

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

**WEDNESDAY, APRIL 2, 2025 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Presentation of minutes of the March 19, 2025 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 31 S. 1st St.**
 - b. 328 S. 7th St.**
 - c. 311 Park Ave.**
 - d. 112 N. Riverside Ave.**
 - e. 213 S. 3rd St.**
- 6. Grant Applications**
- 7. Landmark Applications**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: April 16, 2025**
- 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 (TDD), 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, MARCH 19, 2025

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

Members Absent: None

Also Present: Bruce Sylvester, Assistant Director of Community Development

1. Call to Order

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

2. Roll Call

Mr. Sylvester called Roll with 6 members present. There was a quorum.

3. Approval of Agenda

No items were added.

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

4. Presentation of minutes of the March 5, 2025 meeting

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

5. Certificate of Appropriateness (COA) applications

a. 521 W. Main St.

Bruce George, Charles Vincent George Architects, presented COA request to approve building addition, parking lot reconfiguration, and small shed to be added in back of lot.

Commission discussed the style of the building. Dr. Smunt added keeping the gable pitch to match the original building, using electric lanterns as lighting are appropriate fixtures, using traditional Midwest window gives it a folk flavor.

Mr. Kessler asked about the storage shed in back and the trash enclosure being separate. Mr. George responded that they will be separate. The trash enclosure will be surrounded by a picket fence.

Ms. Morin commented on the addition being white, the arched windows, and cupola gives the feeling of a church.

Mr. Pretz liked that the architect was present for the presentation of the project should the Commission have any challenges with the design.

Ms. Malay asked if the addition and outbuildings have been reviewed by Staff and is the lot coverage as presented good. Mr. Sylvester responded that a permit has not been applied for yet. Once the permit application has been submitted City Planners will do a zoning review which will review the lot coverage of the project.

Mr. Kessler suggested tabling the approval until a permit has been submitted.

Mr. George asked if the Commission could do a vote for approval before the permit submission.

Mr. Kessler explained that the Commission requires a full plan set for the final approval of COA.

Dr. Smunt suggested a preliminary approval based on information presented and pending Building Department review in order to move the process forward which received unanimous agreement by the Commission.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to table approval until submittal of permit application.

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. 504 E. Main St.

Mr. Joe Freeman requested suggestions from the Commission for property he is currently under contract to purchase at 504 E. Main Street. Mr. Freeman explained the current condition of the property and the work he would like to do on the property including replacing the siding with a Hardie Board type siding, architectural roof shingles, and replacing windows.

Ms. Rice stated the front porch of the home appears to be an addition. Dr. Smunt added the porch and the back of the home on the north side are additions. The original home is of the Italianate style. Dr. Smunt suggested keeping with that style. The pediment above the front door is Colonial Revival and suggested removing and replacing with the Italianate style.

Mr. Pretz added this building is the Steven S. Jones building. He had the southern portion of the building as his house and connected to that was his law office which is now part of Camp Kane.

Mr. Kessler suggested a site visit with Mr. Freeman and the Commission. Together they could work up a plan on the renovation of the property. Mr. Freeman added a site visit would be beneficial and will reach out to Russell Colby to schedule.

9. Other Commission Business

None.

10. Public Comment

Al Watts, Preservation Partners of Fox Valley, questioned the property at 1207 E Main Street which had previously been boarded up. He questioned if this property should be considered for historic landmarking even though it is not in an historic district. Mr. Pretz added that he had looked into the 2 homes on this property and they are not as old as they appear. Nothing he found suggested any historic character has lived in the buildings.

The Beith House will be 175 years old this year.


11. Additional Business and Observations from Commissioners or Staff

Mr. Kessler commented that Maple Leaf Roasters has added a vestibule but had not come before the Commission. Mr. Kessler questioned if they had obtained a permit. Mr. Sylvester said he would look into if a permit had been issued for the vestibule.

12. Meeting Announcements: April 2, 2025

13. Adjournment

With no further business to discuss the meeting adjourned at 8:08 P.M.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 31 S. 1 st St.		
	Significance:	Non-Contributing		
	Petitioner:	Elevation Sign Group		
	Project Type:	Sign		
	PUBLIC HEARING		MEETING 4/2/25	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:		
Application, photos				
Project Description:				
<ul style="list-style-type: none"> Proposed are two wall signs for an upper-level office tenant at the First Street Plaza building The existing wall signs for the upper level tenants will be removed. The proposed signs are channel letter. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLES.IL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: 2025 - 00279 Date Submitted: / / COA # - Admin. Approval:

APPLICATION INFORMATION

Address of Property: 3151st ST.

Use of Property: ☒ Commercial, business name: Geo-Logic Associates

☐ Residential ☐ Other

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type:

☐ Masonry Repair

☐ Other

☒ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other

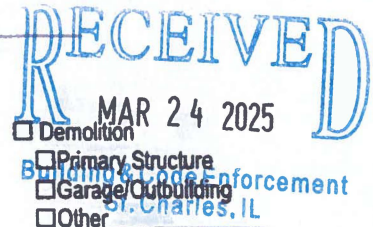
☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other

☐ Relocation of Building



Description:

Installation of internally illuminated wall signs,
connecting to already existing leads.

Applicant Information:

Name (print): Elevate Sign Group

Address: 1120 N RIDGE AVE, Lombard IL 60148

Phone: (630) 656-1085

Email: valaira@elevatesigngroup.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): T. First Street IL, LLC

Address: 423 S 2nd St, St. Charles, IL 60114

Signature: Elina Daniluk

APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature: [Signature]

Date: 03/21/2025



3/05/2025 | V2

Geo-Logic
31 S 1st St, St. Charles, IL 60174

2x) Flush-Mount Front-Lit
Channel Letterset

East & North Elevation

34" H x 144" L

Internal White LED Illumination
White Acrylic Faces w/ Blue Inlined
3M 3530-127 Intense Blue Vinyl on Face
Translucent Vinyl

Jewelle Trimcap to Match Faces

Includes Removal/Disposal of (2x)
Internally-Illuminated Wall Sign Cabinet

Installation of Flush-Mount Front-Lit
Channel Letterset

Connecting to Existing Customer Leads

Power & Wiring Access Provided by
Other

34.125"

144"

Geo-Logic


ASSOCIATES



Location A



Location B

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 328 S. 7 th St.	
	Significance:		Non-Contributing	
	Petitioner:		Hannah Godby	
	Project Type:		Fence	
	PUBLIC HEARING			MEETING 4/2/25
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Application, photos				
Project Description:				
<ul style="list-style-type: none"> • A 5 ft. privacy fence is proposed in the rear yard and along the corner side yard (along Oak Street) • The proposed fence material is vinyl. An image of the fence style is attached. • The applicant has been asked to provide additional information on the surface appearance and texture (shiny vs. matte finish) 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on 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: 328 S 7th St Saint Charles, IL 60174

Use of Property: ☐ Commercial, business name: _____

☒ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other _____

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☒ Other Fence _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

We are wanting to add a white vinyl fence with black spindles to our backyard.

The plan is for the fence to go from where our porch ends on the south side of our house
around and to where our driveway ends on the north side of our house.

Applicant Information:

Name (print): Cole Recchia and Hannah Godby

Address: 328 S 7th St Saint Charles, IL 60174

Phone: 224-800-0288 OR 270-507-7077

Email: colerecchia@gmail.com OR hannahgodby@gmail.com

Applicant is (check all that apply):

☒ Property Owner

☐ Business Tenant

☐ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

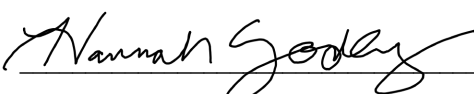
Name (print): Cole Recchia and Hannah Godby

Address: 328 S 7th St Saint Charles, IL 60174

Signature: 

