 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 1 W Illinois St.		
	Significance:	Contributing		
	Petitioner:	Jim Kelly		
	Project Type:	Deck		
	PUBLIC HEARING		MEETING 2/22/24	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, architectural survey				
Project Description:				
<ul style="list-style-type: none"> Replace decking and railing on existing wood deck. New material will be composite decking and aluminum railing. 				
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 #: _____ Date Submitted: 2/15/23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 1 W ILLINOIS ST Suite 180-170

Use of Property: Commercial, business name: MAPLE LEAF roasters

Residential Other: _____

Project Type:

- | | | |
|-------------------------------------------------------|---------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Windows | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Additions | <input type="checkbox"/> Garage/Outbuilding |
| <input type="checkbox"/> Siding - Type: _____ | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Masonry Repair | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <input checked="" type="checkbox"/> Other <u>Deck</u> | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Awnings/Signs | | |

Description:

Existing deck will stay. Decking + railing will be replaced with composite decking 30 year warranty and Aluminum railing 25 year warranty

Applicant Information:

Name (print): Jim Kelly
 Address: 110 Rolling Knolls Ave
 Phone: 630-965-7325 Elgin IL 60120
 Email: JANDW.INC@comcast.net

Applicant is (check all that apply):

Property Owner
 Business Tenant
 Project contractor
 Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): S Hooden
 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: Jim Kelly Date: 1-30-2024

PROPOSAL

J&W Construction

A Name You Can Trust
110 Rolling Knolls Ave.
Elgin, IL 60120
630-965-7325

PROPOSAL SUBMITTED TO <i>Maple Leaf Roasters</i>		PHONE
STREET <i>Suite 108 ILLINOIS 1 WEST</i>		JOB NAME
CITY, STATE and ZIP CODE <i>St Charles</i>		JOB LOCATION
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimate for.

*Remove existing decking and railing and haul away.
Repair framing where needed. Decking will be
TimberTech composite deck as main field and mocha
at border. Rail will be Impression Rail in bronze
with gate*

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of 47,600 dollars (\$)

Payment to be made as follows: *1/2 down 1/2 upon completion*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. 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. Our workers are fully covered by Workman's Compensation Insurance.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Authorized Signature *[Signature]*

Note: This proposal may be withdrawn by us if not accepted within 3 days

Signature *[Signature]*

Signature _____

METAL RAILING

SLEEK DESIGNS & CLEAR SIGHTLINES

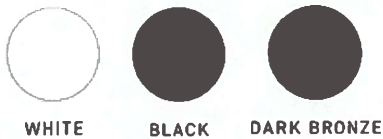


Impression Rail Express® + Drink Rail®

Create a custom railing design with Impression Rail Express®. Featuring three attractive top rail designs and three infill options, Impression Rail Express offers lots of design versatility. Plus, with its pre-assembled, panelized design, this railing is simple and straightforward to install if you're considering a DIY job.

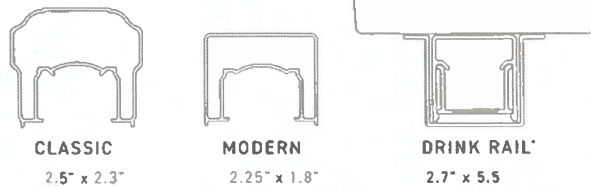
IMPRESSION RAIL EXPRESS®

COLOR OPTIONS



WHITE BLACK DARK BRONZE

TOP RAIL OPTIONS



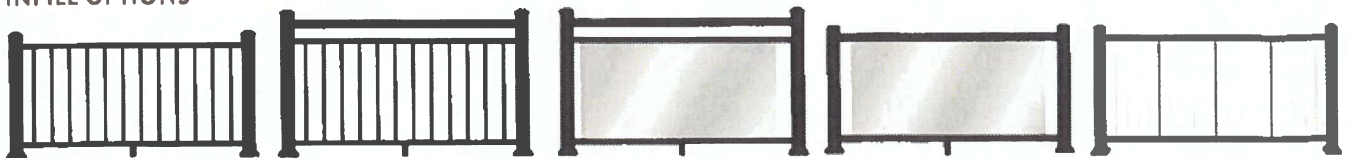
CLASSIC MODERN DRINK RAIL®
2.5" x 2.3" 2.25" x 1.8" 2.7" x 5.5"

