 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 9 E Main St.		
	Significance:	Contributing		
	Petitioner:	Conrad Hurst		
	Project Type:	Façade		
PUBLIC HEARING			MEETING 9/2/20	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, Current photo, Building elevation, Architectural Survey				
Project Description:				
<p>Proposed is to do façade work on the second floor. Work will include installing new aluminum clad wood windows and installing new brick and stone on the center portion to match the existing on the rest of the façade.</p> <p>Also proposed is to install aluminium clad sliding doors and a patio on the rear elevation</p>				
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 & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: 2020 - 61565 Date Submitted: 8/21/2020 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 9 E MAEN ST

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: _____
- Demolition
 - Primary Structure
 - Garage/Outbuilding
 - Other: _____
- Relocation of Building

Description:

REPAIR & REPLACE OF 2ND FLOOR WINDOWS ?
REPAIR MASONRY IS REQUIRED

Applicant Information:

Name (print): CONRAD HURST
Address: 7316 E 31
Phone: 630 461 7515
Email: CONRAD@FRONTIERDEVELOPMENTGROUP.COM

Applicant is (check all that apply):

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

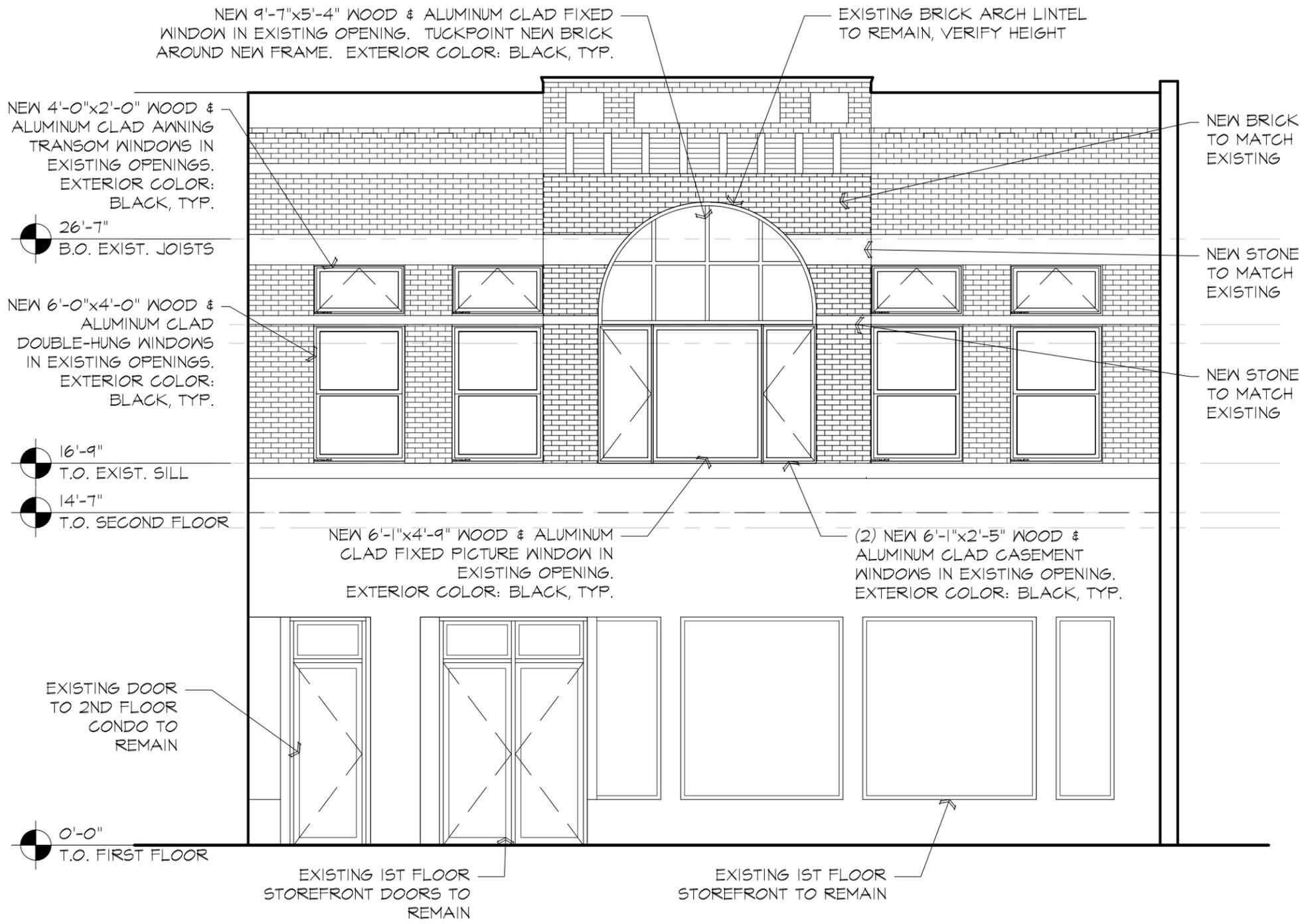
Property Owner Information (if not the Applicant)

