

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

**WEDNESDAY, July 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 June 17, 2026 meeting**
- 5. Certificate of Appropriateness (COA) applications**
- 6. Grant Applications**
 - a. 314-316 W Main Street**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
 - a. 11-15 E Main Street**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: July 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).

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, June 17, 2026

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

Members Absent: Cullum

Also Present: Emma Field, Planner

1. Call to Order

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

2. Roll Call

Ms. Field called Roll with 6 members present. There was a quorum.

3. Approval of Agenda

Ms. Malay requested to switch the order of the landmark applications and the preliminary reviews.

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 June 3, 2026 meeting

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

5. Certificate of Appropriateness (COA) applications

a. 304 N 2nd Avenue

Mr. Dean Bemis, Homeowner, presented a COA to include screens on windows that plan to be replaced at 304 N 2nd Avenue.

Mr. Pretz and Ms. Rice advised they live within 250 feet of this property.

A motion was made by Ms. Rice and seconded by Mr. Bandel with a unanimous voice vote to approve the COA as presented for 304 N 2nd Avenue.

b. 213 S 3rd Street

Mr. Louis Rodriguez, Contractor, presented a COA to replace decking on porch with a composite material decking and move staircase to the driveway side of the home.

Mr. Kessler asked about the railing design and material. Confirming the railing will be same as the front porch railing. Mr. Rodriguez confirmed it will be the same. Mr. Rodriguez also confirmed the material to be used will be Timbertech. The orientation of the boards will be the same as the

current deck. Mr. Kessler pointed out what is on the COA is not matching what the applicant is stating he will be using.

Commission requested applicant return with samples of materials that will be used and a picture of what will be replaced.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to table the COA for 213 S 3rd Street.

c. 201 Chestnut Avenue

Ms. Laura Rice, presented COA for restoration of windowsills, window trim, siding and front porch posts.

Mr. Pretz advised he lives within 250 feet of this property.

Mr. Kessler questioned the process of the cleaning, suggesting a soft wash rather than power washing. Ms. Rice stated she will be doing a hand wash of the siding.

Dr. Smunt suggested priming all sides of the new siding.

Mr. Kessler added priming the cut sides of the board would also be helpful.

A motion was made by Mr. Pretz and seconded by Mr. Kessler with a unanimous voice vote to approve the COA with the condition of using a gentle technique to strip the wood and prime the wood before installment for 201 Chestnut Avenue.

d. 18 S 3rd Avenue

Mr. Zach Derrico and Mr. Cory Jones, Property Owners, presented a COA to add addition to northwest side of 18 S 3rd Ave, replace siding with LP wood grain horizontal siding 4 ½” reveal, add LP corner boards, smooth finish, 6” to all sides, add new composite trim around the fiberglass windows, replace doors, replace 2nd floor roof with architectural singles and first floor roofs with metal standing seam roof, add crown molding, and add porch with aluminum handrail.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA as presented for 18 S 3rd Avenue.

6. Grant Applications

a. 201 Chestnut Avenue

Ms. Rice presented grant application for the restoration work to be done at 201 Chestnut Avenue.

A motion was made by Dr. Smunt and seconded by Mr. Bandel with a unanimous voice vote to recommend approval of grant application with the condition of using a gentle technique to strip the wood and prime the wood before installment.

b. 18 S 3rd Avenue

Mr. Zach Derrico, Property Owner, presented grant application for Commercial building at 18 S 3rd Ave.

Ms. Field stated The Commercial Façade grant has \$6,400 remaining.

A motion was made by Ms. Rice and seconded by Mr. Pretz with a unanimous voice vote to recommend approval of grant application as presented for the remaining \$6,400.

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

a. 212 S 4th Street

Mr. Jim Ratliff presented concept of expanding an existing 3 car garage to a 5 car garage, raising height to 20 feet, changing the roof of the garage to match the roof of the apartment building on the property.

Ms. Field stated the concept plan for the garage does meet the building requirements for zoning.

Commission commented the brick and the siding looked nice.

8. Landmark Applications

a. 217 Cedar Avenue

• Public Hearing

A motion was made by Mr. Kessler, seconded by Dr. Smunt with a unanimous voice vote to open the Public Hearing.

