

**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 6<sup>th</sup> 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](mailto: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).

**CITY OF ST. CHARLES  
HISTORIC PRESERVATION COMMISSION  
KIMBERLY MALAY, CHAIR  
WEDNESDAY, APRIL 1, 2026 – 7:00 P.M.**

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

**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**

**3. Approval of Agenda**

Ms. Field requested to add 8.b. 516 E Main and 15 N 6<sup>th</sup> Ave. Ms. Malay requested to add 9.b. Elections.

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

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

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

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

**a. 308 Walnut Street**

Mr. Justin Rios, Consultant, presented the COA to replace windows, door, roof, and porch railing at 308 Walnut.

Dr. Smunt questioned the pitch on the roof over the porch. Mr. Rios responded they will be adding counterflashing.

Dr. Smunt recommended a porch railing system similar to earlier style architecture with top rail post and bottom rail would be more appropriate. Decking should be deck joists running parallel to the building and floor boards are tongue in groove and run perpendicular to the building.

Mr. Kessler added the windows are currently 2 over 2 and would like to have the windows stay 2 over 2. Commission suggested using wood clad or fiberglass windows. Mr. Rios responded they will look into the fiberglass windows.

**A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the COA contingent on that the windows are 2/2, railing system follow the time period with post and rail system and can be wood or synthetic material, tongue and groove decking that is perpendicular to the building, and recommended fiberglass windows for 308 Walnut Street.**

**b. 24 S 2<sup>nd</sup> Street**

Mr. Kevin Koronkowski, general contractor, presented the COA to remove the drive through part of the building in the rear of 24 S 2nd Street.

**A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 24 S 2<sup>nd</sup> Street.**

**c. 141 S 1<sup>st</sup> Street**

Ms. Jessica Evan, business owner, presented the COA to remove existing awning, adding a 3.5 square foot projecting aluminum sign with vinyl graphics and adding window decals.

**A motion was made by Ms. Rice and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 141 S 1<sup>st</sup> Street.**

**d. 106 Riverside Ave**

Mr. Curt Hurst presented the COA to add a new door and garage door window to the southern elevation, add a new paver patio to the south of the building, and two shipping containers, which would replace part of the parking lot. The area surrounding patio will have new landscaping.

Ms. Rice commented she does not want the containers to look like pods sitting in a parking lot, adding landscaping and making them look like part of the building. Mr. Hurst answered there will be landscaping on the back side of the containers.

Dr. Smunt questioned the food truck area in phase 2. Mr. Hurst said it will remain the same.

Mr. Kessler suggested adding materials to the shipping containers that would make them blend in and not look like shipping containers. He also asked for clarification on the building being a floodplain and placement of doors. Mr. Hurst responded Kane County requires an opening be 3 feet above the flood elevation.

**A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the COA contingent that if anything changes in the plans, the applicant must come back to the Commission for approval for 106 Riverside Ave.**

**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

**a. 18 S 3<sup>rd</sup> Avenue**

Mr. Dan Marshall, Architect, presented preliminary plans for 18 S 3<sup>rd</sup> Avenue. The building will get new siding, roof, windows, add a porch, and add a small addition on the first floor of the southwest side of the building.

Commission discussed design and materials to be used on the building. The small windows on the west side of the building, the layout of the interior of the building, and siding on the porch were discussed. Overall, the Commission liked the renderings.

**b. 516 E Main Street and 15 N 6<sup>th</sup> Street**

Dr. John Perisin presented preliminary design changes to property at 516 E Main Street and 15 N 6<sup>th</sup> Street, adding a new fence to access drive from the parking lot.

Commission made suggestions on material to use on the fence.

**9. Other Commission Business**

**a. Discussing the final consultant**

Ms. Field and Commission discussed the options and concerns in choosing a consultant for the survey. Ms. Field announced she will go with the firm, MKSK.

**b. Elections**

Mr. Kessler nominated Ms. Kim Malay as Chairperson and Dr. Steve Smunt as Vice Chairperson.

A motion was made by Ms. Rice and seconded by Mr. Pretz with a unanimous voice vote to approve nomination of Ms. Malay and Dr. Smunt

**10. Public Comment**

None.

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

**a. Preservation Month Plans**


Ms. Field announced in May there will be an Instagram post about Mayor Lewis, his house, and information on Historic Preservation.

Mr. Pretz announced the City of Geneva will be starting a grant program.

**12. Meeting Announcements: April 15th, 2026**

**13. Adjournment**

With no further business to discuss, the meeting adjourned at 8:47 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: 15 N 6 <sup>th</sup> Avenue		
	<b>Significance:</b>	Contributing		
	<b>Petitioner:</b>	Dr. John Perisin - Owner		
	<b>Project Type:</b>	Fence		
<b>PUBLIC HEARING</b>			<b>MEETING 4/15/2026</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, fence plans				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>Requesting a small 6ft tall vinyl fence to be on the north side of the property between the parking lot and the drive aisle.</li> </ul>				
<b>Staff Comments:</b>				
The applicant has put two different types of vinyl fences in the plans to see what the Commission likes better.				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and approval 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 #: \_\_\_\_\_ -- \_\_\_\_\_ 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: \_\_\_\_\_