POST CAP



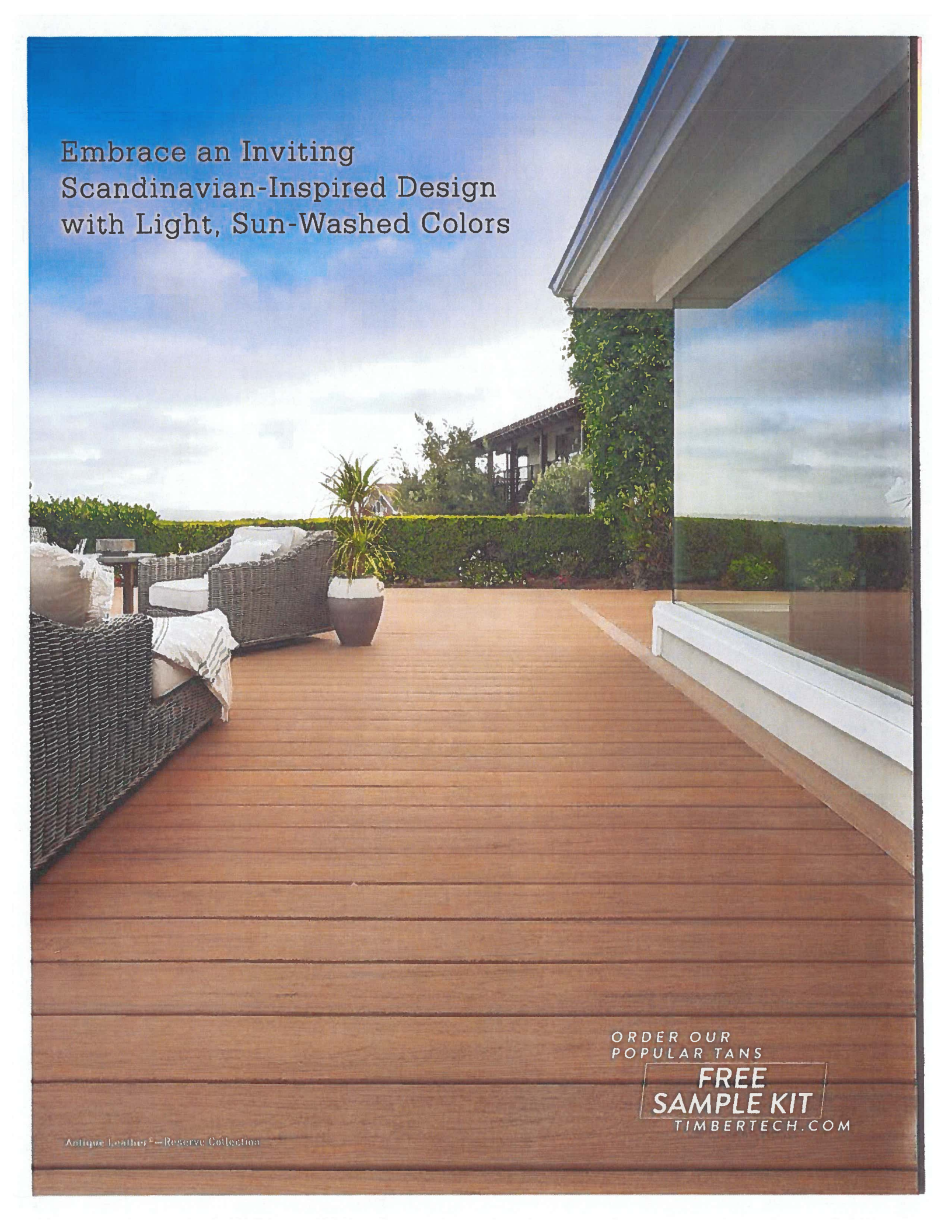
3" x 3" CAP

INFILL OPTIONS



ALUMINUM BALUSTERS ALUMINUM BALUSTERS GLASS CHANNEL KIT GLASS CHANNEL KIT VERTICAL CABLE RAIL
RECTANGULAR ONLY WITH OPEN MID-RAIL WITH OPEN MID-RAIL Glass not included

*Select from many full-profile, square-shoulder deck boards. Not compatible with grooved or scalloped boards. Not compatible with Glass Channel Kit.