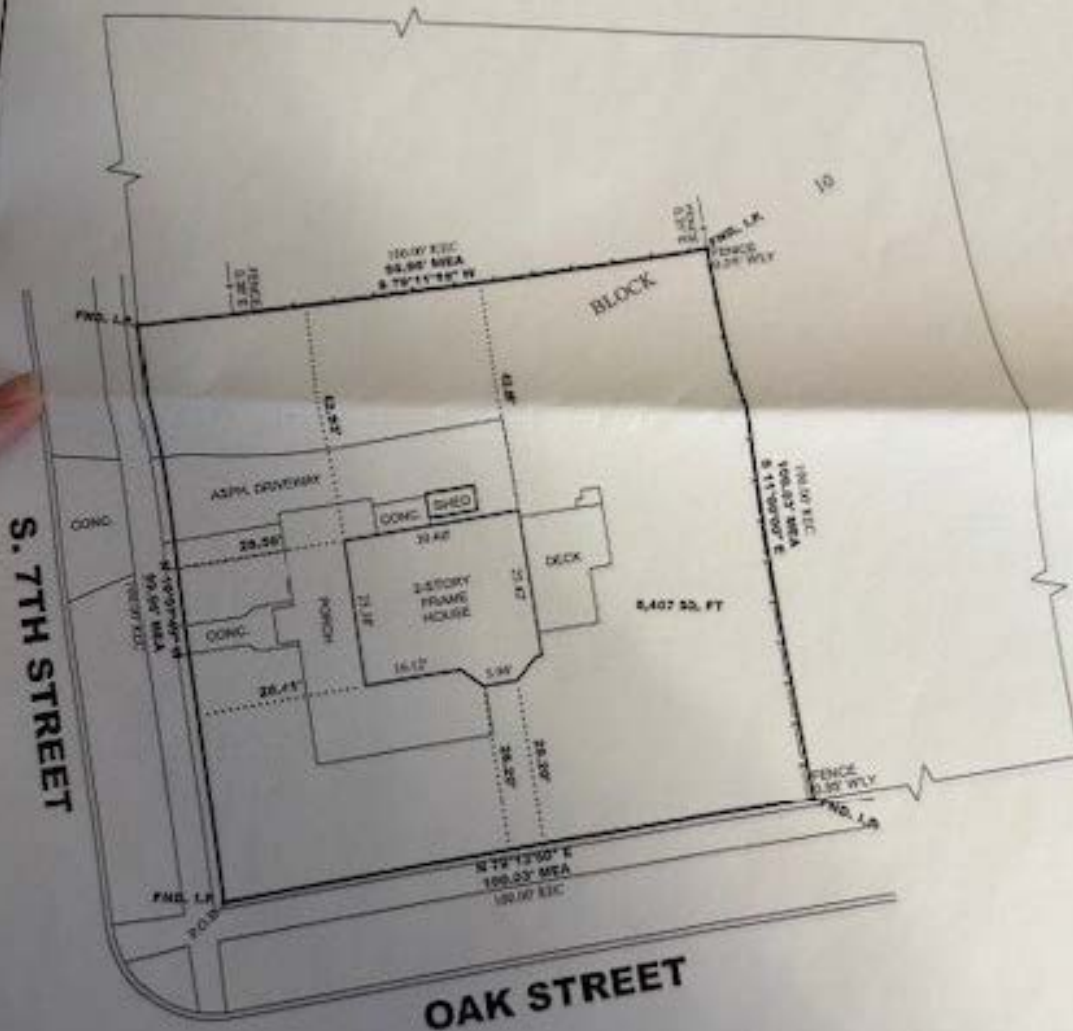
APPLICANT/AUTHORIZED AGENT SIGNATURE

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

Signature:  Date: 03/25/2025

POINT OF INTERSECTION OF THE EASTERLY LINE OF SEVENTH STREET SOUTH WITH THE NORTHERLY LINE OF OAK STREET. THENCE NORTHERLY ALONG SAID EASTERLY LINE 150 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF OAK STREET, 700 FEET TO A POINT 10 RODS WESTERLY FROM AND AT RIGHT ANGLES LINE, 100 FEET TO THE NORTHERLY LINE OF OAK STREET. THENCE WESTERLY ALONG THE NORTHERLY LINE 100 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
COMMONLY KNOWN AS: 228 S. 7TH STREET, ST. CHARLES, ILLINOIS

SCALE 1"=20'



LEGEND			
NO. 10	FOUND IRON ROD	P.U.	PUBLIC UTILITY
NO. 11	FOUND IRON PIPE	M.U.	MUNICIPAL UTILITY
---	FENCE	ASPH.	ASPHALT
---	BLOD. TIE	CONC.	CONCRETE
---	BLOD. LINE	BLDG.	BUILDING
---	SAWYER		

IS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.

REMARKS: ALL POINTS BEFORE
READING BY THE SAME AND AT
THE REPORT ANY DIFFERENCE.

License expiration date 11-30-2026

FIELD WORK COMPLETED: 12-9-2024

NO. 1124-70

PREPARED FOR: TRETZ LAW FIRM

STATE OF ILLINOIS

S.S.

COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A
PROFESSIONAL DESIGN FIRM, LICENSE NO. 184 007094-0001
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED
PROPERTY HAS BEEN SURVEYED IN THE MANNER
REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS
THEREOF.

GENEVA, ILLINOIS 12-10 A.D. 2024

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-059438



Cedar Mountain Fence

P : 224-220-1042 E : Info@CedarMountainFence.Com

Customer Name LANNAN GUDBY Phone 210/507-7077 Proposal Date 3/22
Address 328 S. 7th St City ST CHARLES Zip Code 60174
Email _____ Permit # _____ Target Install Date _____

FENCE LAYOUT



B) Lateral
8/15/901-1913

WHITE VINYL 5'
\$8917

FENCE DESCRIPTION

Height 5 VINYL
Style 5 VINYL PRIVACY
WHITE (WITH BLACK SANDAL)
Board 1 1/2 IN T&G 3/4 SPINDLE
Frame 2x7 w/ FILLER
Post 5x5 w/ ANCHOR NUTS
Construction TITLED

COST BREAKDOWN

Extras \$ (2) GATES
Extras \$ DIRT REMOVAL
Extras \$ LIFETIME ON VINYL
Extras \$ FENCE REMOVAL
Total Cost \$ 10,304

Customer Responsibilities:

- *Obtain Permit (if needed)
- *Get HCA Approval if needed
- *Provide a Survey prior to install
- *Clear Fence Line of any debris, plants and/or obstacles

Please Review:

- *Customer understands that the fence will follow the existing grade or contours of the ground unless otherwise specified.
- *Cedar Mountain Fence assumes no responsibility for damage occurring to sprinkler lines, sump-pump lines, drain lines, gas lines to outdoor grills, private electric lines, invisible fences or any other wires or pipes not located by J.U.L.I.E. or Digger Camp.
- *Customer understands that cracks (checking) of cedar (wood) is normal and is due to the natural expansion and contraction of cedar. This normal checking has no impact on the structural integrity of the fence or deck.
- *3 Year Material and Labor Warranty against all workmanship defects, including gate operations.

Down Payment 40% _____

Balance Due Upon Completion _____

Customer Signature _____

Date _____

Company Rep _____

Proposed Fence Style




Photos of the property









 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 311 Park Ave.		
	Significance:	Contributing		
	Petitioner:	Advanced Windows and Siding		
	Project Type:	Door replacement		
	PUBLIC HEARING		MEETING 4/2/25	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:		
Application, photos				
Project Description:				
<ul style="list-style-type: none"> Proposed is the replacement of an existing double patio door, located on the south/rear elevation, at the basement walkout level The proposed replacement is fiberglass with aluminum clad frame. No changes to style or design. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on 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 #: 2025-00323 Date Submitted: 3/27/25 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 311 Park Avenue

Use of Property: ☐ Commercial, business name: Residential

☒ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☒ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other: _____

☐ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other: _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other: _____

☐ Relocation of Building

Description:

Installation of (1) Replacement Hinged Patio Door

Applicant Information:

Name (print): Advanced windows + Siding Inc.

Address: 309 Oswald Avenue

Phone: 630-231-5390

Email: info@aws1inc.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): David Haknes

Address: 311 Park Avenue

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: 3/20/25



309 Oswalt Avenue
Batavia, Illinois 60510
Phone: 630-231-5390

David Kaknes
311 Park Avenue
St. Charles, Illinois 60174
630-514-2262

Date: 01 / 10 / 2025

Email: davekaknes@gmail.com

We hereby submit specification and estimate for:

Installation of (1) **ProVia - Heritage Series Fiberglass Hinged Patio Door**. The existing door is removed, the new door is installed with insulation around the perimeter. The exterior wood casings are capped with custom formed pre-finished aluminum. The interior casing is replaced with new pre-finished trim.

*****For a more accurate representation of the door(s) described above, please see the specification sheet below.*****

Front Entry Door		Price
Installation of (1) ProVia - Heritage Fiberglass Hinged Patio Door		\$7,351
Less 10% Cash/Check Discount		-\$735
Total Installed Price		\$6,616

Please visit our website at www.AdvancedWindowsandSiding.com

Material and Labor

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the price listed above. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. All project related debris will be removed and hauled away from the premises. You as the homeowner are required and expected to confirm all materials listed above. The materials will be ordered based off of the specifications listed.

Additional Costs and Exceptions

Any alterations or deviation from the above specifications involving extra material or labor costs will be executed only upon written orders. The specified changes will be completed at extra charge over and above the original estimate.