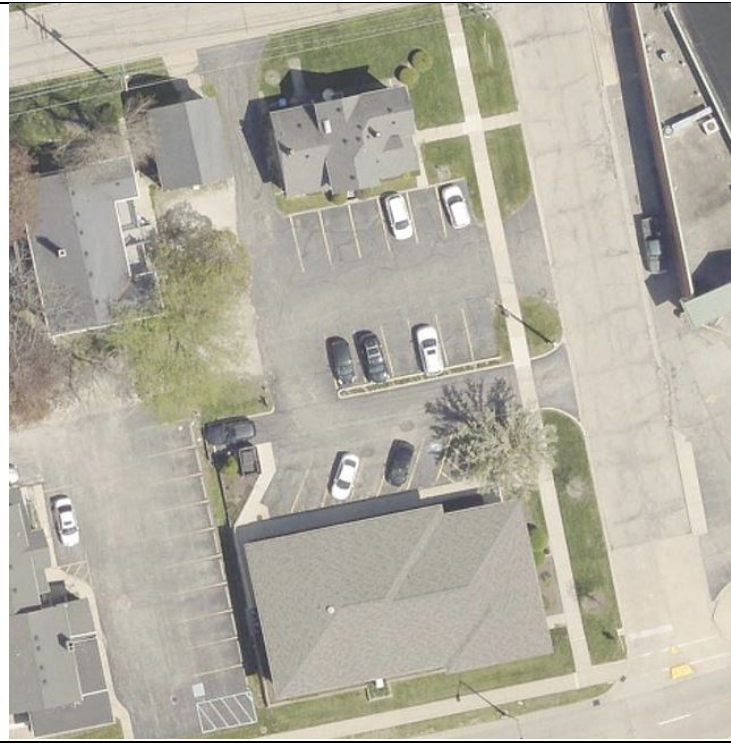
Signature: \_\_\_\_\_

### APPLICANT/AUTHORIZED AGENT SIGNATURE

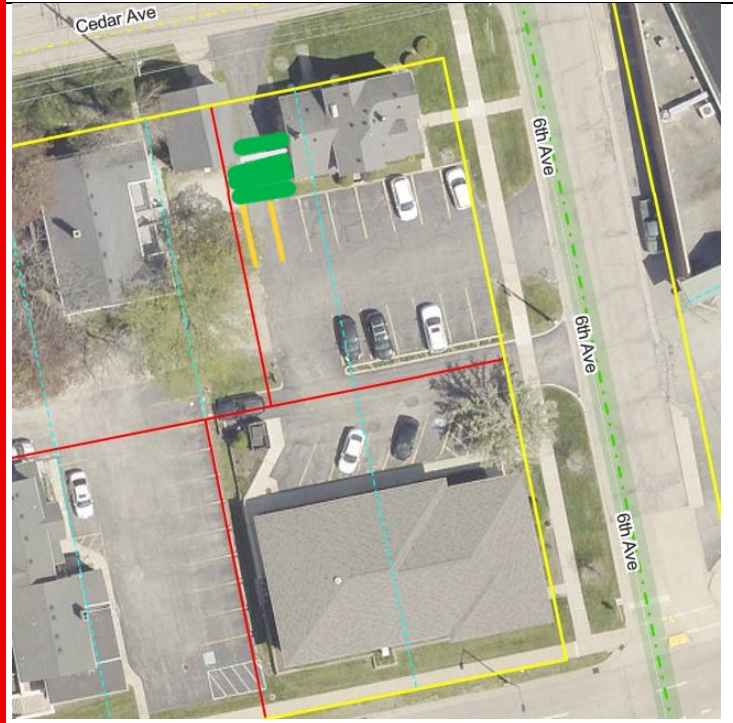
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: John Perisin Date: 4/2/2026

# Before- 15 N 6<sup>th</sup> Ave



# After



## From the dental office lot



## Looking into the Lot from Cedar



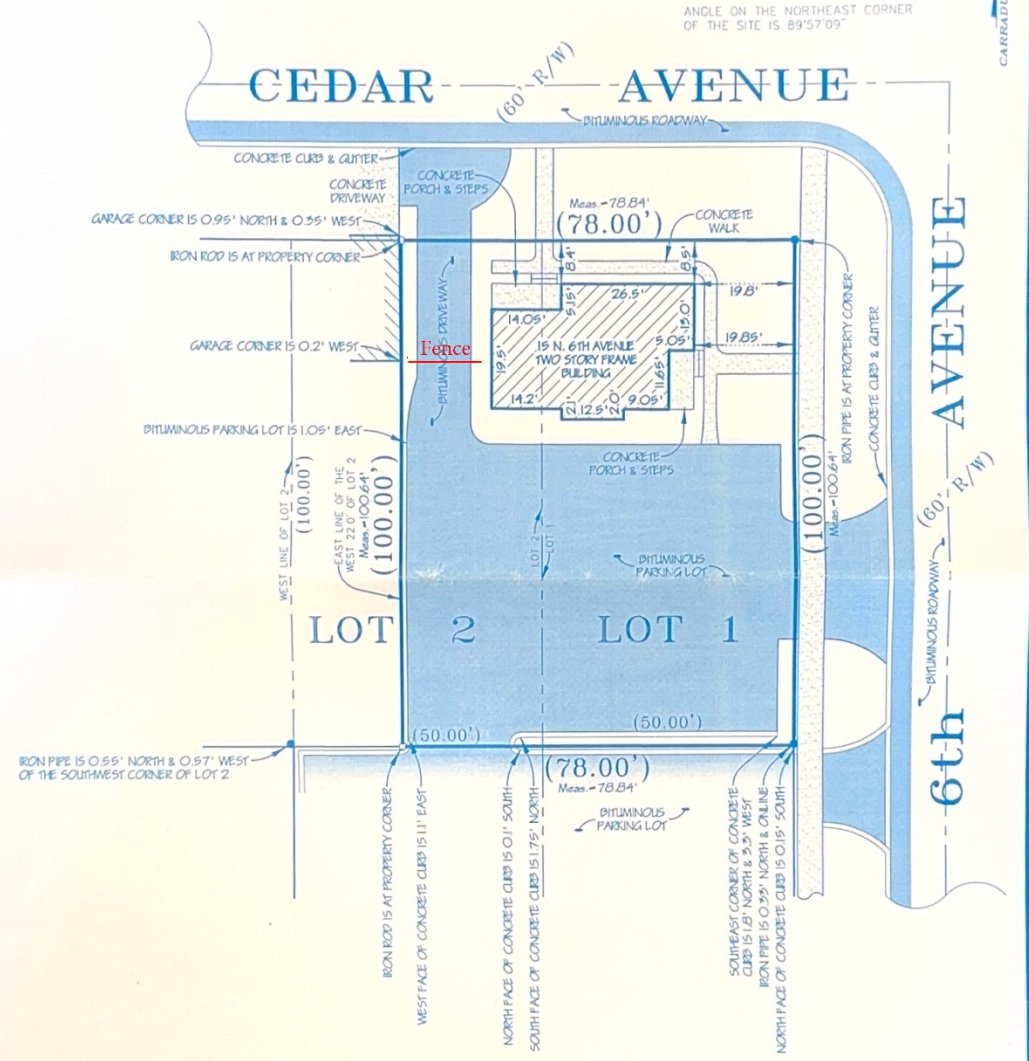
- SURVEY LEGEND**
- Monumentation Found
  - Monumentation Set (R/L S 35-2551)
  - (50) Record Dimension
  - X— Fence Line