Name (print): _____
Address: _____
Signature: _____

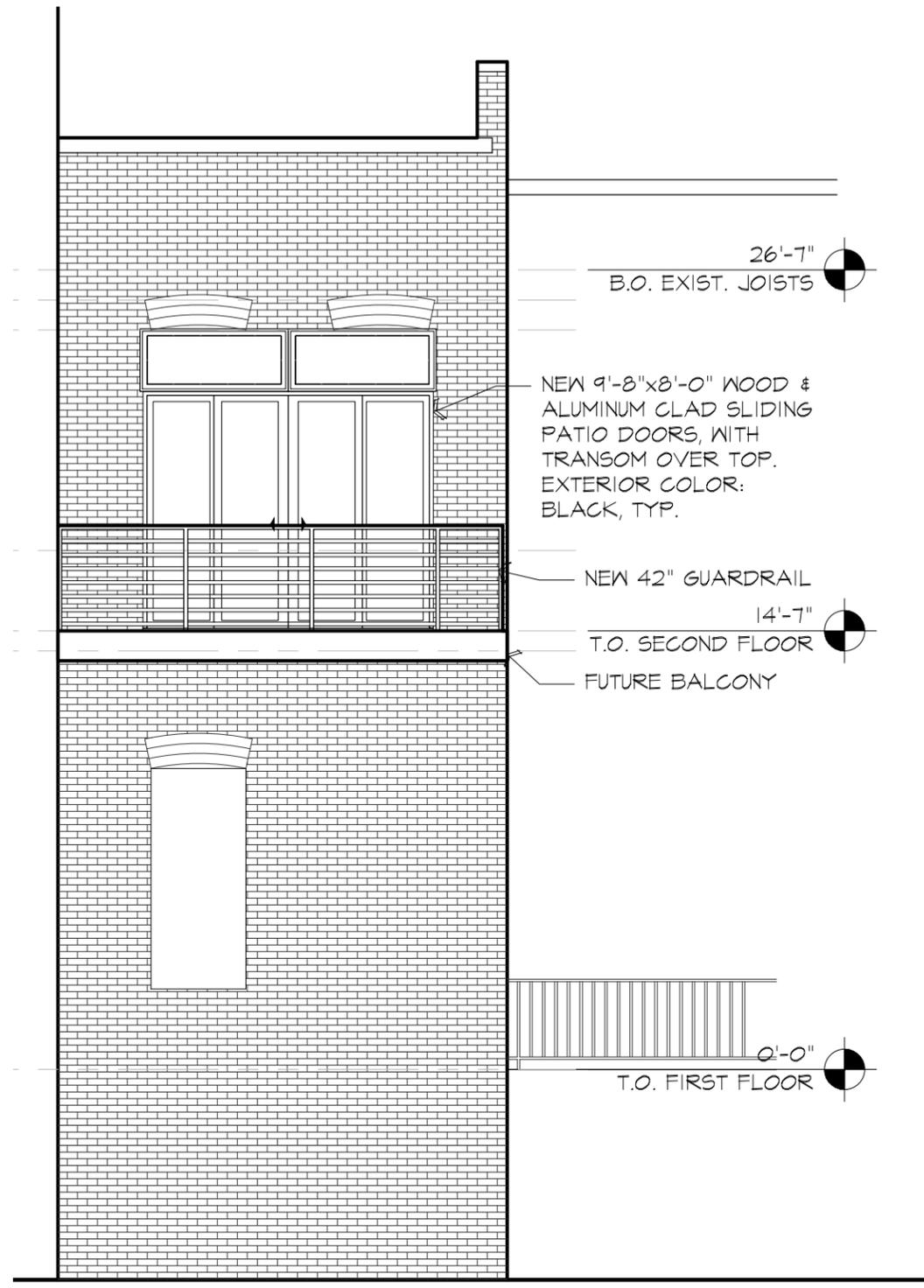
APPLICANT/AUTHORIZED AGENT SIGNATURE

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: [Signature] Date: 9.11.20



A NORTH ELEVATION



B SOUTH ELEVATION

1 MORSE BUILDING: 2nd FLOOR CONDO

SCALE: 3/16" = 1'-0"

