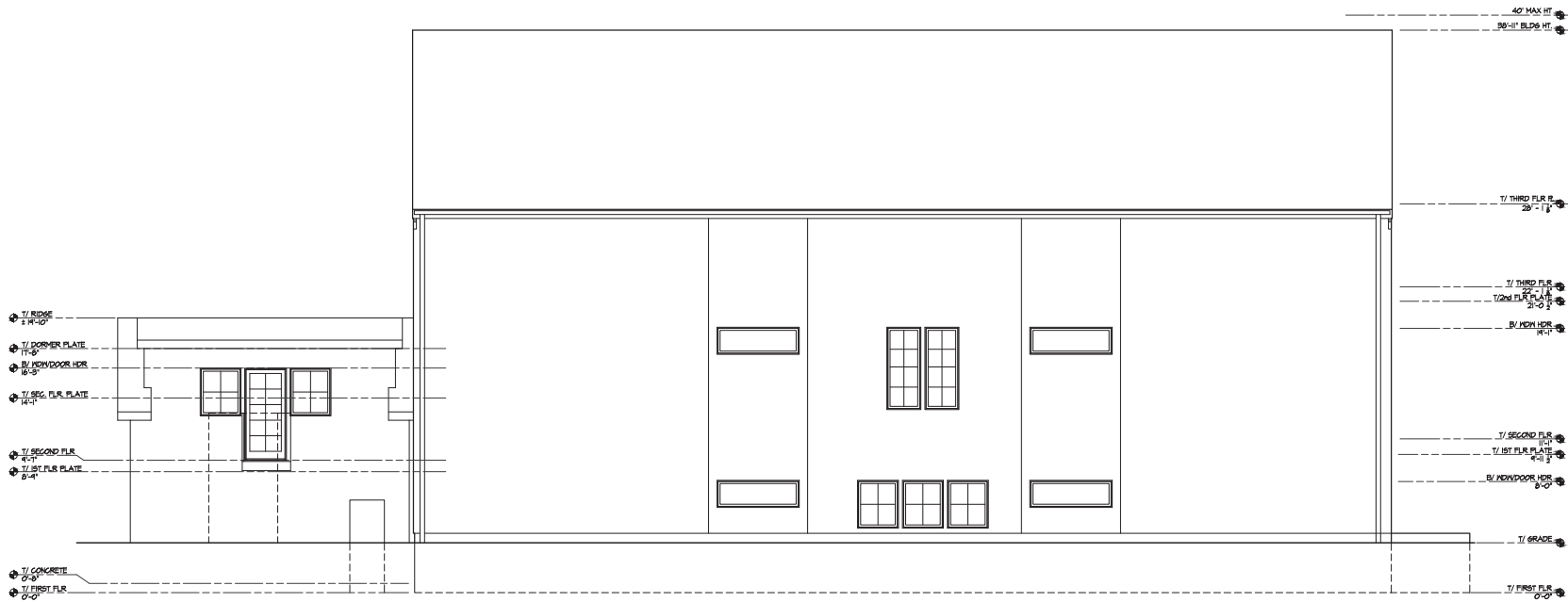
A302

- 40' MAX HT
- 58'-11" BLDG HT
- 1/3 THRD FLR E & PORCHER
- 1/3 THRD FLR HDR
- 26'-11"
- 1/3 THRD FLR E
- 26'-11"
- 1/3 THRD FLR
- 22'-11"
- 1/3 THRD FLR PLATE
- 21'-0"
- 1/3 THRD FLR HDR
- 14'-11"
- 1/2 SECOND FLR
- 11'-0"
- 1/2 1ST FLR PLATE
- 4'-11"
- 1/2 1ST FLR HDR
- 0'-0"
- 1/2 GRADE
- VARIABLE
- MEDIAN GRADE
- 102.25'
- 1/2 FIRST FLR
- 0'-0" = 10'



- 1/2 RIDGE
- 1'-4'-0"
- 1/2 DORMER PLATE
- 17'-0"
- 1/2 1ST FLR HDR
- 18'-0"
- 1/2 1ST FLR PLATE
- 14'-11"
- 1/2 SECOND FLR
- 4'-11"
- 1/2 1ST FLR PLATE
- 0'-4"
- 1/2 CONCRETE
- 0'-0"
- 1/2 FIRST FLR
- 0'-0"

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



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

PROJECT:
20009

2 UNIT DUPLEX
NEW CONSTRUCTION
207 WALNUT AVE. ST. CHARLES, IL 60174

BATR
BATR ARCHITECTURE LTD.
117 E. MAIN ST. SUITE 228 ST. CHARLES, IL 60174
PHONE: 618-355-5949
WWW.BATRARCH.COM

EXTERIOR ELEVATIONS

ISSUED:
01-16-2026
HISTORIC COMMISSION
04-06-2026
HPC REVISION

© COPYRIGHT 2025
BATR ARCHITECTURE, LLC

SCALE
1/4" = 1'-0"

A303

Surrounding area

