# 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"



**NOTES**

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

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.

**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

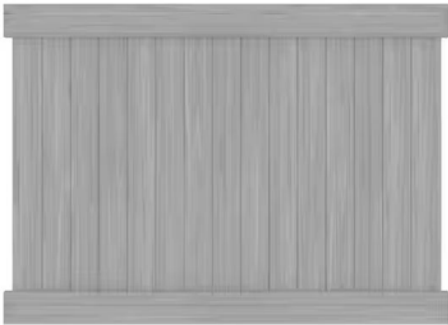
PREPARED FOR: **PARKER C. MATHERS, ESQ.**

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>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 214 Walnut Avenue		
	<b>Significance:</b>	Non-contributing (east side)		
	<b>Petitioner:</b>	John Satter		
	<b>Project Type:</b>	Remove doors and brick work		
	<b>PUBLIC HEARING</b>		<b>MEETING 4/15/2026</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, plans				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>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.</li> </ul>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and approval 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: 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"/> Masonry Repair                        | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <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



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

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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 6<sup>th</sup> 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





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

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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](mailto: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.

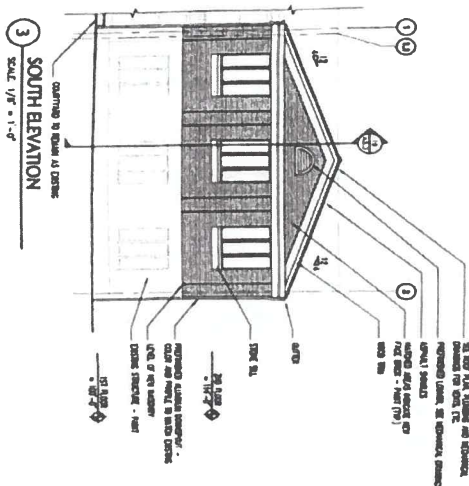
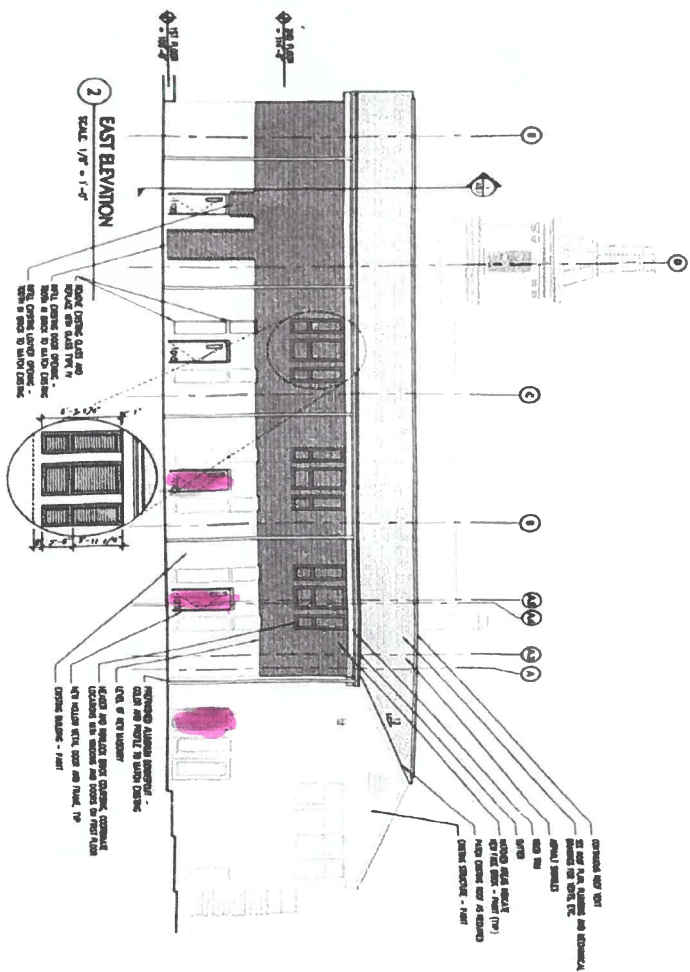
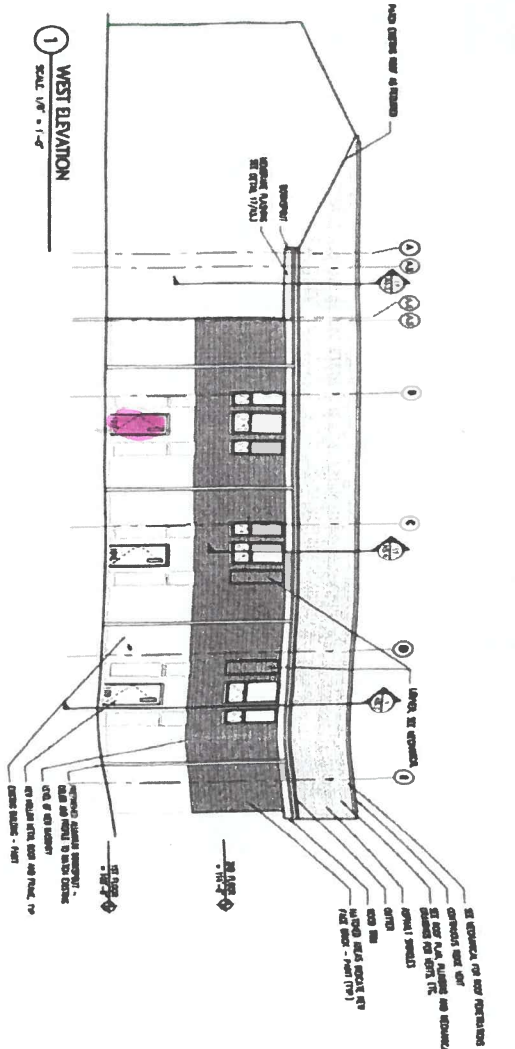
**ACCEPTANCE OF PROPOSAL:**