Any and all rotted or damaged substructure will be repaired at additional cost equal to no more than 10 (ten) percent over the cost of material and labor required to complete the work in a satisfactory manner.

Insurance, Liability, Lead Safe, and Misc.

All agreements contingent upon strikes, accidents, or delays beyond our control. Home owner or authorized party is to carry fire, tornado & other necessary insurance.

Advanced Windows & Siding Inc. carries necessary liability & workers compensation insurance. An updated copy may be furnished for the home owner upon request (\$50 fee if additionally insured is requested).

Any lead safe analysis or renovation will be charged at an additional price. This price is determined by the size, scope, and type of work being performed.

In the unlikely event that any property, fixture, or accessory around the area of work is damaged, you must contact Advanced Windows & Siding Inc. for inspection and assessment. Should any repair or service be performed without inspection from Advanced Windows & Siding Inc., the homeowner is solely and fully responsible for any and all expenses related to the repair.

Any photos taken by Advanced Windows & Siding, Inc. and its representatives before, during, or after the completion of work are the sole property of Advanced Windows & Siding, Inc. These photos may be used for any and all advertising or publications. Your signature below waives your right to ownership of these photos and their use. Photos will no longer be used upon written request of the homeowner.

Payment Terms, Mechanics Lien, and Right to Withdraw

Payment is to be made as follows: Payment Upon Completion (completion determined by the Authorized Advanced Windows & Siding Inc. Representative listed on the proposal) *All prices listed are cash/check prices.*

There is a 4% additional charge for payment made by credit card or debit card.

Advanced Windows & Siding Inc. reserves the right to a mechanics lien under Illinois Law. The home owner or authorized agent for the product is fully responsible for any and all lien charges or expenses.

This proposal may be withdrawn by Advanced Windows & Siding Inc. within 30 days. Extension of the proposal is available upon request; Advanced Windows & Siding Inc. has a right to deny any and all requests for extension.

A \$250.00 fee will be charged for any contract cancelled prior to ordering material. If cancellation is more than 24 hours after material has been ordered, you as the homeowner are responsible for 60% of the total job cost.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorizing Advanced Windows & Siding Inc. to furnish the above specified material and complete the work as specified. You agree to make payment as outlined above.

Customer Signature: David Kaknes

AWS Authorized Signature: Brendan Allen

Customer Print Name: David Kaknes

AWS Print Name: Brendan Allen

Date of Acceptance: 01 / 13 / 2025

Please visit our website at www.AdvancedWindowsandSiding.com

YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Patio Door with Clear Glass



OUTSIDE VIEW

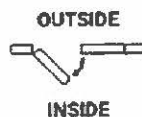


INSIDE VIEW

SIZING

Contact your dealer for sizing and pricing.

HANDING



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./F)	Solar Heat Gain Coefficient
0.24	0.12

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance
0.28
Air Infiltration (cfm/ft2)
<= 0.03



ENERGY STAR® Certified
In All 50 States.



800.667.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Kaknes, David 2

Order #12748554-1

Qty: 1

DETAILS

Double Patio Door in FrameSaver Frame

Right Hand Inswing - Left Door Active (ISLO)

Right Door Fixed

Patio Doors

460 Style Heritage Smooth Fiberglass Door

ComforTech DLA-UV

Smooth Plugless Trim

Cafe Cream Inside / Sandstone Outside

Hardware

All Hardware in Black Finish

Flair Lockset

Key Order Alike

Thumbturn Deadbolt

Key Order Alike

Frame

Textured Sandstone Aluminum Frame Cladding

Cafe Cream Inside Frame

2 Tubes of Sandstone Caulk

Bronze ZAC Auto-Adjusting Threshold

Black Ball Bearing Hinges

Sandstone Sliding Patio Screen w/Fiberglass Mesh

INFORMATION AND WARNINGS

This patio unit is only available as Full Size (not downsized).





 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 112 N. Riverside Ave.	
	Significance:			
	Petitioner:		City Fire Department – Emergency Management Agency	
	Project Type:		Severe Weather Siren	
	PUBLIC HEARING			MEETING 4/2/25
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Application and plans				
Project Description:				
<p>The Fire Department Emergency Management Agency is proposing to install a severe weather siren on a new pole adjacent to the municipal parking lot located east of N. Riverside Ave.</p> <p>The siren is a replacement for an old siren located in the cupola of the old City Hall building. This siren is no longer functional.</p> <p>Fire Dept. and Public Works reviewed numerous locations within the immediate area and most presented overhead or underground conflicts. This location was determined to be viable and also is located in an area with other overhead utility poles.</p> <p>The pole and siren would reach approximately 52 ft. in height. This height is similar to the electric poles in the immediate vicinity.</p>				
Staff Comments:				
Staff from the Fire Department will attend to answer questions.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

Approximate location





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 #: 2025 -- 00290 Date Submitted: ____/____/____ COA # ____--____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 112 N. Riverside Ave. _____

Use of Property: ☐ Commercial, business name: _____

☐ Residential ☒ Other: Municipal _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other _____

☐ Awnings/Signs

☒ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☒ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

Installation of a new City of St. Charles severe weather warning siren

Applicant Information:

Name (print): City of St. Charles- Fire Dept. / Emergency Management

Address: 112 N. Riverside Ave. _____

Phone: 630-377-4458 _____

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.

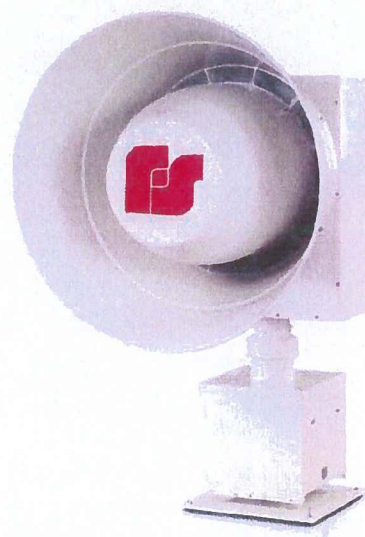
Signature: _____ Date: _____

**BRANIFF COMMUNICATIONS, INC.
EQUIPMENT INSTALLATION - SITE PLAN**

CUSTOMER: City of St. Charles		COUNTY: Kane
SITE ADDRESS: 112 N. Riverside Ave., St. Charles, IL		
NEAREST CROSS STREET: State Avenue		
SECTION / QUARTER / GPS (Deg - Min - Sec): 41.91598 -88.31277		SUBDIVISION: N/A
SITE CONTACT: Gene Szymanski		CONTACT NUMBER: 708-631-1121
J.U.L.I.E. CONTACT DATE:	DIG NUMBER:	SITE CLEARANCE DATE:
ELECTRICAL SERVICE (O.H. / U.G.): (St. Charles PW SOW)	SERVICE VOLTAGE & PHASE: 240VAC, 40A, 2P	METER REQUIRED (YES/NO): (St. Charles PW SOW)
O.H. SERVICE RISER LENGTH (IF APPLICABLE): (St. Charles PW SOW)		POLE TYPE & SIZE: 55' Class 2
INSTALLATION NOTES / SPECIAL REQUIREMENTS:		
Installation of Federal Signal 2001-130 Warning Siren, as typical.		
- Prep 2001TRBP, DCFCTBDH Controller and 2001-130 Siren as typical		
- City of St. Charles Public Works shall provide & install electrical power to siren pole		
- Install 60A, 2P, NEMA 3R fused disconnect (fused at 40 Amps) on pole, as typical		
- New YAGI Antenna to be utilized w/ AMB-P Pole Bracket		
- 18" auger bit to be utilized, as typical		
- Burial depth of 55' pole shall be 8' – 9' and crushed stone will be utilized for backfill		
- Two (2) 8' – 5/8" copper clad ground rods shall be utilized, as typical, placed 1' from pole		
and 10' from pole respectively. Rods shall be buried 6" below grade.		

SITE DRAWING / SKETCH:





► Model 2001-130 and Equinox

High Power, Directional Rotating Siren

The Federal Signal 2001-130 and Equinox siren is a high power, rotating, unidirectional outdoor warning siren. The high-decibel output provides maximum coverage with minimum installation cost. Radio/cellular/satellite or wireless IP activation can further minimize installation costs by eliminating the need for leased dedicated control lines.

The siren's projector produces a 60-degree projection of sound which rotates at 3 RPM and can produce three distinct warning signals: steady, wail and fast wail. The siren will supply a minimum of 15 minutes of full power output from its batteries after AC power loss. The siren controls are available with battery operation, solar, AC operation, and AC operation with battery back-up, one-way and two-way radio control, wired or wireless Ethernet, satellite/cellular or landline. The 2001 Series is offered in low frequency (500 Hz) or mid-range frequency (790 Hz).