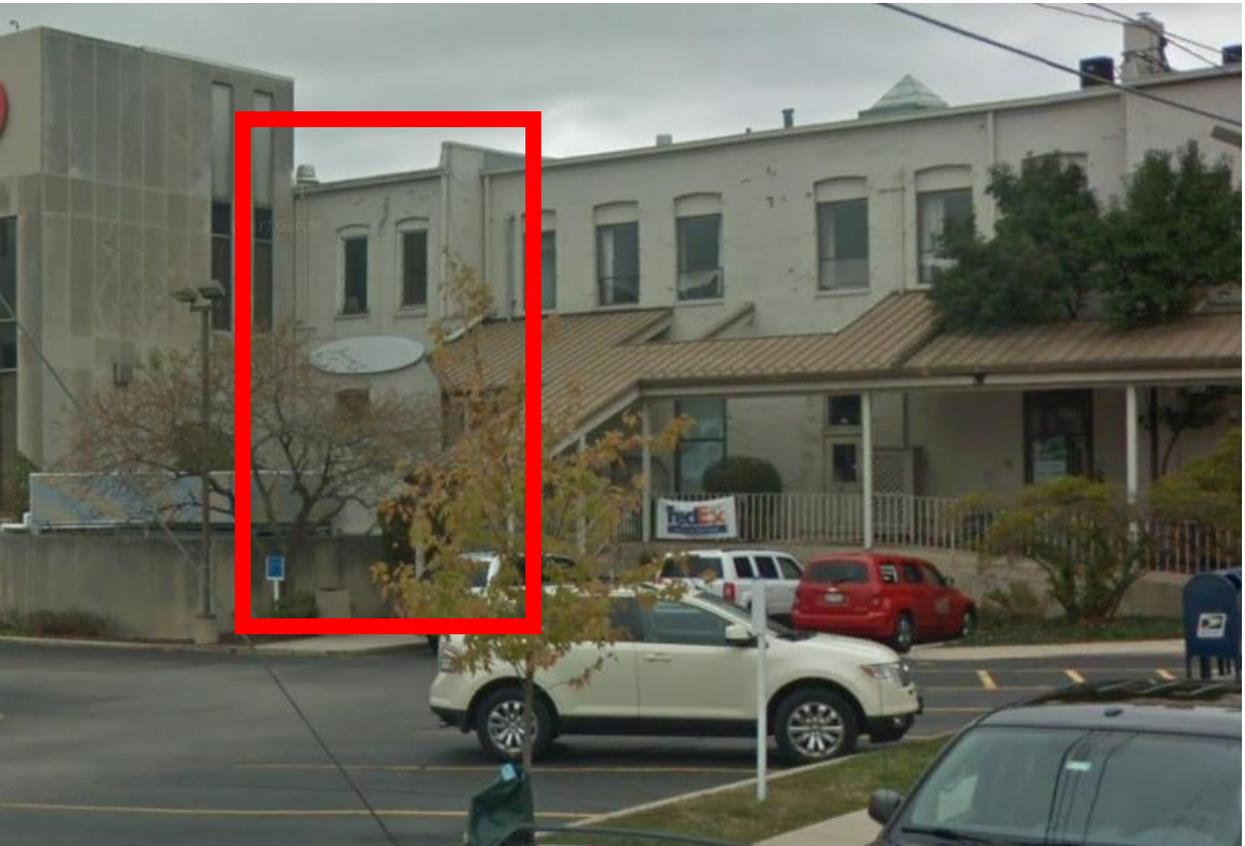
LOCATION: 9 E. MAIN STREET
ST. CHARLES, IL 60174

PLAN #: 1

PROJECT#: 19030

BÂTIR
DESIGN · BUILD · SUSTAINABLE SOLUTION

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



A.L.T.A./N.S.P.S. LAND TITLE SURVEY 9 E. MAIN STREET ST. CHARLES, IL

SHEET 1 OF 1



VICINITY MAP

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- - - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)