Signature \_\_\_\_\_ Date \_\_\_\_\_





VERSION 13.08 DATE / TIME December 2 2002 02:20:02pm OPERATOR Administrator  
 LOCATION P:\Projects\00\00186 01\Arch\ FILE:0018601.rvt.dwg  
 PROJECT P:\Projects\00\00186 01\Arch\0018601b.dwg



# FREE METHODIST CHURCH EXPANSION

214 WALNUT STREET  
ST. CHARLES, ILLINOIS



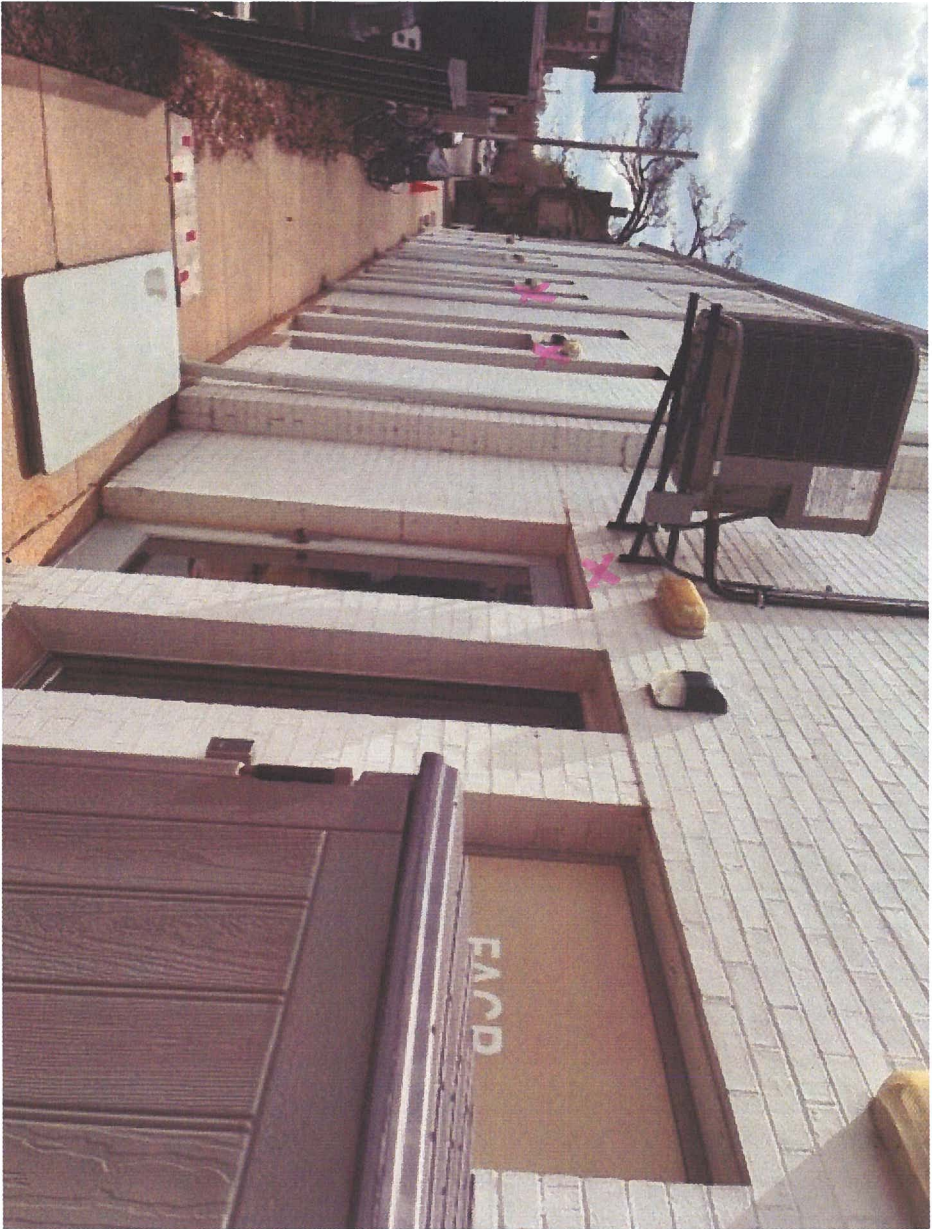
Architectural drawings showing various details and specifications for the expansion project.