Ideal applications for this warning siren include hazardous weather conditions, fires, floods, chemical spills and other types of community or facility emergencies.

FEATURES

- High-powered rotating siren for maximum coverage
- Available in low and mid-range frequency
- Three distinct warning signals
- AC or Solar powered with battery operation or back-up
- Weather-resistant coating

High Power, Directional Rotating Siren (2001-130/Equinox)

SPECIFICATIONS

Power:

Sirens can be powered from 120VAC, 240VAC, with battery back-up or battery operation. Solar powering can also be provided

Signal Information:	2001-130	Equinox
Signal /Sweep Rate	Frequency Range	500 Hz
Steady /Continuous	790 Hz	
Wail /10 sec.	470-790 Hz	180-500 Hz
Fast Wail /3.5 sec.	600-790 Hz	300-500 Hz
Coverage: ¹	2001-130	Equinox
70dB	Up to 6,500'	Up to 6,100'
60dB	Up to 13,200'	Up to 12,200'

Pole Mounts:

Wood, steel, composite or concrete poles can be provided.

Contact Federal Signal for details

Communications:

Federal Signal can supply one-way and two-way communications.

Radio, IP, Landline, Satellite and Cellular can be combined to provide a robust alerting solution

Operating Temperature: -22°F to 140°F -30°C to 60°C

Dimensions H x W x D 62" x 37" x 41"
(157 cm x 94 cm x 104 cm)

Net Weight	420 lbs	190 kg
Shipping Weight	460 lbs	205 kg
Equinox Net Weight	390 pounds	159 kg
Equinox Shipping Weight	460 pounds	205 kg

HOW TO ORDER

Contact our Federal Signal Sales Engineers to design a system that meets your specific requirements.

Description Part Number

Siren Ordering Information:

Rotating electro-mechanical siren, 130 dBc +/- 1dBc @ 100' (30.5m) 48VDC, pole mount included 2001-130

Rotating electro-mechanical siren, low frequency, 125 dBc +/- 1dBc @ 100' (30.5m) 48VDC, pole mount included Equinox

Siren Control Ordering Information:

One-way FC Controller, 120VAC operation FC/H/U

Two-way FC Controller, 120VAC operation FCTBD/H/U

One-way FC Controller, 120VAC to battery operation DCFCB/H/U¹

Two-way FC Controller, 120VAC to battery operation DCFCTBD/H/U¹

Command and Control for Multiple Siren Installation:

Console for siren activation (R for rack mount) SS2000+/R

Commander software for PC based siren activation, monitoring and control SFCD⁵

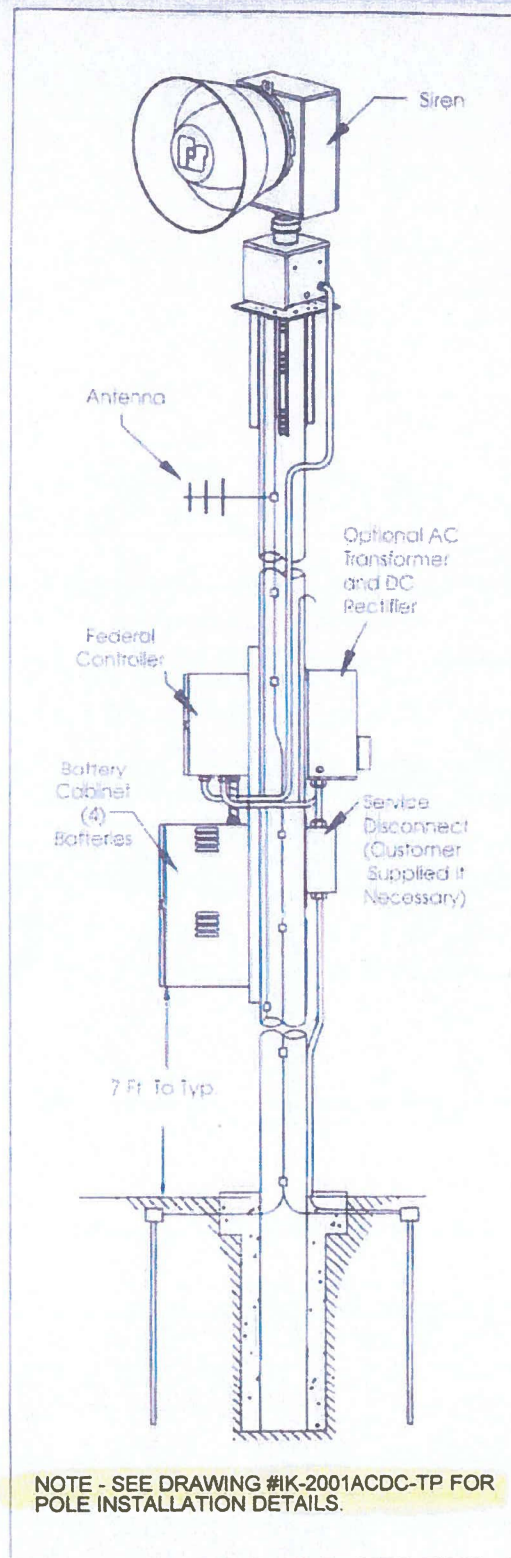
Contact Federal Signal for powering options

¹ Actual coverage is dependent on many factors, contact Federal Signal for sound analysis of your specific location

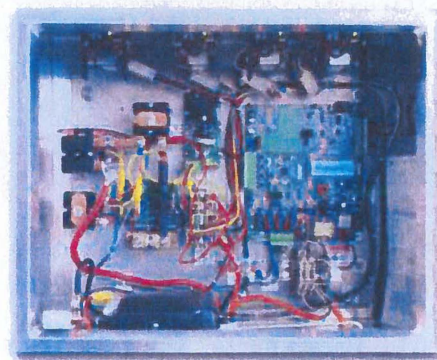
¹ The siren can operate throughout the temperature range provided that battery temperature is maintained at 18°C or higher

¹ Batteries not included

⁵ See product page for additional information



NOTE - SEE DRAWING #IK-2001ACDC-TP FOR POLE INSTALLATION DETAILS.



► Model DCFCTBD

Two-Way Digital Controller for Electro-Mechanical Sirens

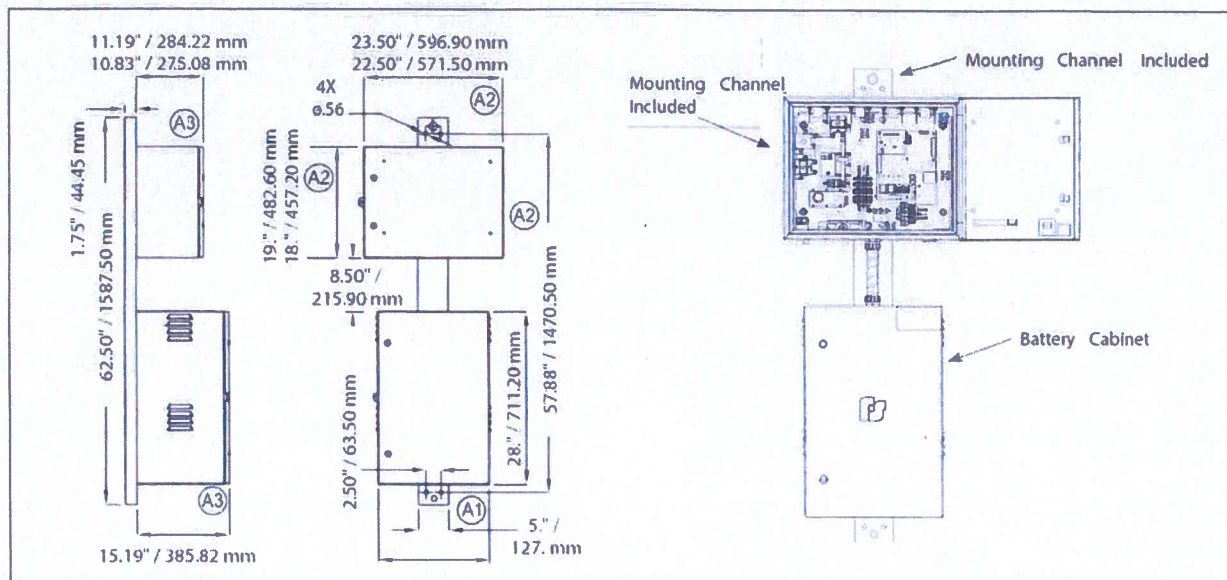
Federal Signal DCFCTBD siren controllers are two-way digital, battery-operated/backup and status monitoring systems for use with the Federal Signal 2001-130, Equinox, 508-128, and Eclipse8 sirens. The DCFCTBD siren controller typically interfaces with off-the-shelf two-way radio transceivers and communicates to a base controller. DCFCTBD siren controllers can be used with radios utilizing single-tone, two-tone sequential, DTMF, POCSAG, AFSK, EAS, and digital formats such as P25 and Tetra. The DCFCTBD controllers can be equipped with optional communications such as landline, IP, fiber, satellite, and cellular. This makes DCFCTBD siren controllers compatible with virtually any existing siren control system or communication method. There are four local inputs, four local buttons for activation, and a reset option.