Ms. Field presented the application for 217 Cedar Avenue for Landmark Designation. This home, known as the Judge William Barry House, built in 1894. The house was built of limestone in the Greek Revival Style. This building is one of the two limestone bookends of this block on Cedar Ave along with 201 Cedar Ave. This property is eligible for landmarking status based on historical significance. Judge William Barry is the person who significantly contributed to the development of the community and county. There have been many accounts in media about Judge Barry in St Charles and Kane County. Judge Barry was a well-known and acknowledged judge. He served as a Kane County Judge for three terms and during his time as an attorney, helped future judges and attorneys study law in his office on Main St. He was also the President of the Bar Association of Kane County. Judge Barry was a well-known and acknowledged judge. Judge Barry had connections to General John F. Farnsworth as being his “right hand man”. This home is also connected to the Rasmussen family and Kohlert family. Frederick Rasmussen was a superintendent at the St Charles Milk Sugar Company. Edith Kohlert was the secretary to previous Mayor I.G. Langum. Edith’s brother Henry Kohlert is known for starting the DuPage airport and owning an auto dealership in town.

Criteria used are #1, property has character, interest and value. #3, property is identified with a person who significantly contributed to the development of the community. #4, structure embodies distinguishing characteristics of an architectural style valuable for the use of indigenous material, #8, property has unique location or physical characteristics that make it a familiar visual feature,

#10, the property is suitable for preservation or restoration.

A motion was made by Dr. Smunt, seconded by Ms. Rice with a unanimous voice vote to close the Public Hearing.

- **Recommendation**

Mr. Steve Gibson, St. Charles History Museum, added that Judge Barry was mentioned in Stephen Douglas' papers as one of the abolitionists in St. Charles. We are now part of the Network to Freedom in Illinois. An interesting thing about Judge Barry is, he died in 1892, a week after his wife died. He had no heirs, his brother took care of his estate. Judge Barry was the first president of the Kane County Bar Association. There are no known photos of Judge Barry and so the house is a good way to remember him.

A motion to recommend approval of 217 Cedar Avenue for Landmark status was made by Dr. Smunt, seconded by Mr. Pretz with a unanimous voice vote.

9. Other Commission Business

a. 3 Month Admin Review

Ms. Field went over the 10 approved admin reviews from the last three months.

b. Design Guideline Review for Sections 1.5, 2.1 and 2.2.

Ms. Field reviewed the Sections, asking for input from the Commission and wording and pictures to be included.

Ms. Field advised if Section 2.3 for colors should be included. Commission stated a list of suggested colors would be helpful and referencing the Field Guide.

10. Public Comment

Mr. Al Watts, Preservation Partners of the Fox Valley, updated the Commission on things that will be going on around the Tri-city area.

11. Additional Business and Observations from Commissioners or Staff

Ms. Field opened discussion on the Educational Outreach for the Pottawatommi Neighborhood, sharing a draft of the letter and flyer that will be sent to the homes in the Pottawatommi Neighborhood and discussion of when the event will be held.

211-215 Cedar applicant has decided not to re-side the property, but will be painting and repairing the stucco on the home. A note has been made on the COA application.


11-15 E Main Street sent pictures of steel doors for his building to Ms. Field. Mr. Kessler commented the steel door submitted is a residential grade door and will dent, suggested using a fiberglass or commercial grade door.

Ms. Field thanked Ms. Laura Rice on her five plus years on the Historic Commission, wishing her good luck in her upcoming retirement.

12. Meeting Announcements: Historic Preservation Commission, July 1, 2025

13. Adjournment

With no further business to discuss the meeting adjourned at 8:32 p.m.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 314-316 W Main St		
	Significance:	Contributing		
	Petitioner:	Praveen Padala - owner		
	Project Type:	Concrete work and Doors		
PUBLIC HEARING			MEETING 7/1/2026	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Quote, photos, application				
Project Description:				
<ul style="list-style-type: none"> • 50 % reimbursement for: Exterior building upgrades or enhancements that will restore or preserve the historic character of the building; Improvement, replacement, or installation of storefront systems, doors, windows, and trim material • The work will include installing two new fiberglass doors on for the front entrances and repairing concrete steps and walk down to lower entrance and the half wall connected to those steps. • Commercial grant is \$40,000 this period and this commercial property could get up to \$13,600 based on linear footage of the front of the building (over 30ft). • The total project costs \$27,426.62. • A 50% grant would give 314-316 W Main St \$13,600. 				
Staff Comments:				
This was previously reviewed on 5/20/26 but the quote for the concrete work has since changed. This grant has not gone before COW or City Council yet.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations 				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

Commercial

Residential multi-unit

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

314-316 W. MAIN STREET

Property Identification Number:

09-27-361-007-0000

Applicant Name:

PADALA INVESTMENTS, LLC



Project Description:

We would like to fix the stairs/steps (concrete) in front of the building, paint the building, ~~fix~~ ~~asphalt on the driveway and steps~~, ~~fix cracks on the driveway of the building~~, ~~change the doors facing the main road (Main St.)~~
↳ fiberglass

Total Cost Estimate:

\$ ~~27,426.62~~ \$27,426.62

Submittal Checklist:

- \$50 Application Fee
- Detailed Scope of Work: Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions: Reports or photographs to demonstrate need for improvements.
- W-9 Form: Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 847-401-4150

Email Address: _____

Statement of Understanding:

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature:  Date: 05/01/2026
Applicant

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: _____ Date: _____
Owner

Contract/Quotation

TrueStone Restoration LLC



May 17th, 2026

**Praveen Padala
314-316 W.Main
St, St Charles, IL
60174**

*This is a quotation only and not a contract. Upon acceptance hereof by buyer, this quotation will become an offer to TrueStone Restoration LLC. (the "seller"); and such offer, if and when accepted in writing hereon by a duly authorized officer of seller at its office in Crystal Lake, IL, shall become a mutual binding contract. Seller proposes to furnish all materials and perform all labor necessary complete the following:

*TrueStone Restoration cannot commit to, schedule, or begin a project without a written Purchase Order or signed contract in place. Purchase orders should be sent electronically to truestonerestoration@gmail.com.

****TRUESTONE RESTORATION DOES NOT ACCEPT CREDIT CARDS AS FORM OF PAYMENT FOR SERVICES****

Area 1- Repair and Resurface front entrance including Top Rail and Sidewalls with Surecrete Resist Epoxy Sand Broadcast Overlayment.



Description of Work

Area 1 Prep- Repair all damaged areas and cracks with Ardex CP concrete patching material and crack mender to make flush with existing concrete. Once dry we will grind all areas to scarify the surface to ensure a proper bond.

*Tearing out sidewalk and steps

*5 Steps- 9ft long and 1ft wide

*Sidewalk 16ft x 4ft

Area 1 Installation- Install Surecrete Resist Epoxy Sand Broadcast System over the steps, landing as well as the sidewalls and top concrete rail. Once dry we will clean up all excess sand and then apply a coat of Hi Gloss Clear Acrylic Sealer to help protect the new surface.

Clean-Up- TrueStone will clean the area of all products used and any excess debris created from the prepping process and dispose of properly.

Investment Summary

Area 1 Investment- **\$ 19,680.00**

Deposit Needed Prior to start date- **50% Deposit**

Notes:

- **This Project will take 2-3 days to complete.**
- **Client to provide free and clear work area, house power, dumpster/garbage Can.**
- **The area must be free and clear of all foot traffic for 24hrs.**

Signature: _____

Date: _____

Quote subject to attached project terms and warranty – TrueStone Restoration Guarantee's all products installed will perform in exact accordance with manufacturer's published specifications

Terms and Conditions

The foregoing quotation is subject to the following terms and conditions.

Payment: The price specified above shall be due and payable at Seller's office in Crystal Lake, IL, fifteen (15) days following the date of Seller's invoice, which invoice shall be submitted upon completion of the work to be performed hereunder. The amount invoiced shall bear interest from and after the due date at the rate of 1-1/2% (one and a half percent) for every 30-day period during which the balance remains unpaid. Residential work will be paid upon completion unless other arrangements have been agreed upon by Truestone Restoration LLC and said customer.

Warranty: TrueStone Restoration will provide warranties on a case-to-case basis. All warranties will be agreed upon with TrueStone Restoration and stated in writing above, prior to contract signature. If a warranty is granted it must state the terms and length of warranty in the contract to be valid.