PROJECT NO.	0208 21
DATE	1.8.02
DRAWN BY	CM
CHECKED BY	MB
SHEET NO.	15
SHEET COUNT	15
CLIENT	Free Methodist Church
SCALE	A4.1



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

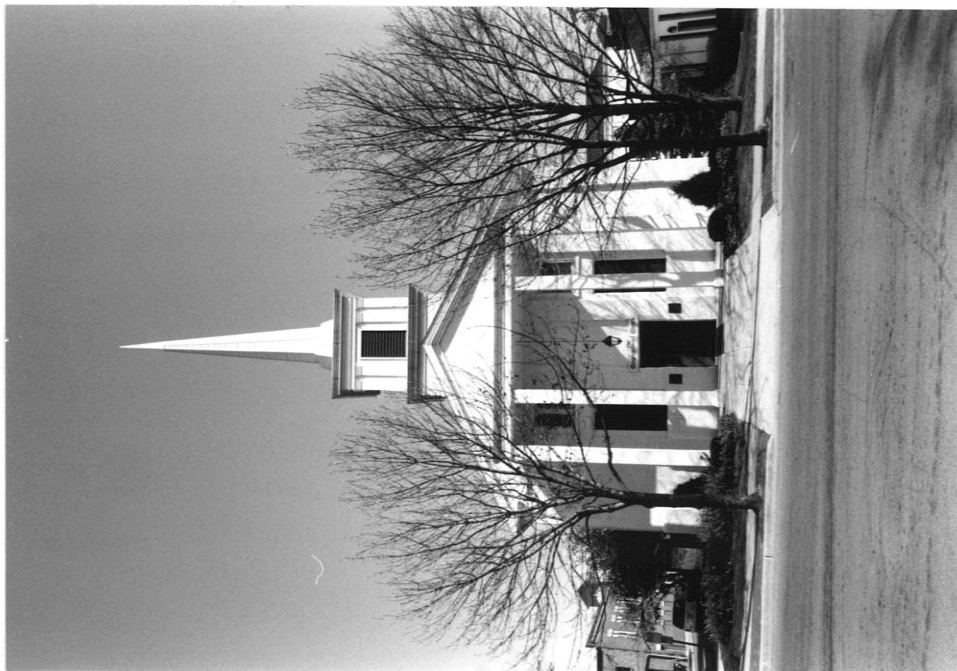
**Source:** A Field Guide to American Architecture

**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>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 115 Cedar Avenue		
	<b>Significance:</b>	Landmark		
	<b>Petitioner:</b>	Barbara Dawson - owner		
	<b>Project Type:</b>	Walkway/concrete		
<b>PUBLIC HEARING</b>			<b>MEETING 4/15/2026</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, Photos				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>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.</li> </ul>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and approval of 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: 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 &amp; 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>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 207 Walnut Ave		
	<b>Significance:</b>	N/A		
	<b>Petitioner:</b>	Shawn Bandel- Architect, Paula Price - owner		
	<b>Project Type:</b>	New construction of 2 unit residential		
<b>PUBLIC HEARING</b>			<b>MEETING 4/15/2026</b>	<b>X</b>
<b>Agenda Item Category:</b>				
X	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Elevations, floor plans, rendering, photos of neighboring houses				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>Requesting to build a new 2 unit, 2-1/2 story residential building with a detached garage.</li> </ul>				
<b>Staff Comments:</b>				
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.				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback</li> </ul>				

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: 636-255-5949  
WWW.BATRARCH.COM

TITLE SHEET

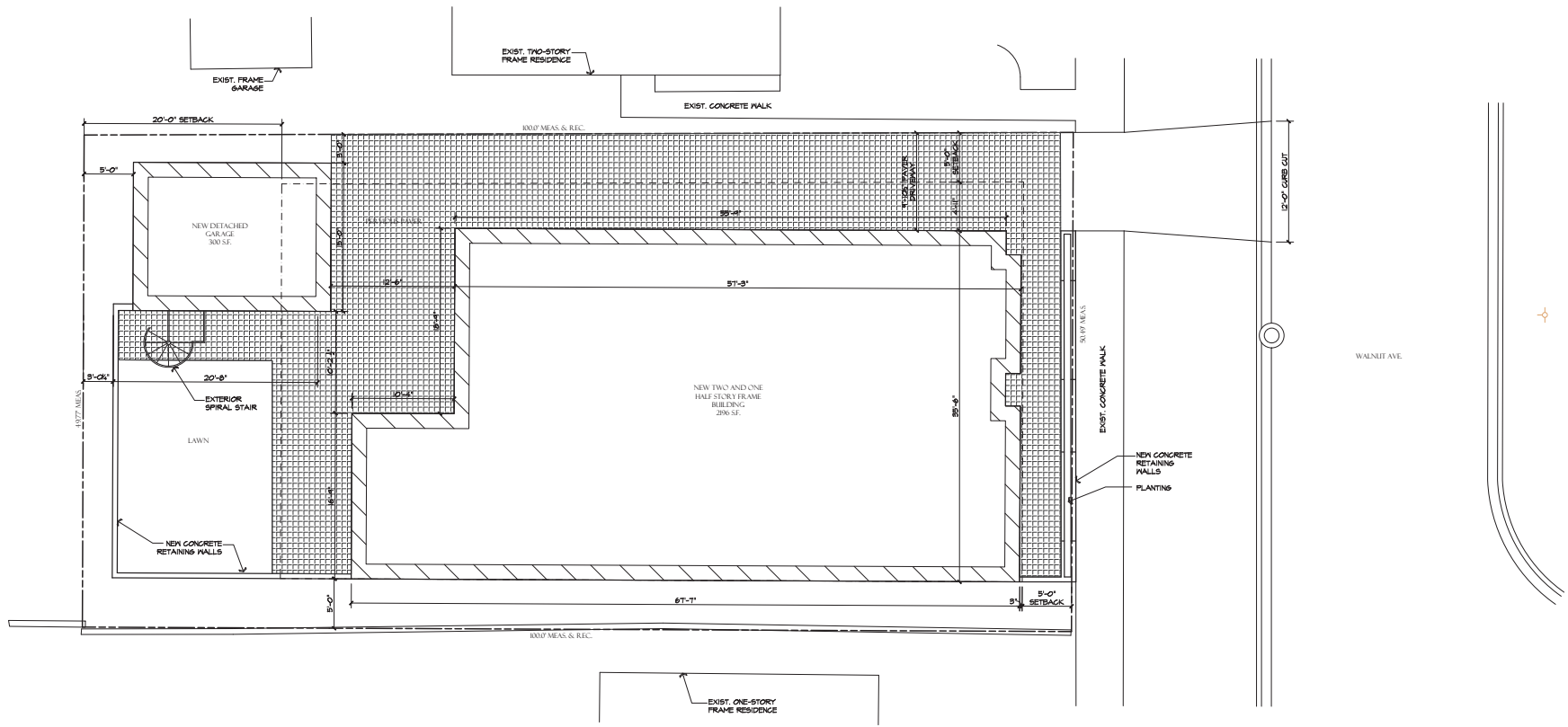
ISSUED:  
01-16-2026  
HISTORIC COMMISSION  
04-06-2026  
HPC REVISION