DCFCTBD models come equipped with four independent relay outputs that can be programmed to activate with local inputs, local buttons, or via the communications channels. Activation codes, relay timing, and optional warning sounds are programmed into the unit through a standard RS232 serial port or over-the-air from the central control point. The DCFCTBD siren controller offers six user-programmable functions in addition to the five pre-set functions (arm, disarm, report, growl test, and master reset). These controllers include sensors to supply information on the following areas of operation: AC power status, communications status, low battery status, intrusion, siren activation, current intrusion, siren rotation, and local activation.

FEATURES

- Two-way siren controller for 48 Vdc Sirens
- Two-way radio control and status monitoring
- Simultaneous two-tone sequential, DTMF, EAS, POCSAG, and digital AFSK decoding for security
- Able to utilize multiple communication paths for redundancy
- Controls mechanical sirens, including models 2001-130, Equinox, 508-128, and Eclipse8
- Solar options available
- Buttons for local activation
- Landline, Ethernet (IP), or radio control
- UL Listed for general signaling
- DNV Certified

Two-Way Digital Controller for Electromechanical Sirens (DCFCTBD)



SPECIFICATIONS

Operating Temperature:	-22° to 149°F (-30° to +65°C)
AC supply voltage:	120 Vac at 4.0 A 240 Vac at 2.0 A
Battery Backup:	48 Vdc
Current Draw:	+/- 10%, 50/60 Hz, max standby current
DCFCTBD Power Supply:	6 A at 13.3 Vdc
Battery Backup:	48 Vdc
Current Draw:	0.2 A in standby
Programmable Frequency:	Federal Signal can program your radio to your specific requirements
EAS:	Supports standard EAS codes and wildcards
POCSAG:	Supports binary AFSK 512 Baud numeric messages
4 relay outputs:	SPST
Contact Rating:	(4 relays standard) 5 A at 28 Vdc – 8 A at 240 Vac
Shipping Weight:	
DCFCTB Total Weight (including batteries):	364 lb (165 kg)
Shipping Weight (excluding batteries):	300 lb (136 kg)
2001TRB/2001TRBP Net Weight:	150 lb (68 kg)
2001TRB/2001TRBP Shipping Weight:	190 lb (86.2 kg)

ACCESSORIES

Description	Part Number
Federal programming software (Non-digital applications)	FSPWARE
Commander® Software System, *10, 25, 255, or 512 Site License	SFCD*
208-240 Vac operation	2001TRB/2001TRBP
Activation system	SS2000+
Solar powered option	Contact Federal Signal
Antenna	Contact Federal Signal

HOW TO ORDER

Contact our Federal Signal Sales Engineers to design a system that meets your specific requirements.

Description	Part Number
Two-way Controller DC Powered, no radio	DCFCTBD
Two-way Controller, Radio Controlled, High Band, 136-174 MHz DC Powered, UHF Band, 400-470 MHz (H=high band, U=UHF)	DCFCTBDH/U
Two-way Controller, IP-enabled, DC Powered	DCFCTBD-IP
Two-Way Federal Controller, UHF Band, 400-470 MHz, DC Powered with Radio Faceplate	DCFCTBDU-FP
Two-Way Federal Controller, High Band, 136-174 MHz, DC Powered with Radio Faceplate	DCFCTBDH-FP

Note:

Antenna and cable are not included with radio activation control and must be ordered separately.

Batteries required. Call for assistance with specific system requirements.

Commander is a registered trademark of Federal Signal Corporation.

BOM: IK-2001ACDC-TP		FINAL ASSEMBLY, KIT, INSTALL, 2001 AC or AC/DC, TIMBER POLE, OVERHEAD SERVICE
Qty	Component Kit	Component Kit Description
1	IK-2001HEAD-TP	KIT, INSTALL, 2001 SIREN HEAD, TIMBER POLE
1	IK-DCCAB-TP	KIT, INSTALL, DC/UV/CTR CABINET, TIMBER POLE
1	IK-2001TR-TP	KIT, INSTALL, 2001 TRANSFORMER RECTIFIER, TIMBER POLE
1	IK-50ADISC-TP	KIT, INSTALL, 50A DISCONNECT, TIMBER POLE
1	IK-OHELEC60A-TP	KIT, INSTALL, OVERHEAD ELECTRIC SERVICE, 60A, TIMBER POLE
1	IK-GROUND-TP	KIT, INSTALL, ELECTRICAL GROUNDING, TIMBER POLE
1	IK-AMB.P-TP	KIT, INSTALL, ANTENNA MOUNTING BRACKET, POLE, TIMBER

INSTALLATION NOTES:

1. SEE INSTALL KIT DRAWINGS LISTED ABOVE FOR DETAILED MATERIALS LISTS, INSTALLATION REQUIREMENTS AND INSTRUCTIONS.
2. FEDERAL SIGNAL REQUIRES THIS EQUIPMENT TO BE INSTALLED TO THE MINIMUM STANDARDS DESCRIBED IN THE MANUALS AND INSTALL KIT DRAWINGS. THE INSTALLATION CONTRACTOR IS REQUIRED TO MEET ALL LOCAL CODES THAT EXCEED THESE STANDARDS.

Tolerances Unless Otherwise Specified	
Angles	±0.5°
S.S.s	±0.15
3.XXX	±.005



**SIGNAL
DIVISION**

Federal Signal Corporation
2045 FEDERAL SIGNAL DRIVE - UNIVERSITY PARK, IL 60468

MATERIAL DESCRIBED AND INFORMATION CONVEYED IS PROPRIETARY TO FEDERAL SIGNAL CORPORATION, IS OR MAY BE THE SUBJECT OF PATENT APPLICATIONS, AND MAY NOT BE COPIED, DIVULGED TO OTHERS, OR USED FOR MANUFACTURING WITHOUT CONSENT.

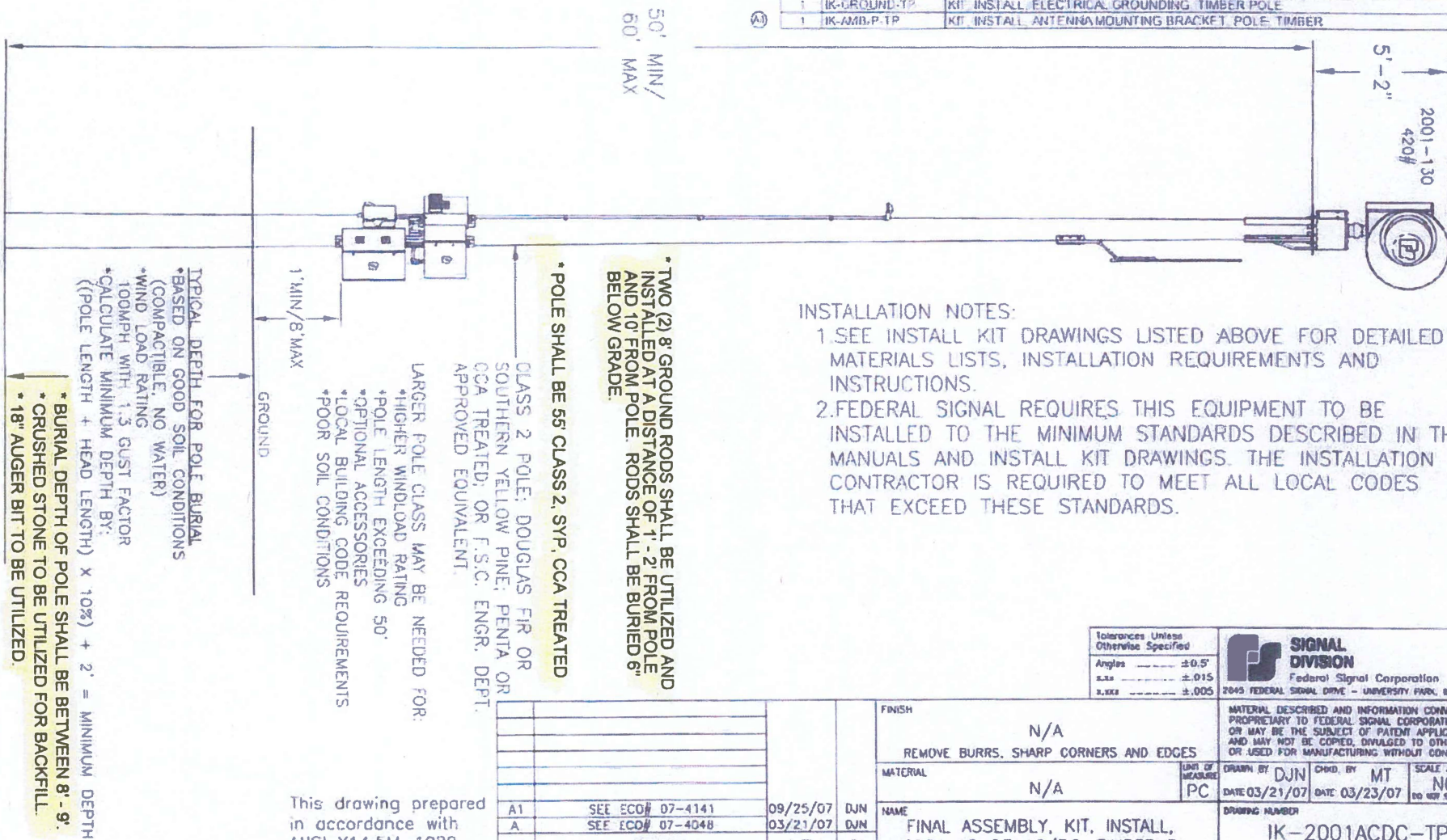
DRAWN BY: DJN DATE: 03/21/07	CHD. BY: MT DATE: 03/23/07	SCALE: AT 1/8" = 1'-0" NONE (DO NOT SCALE DRAWING)
---------------------------------	-------------------------------	--