Embrace an Inviting
Scandinavian-Inspired Design
with Light, Sun-Washed Colors

ORDER OUR
POPULAR TANS

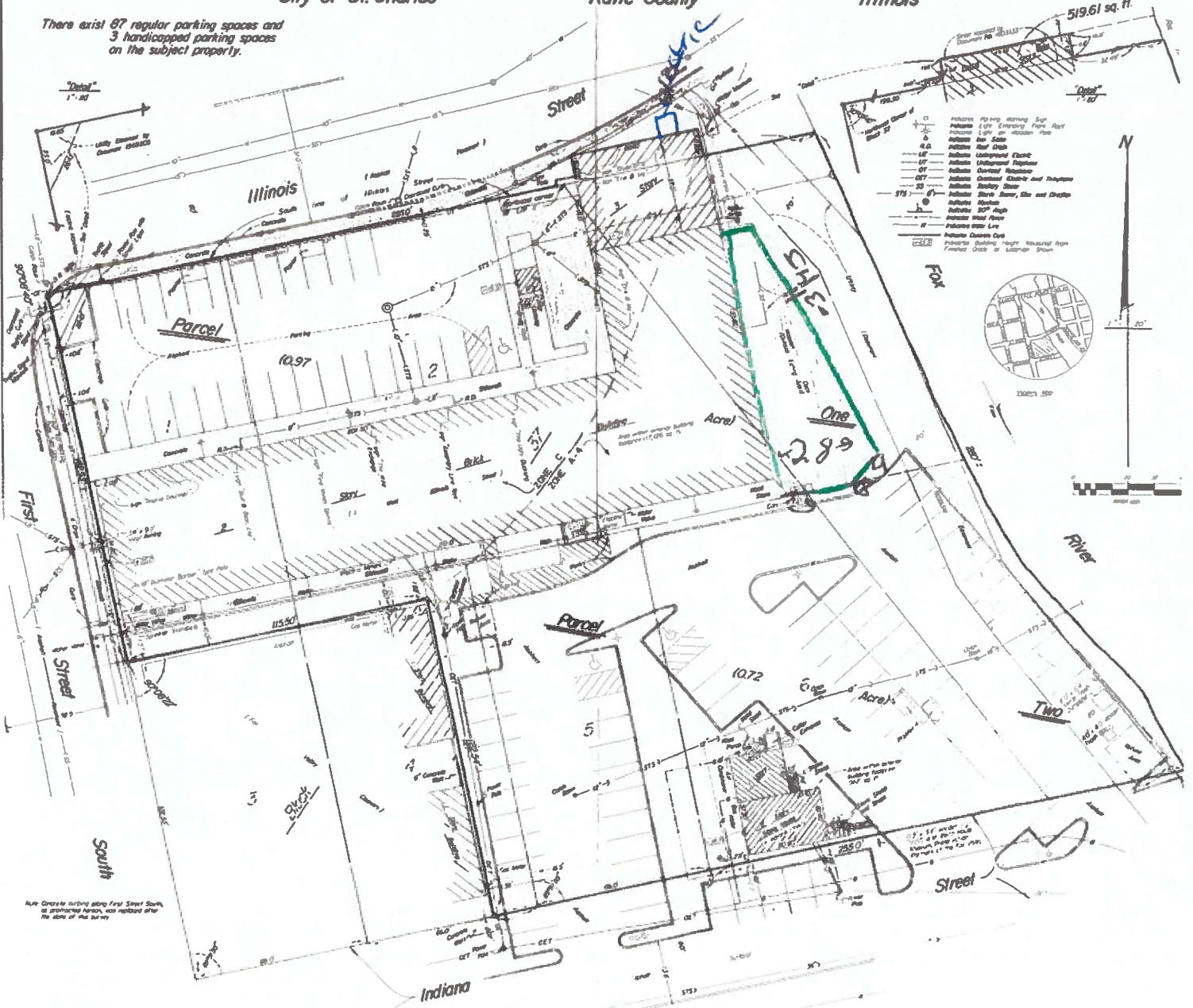
**FREE
SAMPLE KIT**

TIMBERTECH.COM

Antique Leather®—Reserve Collection

Part of Block 37 Original Town of St. Charles and Part of the North Half of Section 34-40-8
City of St. Charles Kane County Illinois

There exist 87 regular parking spaces and 3 handicapped parking spaces on the subject property.