SCALE  
1/4" = 1'-0"

A001



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

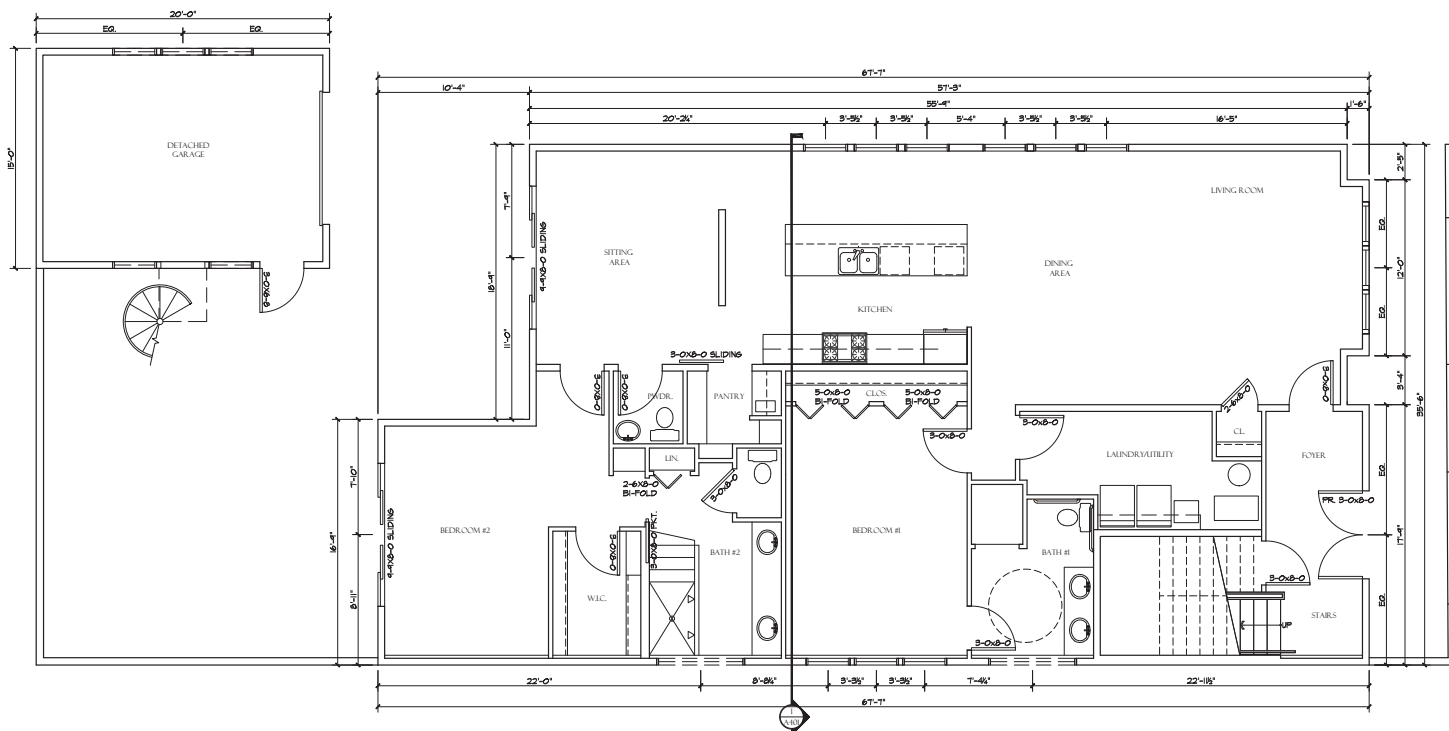


**ARCHITECTURAL SITE PLAN**  
SCALE: 3/16" = 1'  
PLAN NORTH

**ZONING REQUIREMENTS / BULK REGULATIONS**

ZONING CLASSIFICATION:  
C20-2 CENTRAL BUSINESS DISTRICT

<b>BULK REGULATIONS:</b>	
LOT AREA: 5035 SF.	
ALLOWED:	
MAX BUILDING COVERAGE: 40% / 2005 SF.	
DETACHED GARAGE: 1000 SF.	
TOTAL ALLOWED:	2005 SF.
ACTUAL PROPOSED:	2446 SF.
<b>BUILDING SET BACKS:</b>	
FRONT:	5 FEET
SIDE:	5 FEET
REAR:	20 FEET
GARAGE:	5 FT REAR/S FT. SIDE
INTERIOR SIDE YARD PARKING/DRIVE:	0 FEET (TABLE 1114-2 F.NONE)
<b>BUILDING:</b>	
MAX GROSS FLOOR AREA:	ALLOWED: 10,000 SF. ACTUAL: 6002 SF.
MAX BUILDING HEIGHT:	ALLOWED: 40' ACTUAL: 38'-11" (MEDIAN LOT LINE)
<b>DWELLING UNITS:</b>	
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