ABBREVIATIONS LEGEND

- R.O.W. - RIGHT-OF-WAY
- B/B - BACK OF CURB TO BACK OF CURB
- E/P - EDGE OF PAVEMENT
- S.F. - SQUARE FEET

SCHEDULE B SURVEY RELATED TITLE EXCEPTION NOTES

- B. PARTY WALL AND PARTY WALL RIGHTS: APPROXIMATE LOCATION OF PARTY WALLS NOTED.
- C. PLAT OF EASEMENT GRANTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED MARCH 12, 1957 AS DOCUMENT 376015881 - PLOTTED ON PARCEL 1.
- D. PARTY WALL RIGHTS AS DISCLOSED IN WARRANTY DEED DATED MAY 15, 1895 AND RECORDED MAY 20, 1901 IN BOOK 413, PAGE 66 - NOTED ON SURVEY ALONG COMMON LOT LINE OF LOTS 2 AND 3.
- G. PUBLIC UTILITY EASEMENT PER PLAT RECORDED/FILED AS DOCUMENT NO. 2017-66164 - PLOTS ON PARCEL 2 AND ADJACENT LOT 3.
- H. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED RECORDED OCTOBER 21, 1893 IN BOOK 394, PAGE 339; DOES NOT PLOT ON PARCEL 1, PLOTS ON LOT 3 AS SHOWN ON PLAT.

PARCEL DESCRIPTION

PARCEL 1:
LOT 2 OF BMO HARRIS BANK SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF 27 SECTION AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2017 AS DOCUMENT 20170606164, IN KANE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS AND EGRESS AND UTILITIES CREATED BY EASEMENT AGREEMENT RECORDED DECEMBER 20, 2017 AS DOCUMENT 20170606166.

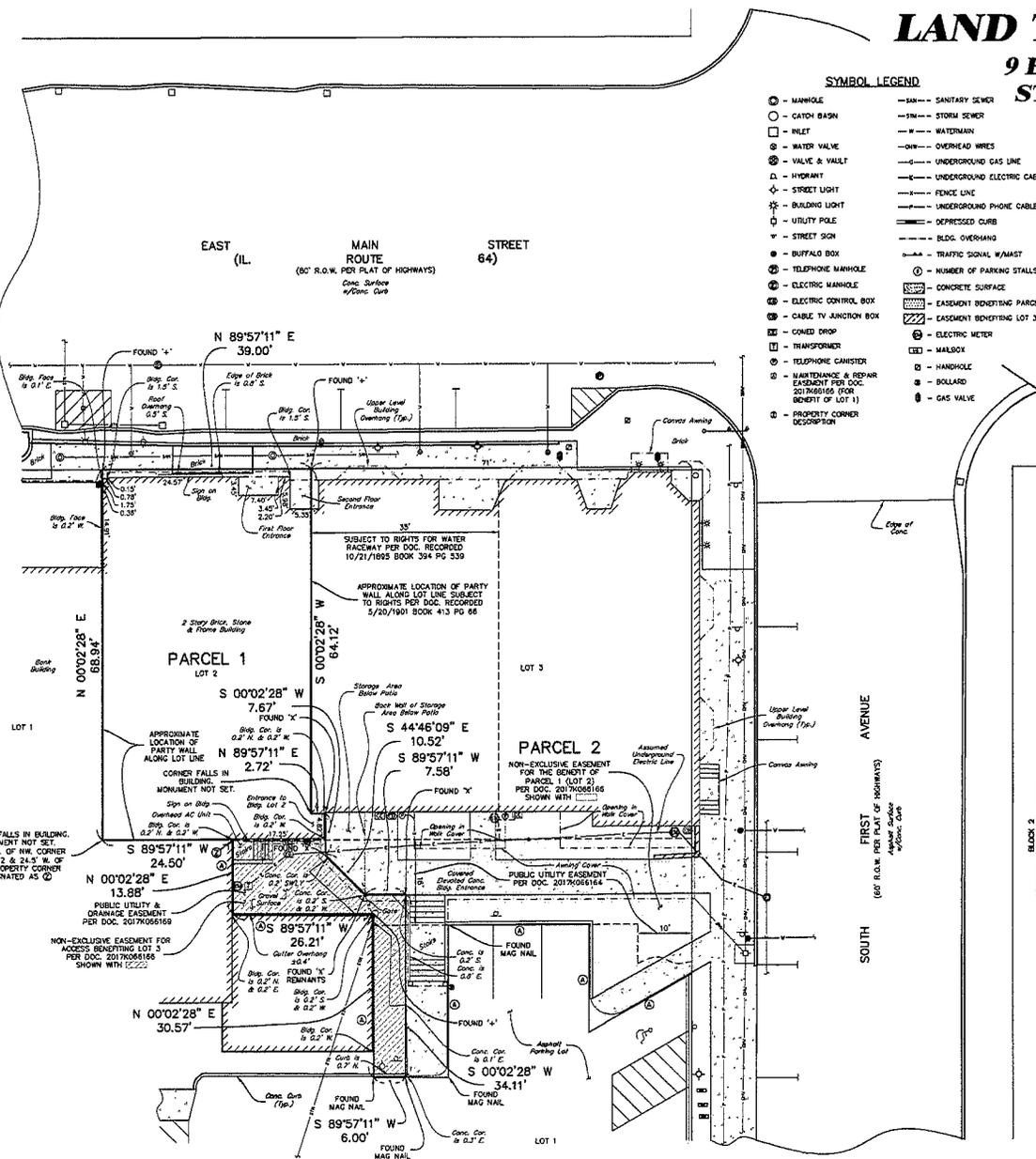
SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
FRONTIER DEVELOPMENT LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.S. AND INCLUDES ITEMS 3, 6, 9 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 30, 2019.