Additional Terms and Conditions

1. This contract shall be deemed made in Illinois and shall be construed in accordance with the laws of Illinois. Buyer agrees that any controversy arising hereunder, or in connection herewith between the parties hereto shall, at Seller's option be resolved by litigation or arbitration in Illinois, and Buyer consents to such jurisdiction as may be necessary therefore.
2. Seller shall not be liable for any failure to perform or any delay in performance caused by fire, flood, storm, labor dispute, war or governmental regulation, any allocation of materials, or any other circumstance beyond Seller's control, including failure to obtain necessary supplies under contract with sellers thereof.
3. In the event Buyer fails to pay when due the amount due hereunder, including any amount due pursuant to properly signed change orders, Buyer shall be liable to seller for a reasonable attorney's fee, being 15% of the contract price plus accrued interest, together with any and all costs and expenses incurred in connection with such suits or collection efforts as seller may in its discretion deem necessary. Further, with respect to any other litigation or arbitration arising hereunder, which shall be resolved in seller's favor, Buyer agrees to hold seller harmless for all attorney's fees and expenses incurred by seller in connection therewith.
4. **THIS CONTRACT CONTAINS THE COMPLETE AGREEMENT OF THE PARTIES HERETO, AND THERE ARE NO REPRESENTATION OR WARRANTIES BY SELLER, EXPRESSED OR IMPLIED, OTHER THAN THOSE SET FORTH ABOVE, WHICH WARRANTIES ARE EXPRESSLY MADE IN LIEU OF ANY OTHER WARRANTY, WHETHER ORAL OR WRITTEN, EXPRESSED OR IMPLIED INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.**
5. Buyer agrees that, notwithstanding any claim Buyer may assert against Seller for damages arising from installation by Seller, Buyer shall pay the invoiced amount when due and shall notify Seller of the nature and amount of such claim in writing and with five (5) days after installation by Seller; provided, that any such claim shall be waived if Buyer shall fail so to pay the invoice or to give such written notice.
6. Buyer agrees that in the event Seller shall not complete installation when scheduled, hereof by any reason of any modification of Buyer's facility occurring between the date this quotation was issued and the scheduled date for commencement of installation or by reason of any interruption or interference which is within Buyer's control or is beyond the control of both buyer and seller, including but not limited to interruption required or caused by any proper governmental authority or construction or installation operations by third parties under contract with Buyer, Seller shall promptly submit its invoice to Buyer for so much of the labor and materials as shall have been furnished during the scheduled dates for installation and Buyer agrees to pay the amount of such invoice within fifteen (15) days thereafter; provided that, following such payment, Seller and Buyer shall agree upon the earliest mutually convenient date or dates upon which Seller shall complete installation hereunder; and provide further, that, if modification of Buyer's facility so occurring or delays so resulting shall increase Seller's expense in completing performance hereunder, such additional expense shall be charged to Buyer.

Preparation for Installation

CUSTOMER shall be responsible for the follow:

1. Sealing off areas containing food products and/or packaging material in the immediate area where repair work is to be performed.
2. Providing adequate power within 100 feet of the work area (Unless Seller agrees to provide power at a cost).
3. Removing all equipment or anything obstructing the work area.
4. Provide a water source to clean the work area, cleaning equipment, and tools.

Hines Supply St. Charles

Address: Elevations Showroom
2716 E. Main St.
St. Charles, IL 60174
Phone: 630-313-4664

Website: www.hinessupply.com

ELEVATIONS
CABINETS • MILLWORK • WINDOWS BY 

Quote

Quote Number: 506 Date: 5/19/2026

Sales Person: Gabe Alfaro

Customer Information

Name: PRAVEEN
Address:
Phone 1:
Phone 2:
Fax:
Contact:

Job Name: PADALA

Specifications

U.D. = 33-1/2" x 80-13/16"; R.O. = 34-1/4" x 81-3/16"
O.M. of Exterior Trim = 36-1/2" x 82-5/16"

Lead Time: Call for Lead Time

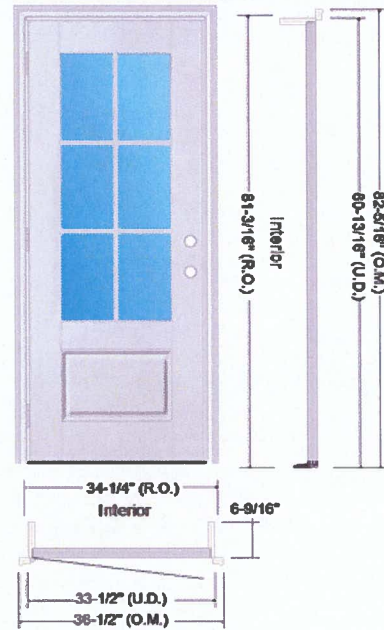


Image is viewed from Exterior!