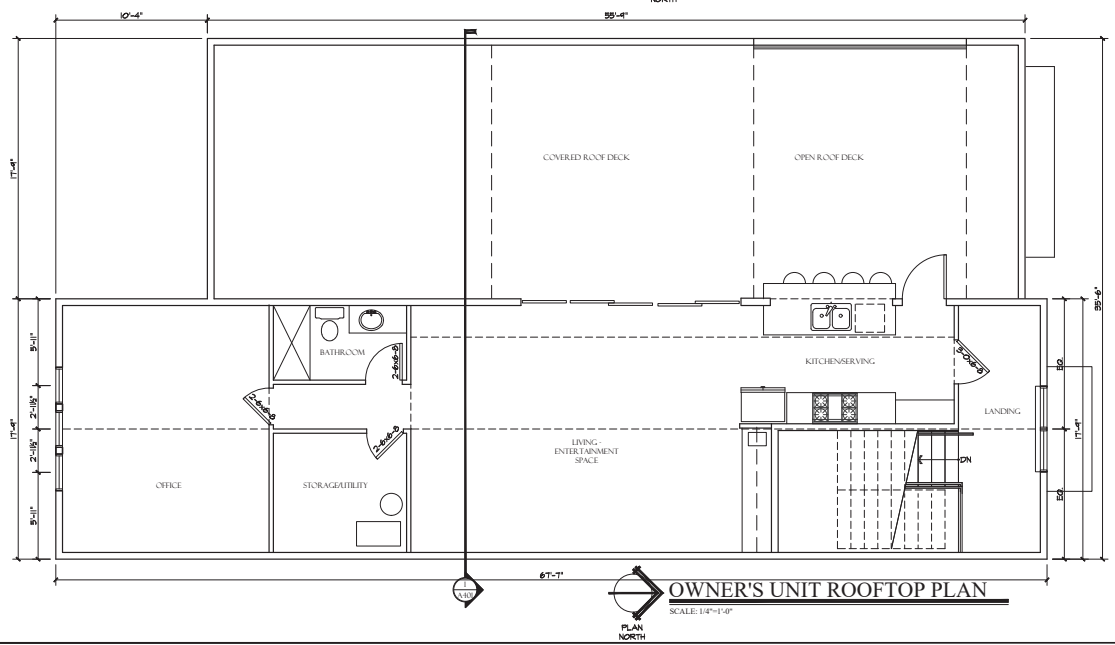
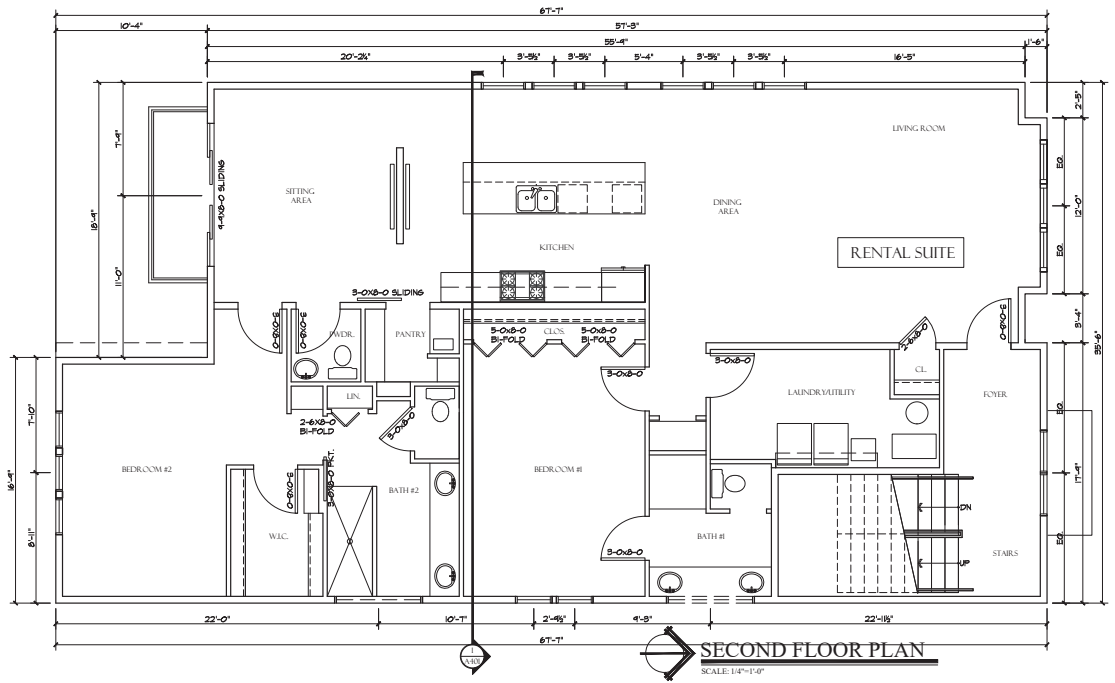
FIRST FLOOR PLAN

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

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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

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BATR ARCHITECTURE LTD.