DRAWING NUMBER
IK-2001ACDC-TP

FINISH	N/A
REMOVE BURRS, SHARP CORNERS AND EDGES	
MATERIAL	N/A
NAME	FINAL ASSEMBLY, KIT, INSTALL, 2001 AC OR AC/DC, TIMBER PL

REV.	CHANGE	DATE	BY
A1	SEE ECD# 07-4141	09/25/07	DJN
A	SEE ECD# 07-4048	03/21/07	DJN

This drawing prepared
in accordance with
ANSI Y14.5M-1982



BOM:			IK-DCCAB-TP	KIT, INSTALL, DC/UV/FCTB CABINET, TIMBER POLE
REF #	Qty	FWS PART #	Purpose	Part Description (Qty's = # of pieces or as noted)
1	1	R71-12-01	All Installations	Sealant Thread Pipe Joint Compound, Rated -50°F to +400°F, 4 oz Can
2	1	R71-13-01	Cabinet, Internal	Sealant RTV Silicone, Non Corrosive, Clear, 10.1 oz Cartridge
3	6	150187A	Cabinet, Internal	Tie Wraps, Heavy Duty, Nylon, UV Resistant, 11" x 0.3", Black
4	4	7015008A	Cabinet Mounting TP	Screw, Hex Lag, 1/2" x 6" Galv
5	4	7072261A	Cabinet Mounting TP	Washer Flat, 1/2" Galv
6	4	7074080A	Cabinet Mounting TP	Washer Split Lock 1/2" Galv

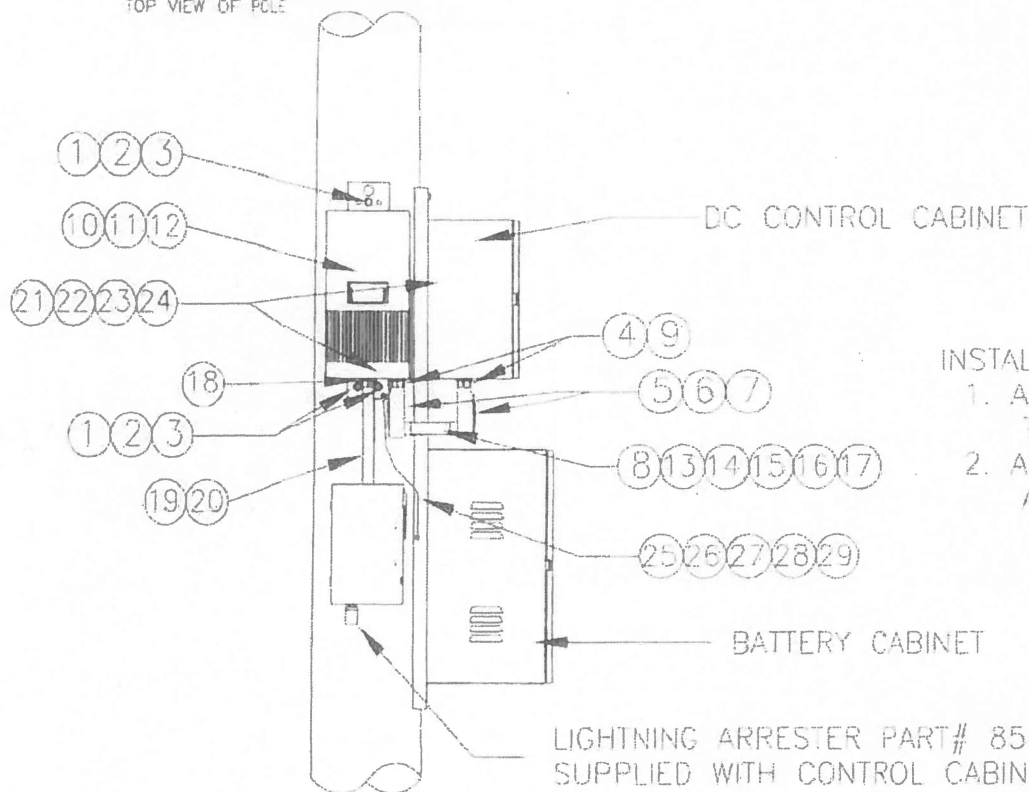
INSTALLATION NOTES:

				FINISH		MATERIAL DESCRIBED AND INFORMATION CONVEYED IS PROPRIETARY TO FEDERAL SIGNAL CORPORATION, IS OR MAY BE THE SUBJECT OF PATENT APPLICATIONS, AND MAY NOT BE COPIED, ENLARGED TO OTHERS, OR USED FOR MANUFACTURING WITHOUT CONSENT							
				N/A									
				REMOVE BURRS, SHARP CORNERS AND EDGES									
				MATERIAL		UNIT OF MEASURE		DRAWN BY: DJN DATE 01/04/05		CHKD BY: MT DATE 01/06/06		SCALE AT B SIZE: NONE (DO NOT SCALE DRAWING)	
				N/A		PC							
				NAME		DRAWING NUMBER							
				KIT, INSTALL, DC/UV/FCTB CABINET, TIMBER POLE		IK-DCCAB-TP							
				DATE		BY							
				03/26/07		DJN							
				09/19/06		DJN							
				CHANGE									
				REV									
				SEE ECD# 07-4046									
				RELEASE TO PRODUCTION SEE ECD# 08-4127									



TOP VIEW OF POLE

SIDE D



LIGHTNING ARRESTER PART# 8549A193A
SUPPLIED WITH CONTROL CABINET

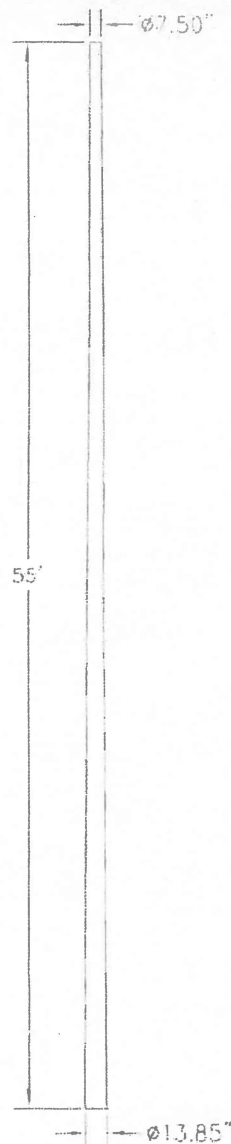
This drawing prepared
in accordance with
ANSI Y14.5M-1982

REV	CHANGE	DATE	BY
A2	SEE ECD# 07-4158	11/08/07	DJN
A1	SEE ECD# 07-4077	06/07/07	DJN
A	SEE ECD# 07-4048	03/20/07	DJN

FINISH	N/A
REMOVE BURRS, SHARP CORNERS AND EDGES	
MATERIAL	N/A
NAME	KIT, INSTALL, 2001 TRANSFORMER RECTIFIER, TIMBER POLE