Certification to:

Chicago Title Insurance Company;
Morgan Guaranty Trust Company of New York and its successors and assigns, and;
Harris Bank St. Charles, as trustee of Trust Number LY-2199

State of Illinois)

This is to certify to the above named entities, that I, John A. Thornhill, Jr., an Illinois Professional Land Surveyor of Donahue and Thornhill, Inc., have surveyed and located the improvements on the premises described herein in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by American Land Title Association, American Congress on Surveying and Mapping, and National Society of Professional Surveyors in 1997, except for underground drain tiles and utilities not visible by surface inspection, to the satisfaction of said title insurance company, pursuant to the accuracy standards of an Urban Survey all as shown by the plat herein drawn which is a correct representation of said survey and location. Based upon review of Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 8 of 8, Community-Panel Number 17020 0000 C, effective September 2, 1981, said property is located within Zone A-4, Areas of 100 year flood with base flood elevations and flood hazard factors determined and Zone C, Areas of minimal flooding. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, June 10, 1998

 John A. Thornhill, Jr.
 Illinois Professional Land Surveyor No. 1740

Parcel One

Lots 1 and 2 and the northerly 10.0 feet of Lots 3 and 4 (except the easterly 16.50 feet of said Lot 4) in Block 37 of the Original Town of St. Charles, on the west side of the Fox River; also that part of the Northwest Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the northeast corner of Lot 2 in said Block 37; thence easterly along the southerly line of Illinois Street extended easterly to the westerly margin of the Fox River; thence southerly along the westerly margin of said River to a point on the southerly line extended of Lot 1 and 2 in Block 37 aforesaid; thence westerly along said extended southerly line to the southeast corner of said Lot 2; thence northerly along the easterly line of said Lot 2 to the point of beginning, all in the City of St. Charles, Kane County, Illinois.

Parcel Two

Lots 5 and 6 and the easterly 16.50 feet of Lot 4 in Block 37 of the Original Town of St. Charles, on the west side of the Fox River; and also that part of the Northwest Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, lying westerly of the Fox River, easterly of said Lot 4 and between the northerly and southerly lines thereof extended easterly to said Fox River, all in the City of St. Charles, Kane County, Illinois.

Parcel Three

That part of the Northwest Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, being a part of Vacated Illinois Street, described as follows: Commencing at the northwest corner of Block 37 of the Original Town of St. Charles on the west side of the Fox River; being on the south line of said Illinois Street; thence easterly along said south line 196.30 feet to a point of beginning; thence northerly at right angles to said south line 2.58 feet; thence easterly parallel with said south line 7.0 feet; thence northerly at right angles to said south line 7.55 feet; thence easterly parallel with said south line 49.40 feet; thence southerly at right angles to said south line 48.15 feet to said south line extended; thence westerly along said south line extended and said south line 56.40 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

DONAHUE AND THORNHILL, INC.
 7 RICHARDS STREET
 GENEVA, ILLINOIS 60131

(630) 212-7416



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 checked="" 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: Utilitarian

Date of Construction: 1910

Source: A Field Guide to American Architecture

Features:

Common brick utilitarian factory structure built for the Crown Electric Company. Typical of factories with tall chimneys clustered along river fronts and rail lines. Original windows replaced.



Address:

1 West Illinois Street

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 21

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 18



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

1 West Illinois Street

Remarks:

West Elevation

Block No. 21

Building No. 1

ROLL NO. 13

NEGATIVE NO. 19



Address:

1 West Illinois Street

Remarks:

South/East Elevation

Block No. 21

Building No. 1

ROLL NO. 3

NEGATIVE NO. 13



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 2



ROLL NO. 10

NEGATIVE NO. 28

Address:

1 West Illinois Street

Remarks:

East Elevation

Block No. 21

Building No. 1

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.