SCALE  
1/4" = 1'-0"

A202

PROJECT:  
20009

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

**BATIR**  
BATIR ARCHITECTURE LTD.  
1121 E. MAIN ST. SUITE 220 ST. CHARLES, IL 60174  
PHONE: 618-352-5949  
WWW.BATIRARCH.COM

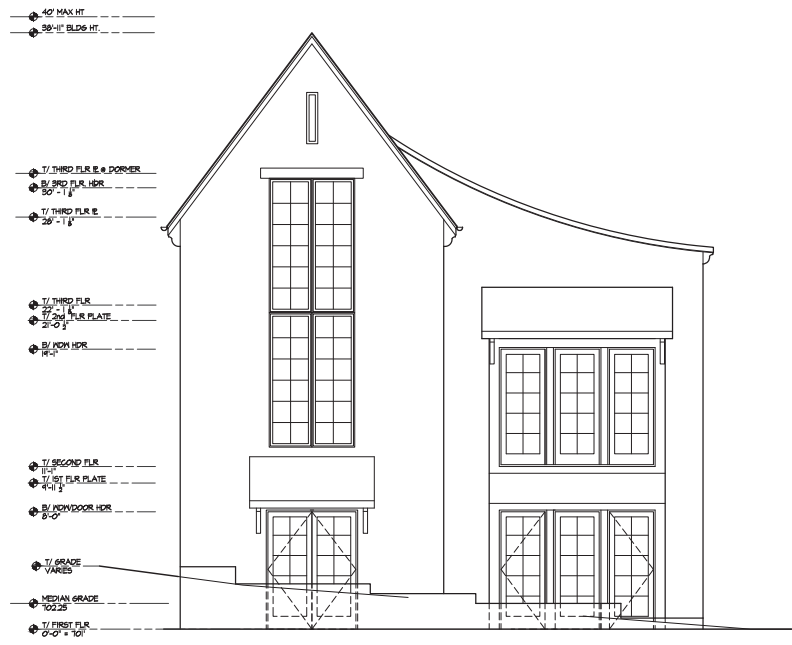
EXTERIOR ELEVATIONS

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

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SCALE  
1/4" = 1'-0"

A301



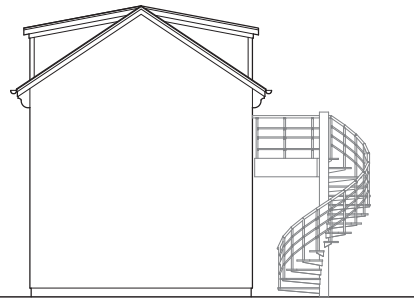
1 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



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

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SCALE  
1/4" = 1'-0"

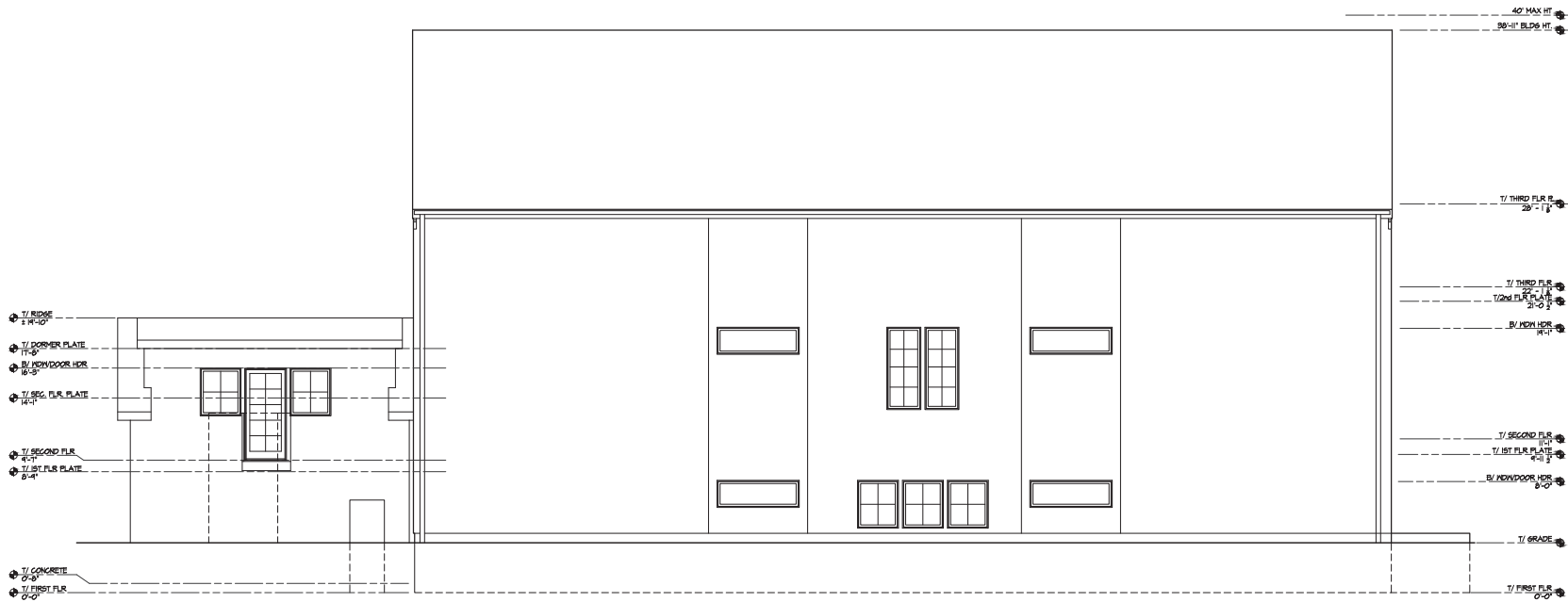
A302

- 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**  
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EXTERIOR ELEVATIONS

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

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SCALE  
1/4" = 1'-0"

A303

**Surrounding area**

