Item Description	Qty	Price	Extended
2' 8" x 6' 8" S2104-SDLF1LE 3/4 Lite 1 Panel - Colonial 6 Lite 2Wx3H Smooth-Star - Flush Glazed Fiberglass Door w/Simulated Divided Lite Low E Glass - Right Hand Outswing (Flat 1-1/8" SDL) (Tru-Guard Composite Edge)	1	1,271.20	\$1,271.20
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9206 Kwikset/Schlage J Series - Standard 1" x 2-1/4" Strike Prep	1	20.00	\$20.00
Set of Stainless Steel NRP Hinges	1	83.20	\$83.20
White Stipple Dura-Tech Frame - 6-9/16" Jamb w/Dura-Tech White Brickmould Exterior Trim (Applied) w/(1)Stainless Steel Adjustable Strike Plate (for Lockset only)	1	180.00	\$180.00
Bronze Compression Weatherstrip	1	0.00	\$0.00
Public Access - Bronze Sill	1	61.60	\$61.60
PREFINISH: Paint Door Panel Interior & Exterior 100 SNOW ; Paint Frame Interior and Exterior (and Exterior Trim) 100 SNOW	1	561.60	\$561.60
Tru-Loc Door Anchors - Installed	1	36.00	\$36.00
Item Total			\$2,213.60

Order Sub Total: \$7,172.80

Tax: \$573.82

Order Total: \$7,746.62

Distributed by:



Version #: 1.50.0-O

Version Date: 3/27/2026

Hines Supply St. Charles

Address: Elevations Showroom
2716 E. Main St.
St. Charles, IL 60174
Phone: 630-313-4664

Website: www.hinessupply.com

ELEVATIONS

CABINETS · MILLWORK · WINDOWS BY 

Quote

Page 1 of 2

Quote Number: 506 Date: 5/19/2026

Sales Person: Gabe Alfaro

Customer Information

Name: PRAVEEN
Address:
Phone 1:
Phone 2:
Fax:
Contact:

Job Name: PADALA

Specifications

U.D. = 68-3/4" x 99-5/16"; R.O. = 69-1/2" x 99-11/16"
O.M. of Exterior Trim = 71-1/4" x 100-9/16"

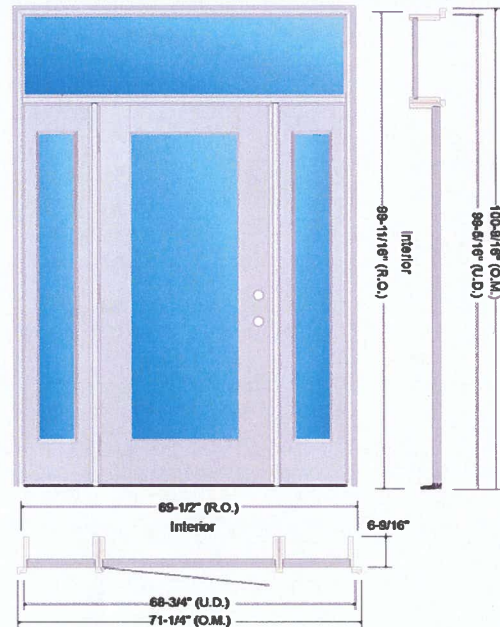


Image is viewed from Exterior!

Lead Time: Call for Lead Time

Item Description	Qty	Price	Extended
3' 0" x 6' 8" S2000-LE Full Lite Smooth-Star - Flush Glazed Fiberglass Door w/Low E Glass - Right Hand Outswing (Tru-Guard Composite Edge)	1	780.80	\$780.80
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9206 Kwikset/Schlage J Series - Standard 1" x 2-1/4" Strike Prep	1	20.00	\$20.00
Set of Stainless Steel NRP Hinges	1	83.20	\$83.20
Set Double Sidelites 14" Wide S2000SL-LE Full Lite w/Low E Glass	1	1,027.20	\$1,027.20
68-3/4" x 18-1/2" (Frame Size) CustomLowE Transom w/Low E Glass	1	572.80	\$572.80
White Stipple Dura-Tech Frame (Boxed Units w/Storm Door Ready Mull Post Extenders) - 6-9/16" Jamb w/Dura-Tech White Brickmould Exterior Trim (Applied) w/(1)Stainless Steel Adjustable Strike Plate (for Lockset only)	1	737.60	\$737.60
Bronze Compression Weatherstrip	1	0.00	\$0.00
Public Access - Bronze Sill (Boxed Units)	1	182.40	\$182.40
PREFINISH: Paint Door & Sidelite Panels Interior & Exterior 100 SNOW ; Paint Frame Interior and Exterior (and Exterior Trim) 100 SNOW	1	1,519.20	\$1,519.20
Tru-Loc Door Anchors - Installed	1	36.00	\$36.00
Item Total			\$4,959.20

Distributed by:



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Version Date: 3/27/2026