SIGNAL DIVISION Federal Signal Corporation 2045 FEDERAL SIGNAL DRIVE - UNIVERSITY PARK, IL 60468			
MATERIAL DESCRIBED AND INFORMATION CONVEYED IS PROPRIETARY TO FEDERAL SIGNAL CORPORATION, IS OR MAY BE THE SUBJECT OF PATENT APPLICATIONS, AND MAY NOT BE COPIED, DIVULGED TO OTHERS, OR USED FOR MANUFACTURING WITHOUT CONSENT.			
DRAWN BY	DJN	CHKD. BY	MT
DATE	03/20/07	DATE	03/23/07
DRAWING NUMBER		SCALE AT 0 SIZE	
IK-2001TR-TP		NONE	

BOM	REV	QTY	WVS PART #	IK-2001TR-TP	PURPOSE	KIT, INSTALL, 2001 TRANSFORMER RECTIFIER, TIMBER POLE
1	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
2	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
3	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
4	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
5	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
6	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
7	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
8	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
9	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
10	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
11	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
12	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
13	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
14	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
15	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
16	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
17	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
18	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
19	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
20	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
21	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
22	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
23	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
24	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
25	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
26	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
27	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
28	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP
29	1	1	2001TR-TP	2001TR-TP	2001TR-TP	2001TR-TP



APPROX. WEIGHT	2500#
MIN. TOP DIAMETER	7.5
MIN. BOTTOM DIAMETER	13.85

APPLICABLE STANDARDS
ANSI 05.1-2002 & SUPPLEMENTS

This drawing prepared
in accordance with
ANSI Y14.5M-1982

Tolerances Unless Otherwise Specified	
Angles	±0.5°
x.xx	±0.15
x.xxx	±0.05




**SIGNAL
DIVISION**

Federal Signal Corporation

2845 FEDERAL SIGNAL DRIVE -- UNIVERSITY PARK, IL 60466

				FINISH		MATERIAL DESCRIBED AND INFORMATION CONVEYED IS PROPRIETARY TO FEDERAL SIGNAL CORPORATION, IS OR MAY BE THE SUBJECT OF PATENT APPLICATIONS, AND MAY NOT BE COPIED, DIVULGED TO OTHERS, OR USED FOR MANUFACTURING WITHOUT CONSENT.			
				CCA OR PENTA TREATED REMOVE BURRS, SHARP CORNERS AND EDGES					
				MATERIAL		UNIT OF MEASURE	DRAWN BY	CHKD. BY	SCALE AT A SIZE:
				SOUTHERN YELLOW PINE, DOUGLAS FIR OR EQUIVALENT		PC	DJN	MT	NONE
				NAME			DATE 10/30/06	DATE 01/22/07	DO NOT SCALE DRAWING
				POLE, TIMBER, 55', CLASS 2			DRAWING NUMBER		
							IK-POLE-TP552 (A1)		
REV.	CHANGE	DATE	BY						
A1	SEE ECO #08-2756	3/12/08	MAF						
A	SEE ECO# 06-4144	10/31/06	DJN						

DRAWING NUMBER
IK-POLE-TP552

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 213 S 3 rd St.		
	Significance:	Contributing per Survey/ Significant per Commission		
	Petitioner:	Maria Munoz		
	Project Type:	Porch reconstruction		
	PUBLIC HEARING		MEETING 4/2/25	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:		
Approved Plans, Photos, Email summary w/photos				
Project Description:				
<p>After a number of reviews, the Commission approved a COA for reconstruction of the porch on 2/19/25, with conditions. Those conditions were addressed in a revised permit submittal dated 3/6/25. The building permit was issued based upon these plans (attached).</p> <p>Per the applicant, based upon conditions encountered, the contractor made changes during the course of construction. Specifically:</p> <ul style="list-style-type: none"> • Use of replacement columns, due to unforeseen deterioration of the existing columns. • Reducing the width of the stairs to follow the previously existing width, based upon the size of the existing concrete stoop and impact to the asphalt driveway. (If stairs remain as constructed, the handrail design will need to be revised to include a newel post and side rail connecting to the columns.) <p>The applicant indicated that the lattice will be framed.</p>				
Staff Comments:				
<p>A stop work order has been issued and no further inspections can take place until the project is brought into compliance with the permit plans.</p> <p>The applicant is presenting information on the conditions encountered to seek a revision to the COA approval.</p>				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

FRONT PORCH REBUILT

213 S. 3RD ST. CHARLES, IL



1 PHOTOS OF EXISTING PORCH



CITY OF ST. CHARLES BUILDING CODES

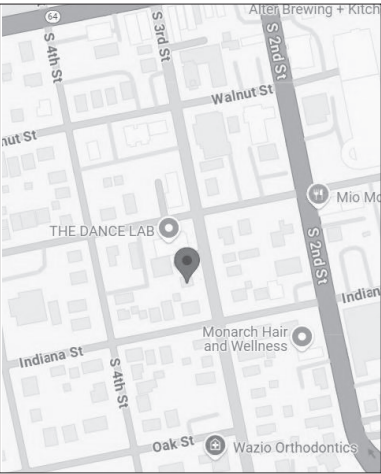
2021 International Residential Code W/Amendments
2021 International Existing Building Code W/Amendments
2021 International Fire Code W/Amendments
2018 State of Illinois Accessibility Code
2021 [NFPA 101] LIFE SAFETY CODE W/Amendments

SHEET INDEX

NO.	SHEET TITLE
T1.0	COVER SHEET & EXISTING PHOTOS
A1.0	FLOOR PLAN, FRAMING PLAN, SECTION DETAIL

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. NOTES WHICH APPLY AT ALL SIMILAR CONDITIONS SHALL GOVERN WHETHER REPEATED OR NOT.
4. ALL WORK TO BE PERFORMED TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES REGULATORY AGENCIES, STATUTES AND RECOGNIZED INDUSTRY STANDARDS.
5. ALL WORK SHALL BE PERFORMED IN A TRADESMAN-LIKE MANNER AND SHALL CONFORM TO THE BEST STANDARD PRACTICES OF THE TRADE INVOLVED.
6. ALL PERMITS TO BE BY OWNER
7. ALL CONTRACTORS SHALL BE REQUIRED TO PURCHASE A BUSINESS LICENSE SHALL IT BE REQUIRED BY VILLAGE.
8. LUMBER TO BE GRADE #2 SPRUCE / PINE / FIR / TREATED



2 LOCATION MAP



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

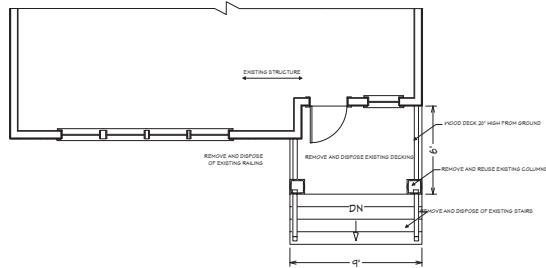
FRONT PORCH REBUILT
213 S. 3RD ST. CHARLES, IL