DATE OF PLAT OR MAP: JULY 31, 2019.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2021



SYMBOL LEGEND

- - MANHOLE
- - CATCH BASIN
- - INLET
- - WATER VALVE
- - VALVE & VAULT
- - HYDRANT
- - STREET LIGHT
- - BUILDING LIGHT
- - UTILITY POLE
- - STREET SIGN
- - BUFFALO BOX
- - TELEPHONE MANHOLE
- - ELECTRIC MANHOLE
- - ELECTRIC CONTROL BOX
- - CABLE TV JUNCTION BOX
- - CONED DROP
- - TRANSFORMER
- - TELEPHONE CANSISTER
- - MAINTENANCE & REPAIR FACILITY PER DOC. 2017060166 (FOR BENEFIT OF LOT 1)
- - PROPERTY CORNER DESCRIPTION
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND PHONE CABLE
- DEPRESSION CURB
- BLDG. OVERHANG
- TRAFFIC SIGNAL W/MAST
- - NUMBER OF PARKING STALLS
- - CONCRETE SURFACE
- - EASEMENT BENEFITING PARCEL 1, LOT 2
- - EASEMENT BENEFITING LOT 3
- - ELECTRIC METER
- - MAILBOX
- - BOLLARD
- - GAS VALVE

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVICES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 190096250V WITH AN EFFECTIVE DATE OF JUNE 21, 2019.
4. BEARINGS SHOWN ASSUMED WITH THE NORTH LINE OF LOT 2 BEING N 89°37'11" E.
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 1708C02626H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN SHADED ZONE X AS DEFINED BY F.E.M.A.
9. PARCEL 1 CONTAINS 3,205 S.F. OR 0.074 ACRES, MORE OR LESS.
10. PARCEL 1 CONTAINS 0 TOTAL PARKING SPACES OF WHICH 0 ARE DESIGNATED HANDICAP.
11. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS LIMITED TO ONLY VISIBLE EVIDENCE OF UTILITIES. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
12. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE, IF APPLICABLE.
13. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
14. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
15. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED A VISIBLE ON SURFACE, IF APPLICABLE.
16. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
17. NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.).
18. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
19. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.
20. ITEM 11 LIMITED TO ONLY OBSERVABLE SURFACE EVIDENCE OF UTILITIES.

PREPARED FOR:
HOSCHELT, MCGULRK,
MCCRACKEN & CUSCADEN, P.C.
1001 EAST MAIN STREET, SUITE G
ST. CHARLES, IL 60174

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2285 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.882.2100 FAX: 630.882.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 904316 FILE NAME: ALTA LOT 2
DRAWN BY: SMR FLD. BK. / PC. NO.: FILE
COMPLETION DATE: 7-31-2019 JOB NO.: 904.316
REF. JOB NO.: 656-022
REVISED: 8-8-19/SMR PER OBJECTION LETTER DATED 8-7-19



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 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: Commercial Vernacular

Date of Construction: 1900-1920

Source: Field Observation

Features:

Two story masonry structure, brick with stone band at second floor window heads. Elaborate brick cornice with "MORSE" inscription. Aluminum clad center section at second floor. First floor store fronts are greatly modified.



Address:

9 East Main Street

Representation in Existing Surveys:

Federal

State

County

Local

Block No. 46

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 7

NEGATIVE NO. 30