DRAWINGS PROVIDED BY:
CESAR RIVERA
PHONE: 708.323.6497
EMAIL: CRIVERA303@GMAIL.COM

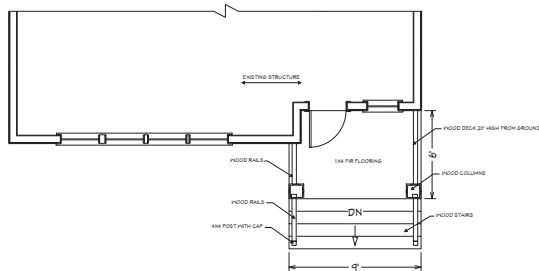
DATE:
3/6/2025

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

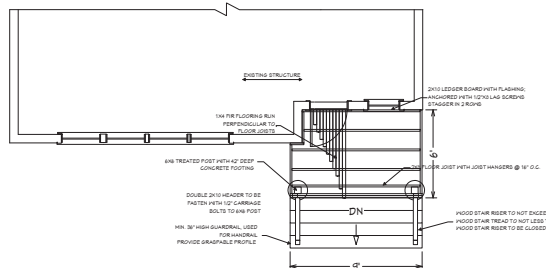
SHEET:
T1.0



1 EXISTING PORCH FLOOR PLAN
SCALE: 1/4"=1'-0"

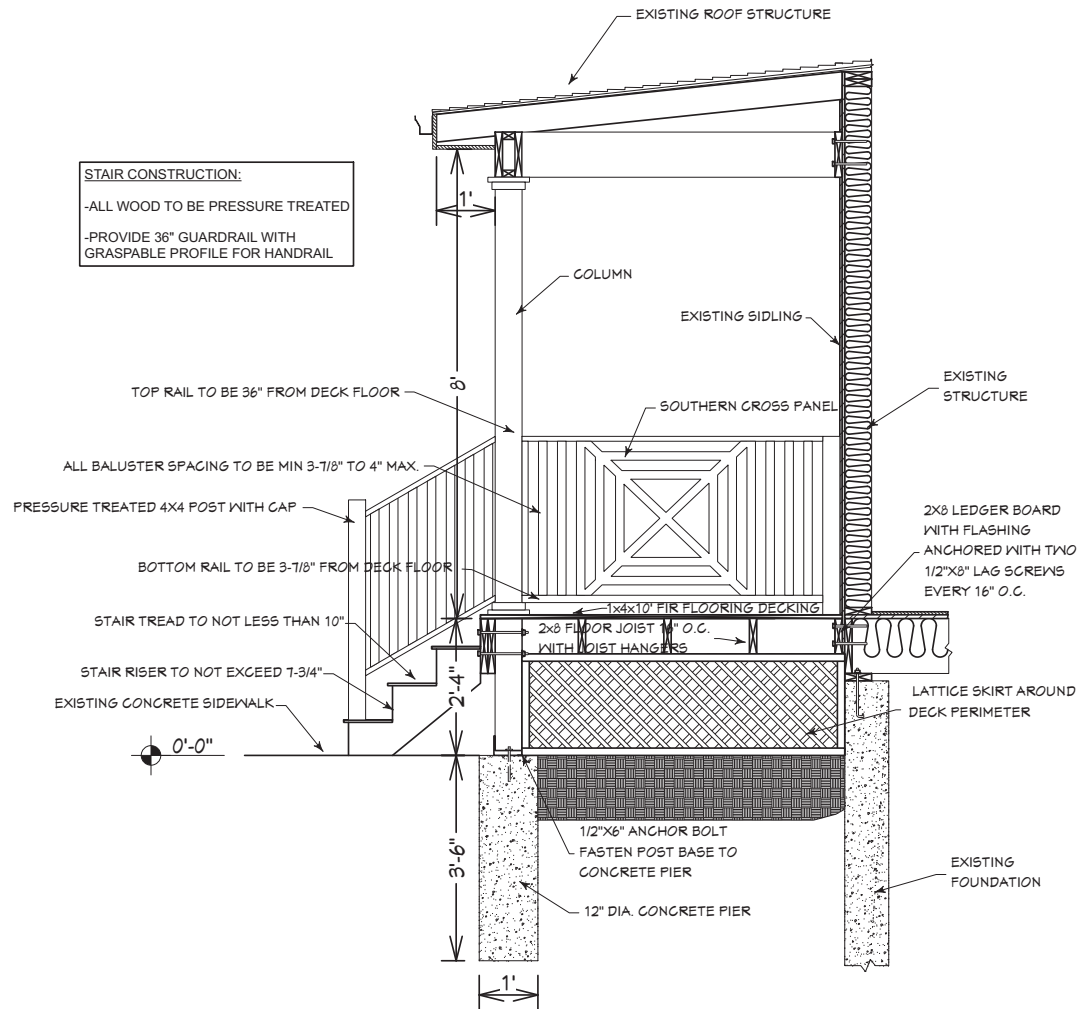


2 PORCH FLOOR PLAN
SCALE: 1/4"=1'-0"



3 PORCH FRAMING PLAN
SCALE: 1/4"=1'-0"

STAIR CONSTRUCTION:
-ALL WOOD TO BE PRESSURE TREATED
-PROVIDE 36" GUARDRAIL WITH GRASPABLE PROFILE FOR HANDRAIL



4 DETAIL SECTION
SCALE: 1"=1'-0"

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

FRONT PORCH REBUILD
213 S. 3RD ST. CHARLES, IL.

DRAWINGS PROVIDED BY:
CESAR RIVERA
PHONE: 708.323.6497
EMAIL: CRIVERA2303@GMAIL.COM

DATE:
3/6/2025

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

SHEET:

A1.0

Photos showing previously existing porch





Photos showing partially completed construction







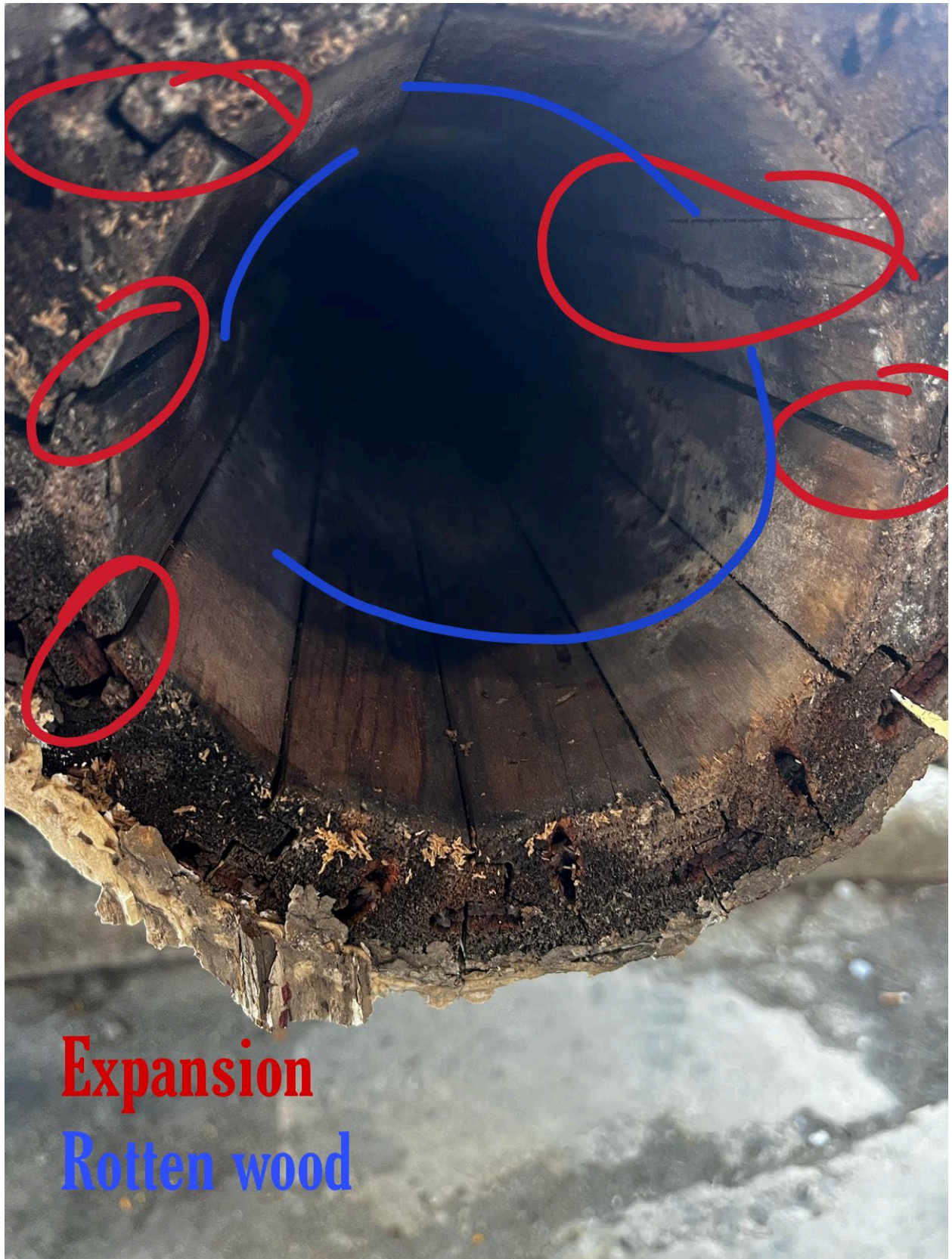
From: [Maria Munoz](#)
To: [Colby, Russell](#)
Subject: 213 S. 3rd st. st. Charles IL
Date: Monday, March 31, 2025 11:34:12 AM

These are some pictures of the damages the columns had in the interior. Like I said, last time we had our conversation, the first time when we did the deck inspection before the demolition, we checked the columns and from the exterior they seemed still very strong and in perfect shape. But once the started taking them down, that when we noticed that the interior part was rotten and there we visible sign of wood spreading/ wood separation. This issue is mainly caused by years of humidity, moisture, poor ventilation, there wasn't much to do to repair those issues. So we decided to replace them with wooden columns, which is the same material used in the original deck design. As for the steps we did our best to meet the structural plans but in order for us to do it we would have to break the driveway are make larger repairs to it. Here are the pictures that show how much we would need to break and repair, it is a significant amount and it is pretty deep.









Expansion

Rotten wood





