	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 107 W Main St.		
	Significance:	Significant		
	Petitioner:	Terry Rice		
	Project Type:	Signs		
	PUBLIC HEARING		MEETING 6/7/23	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, Sign Designs, Architectural survey,				
Project Description:				
<ul style="list-style-type: none"> Proposed is to install 2 wall signs and 1 projecting sign. The signs are aluminum and will be face lit 				
Staff Comments:				
Note: Only one projecting sign is allowed. The rear projecting sign is being removed from the project scope.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

RECEIVED
JUN 01 2023

Building & Code Enforcement
St. Charles, IL

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: 6/1/2023 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 107 W. MAIN ST. ST. CHARLES, IL 60174

Use of Property: ☒ Commercial, business name: THE LOFT

☐ 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:

FLUSH MOUNT BUILDING SIGNS & FLAG STYLE SIGNS
ALL ARE FABRICATED ALUMINUM & FACE LIT

Applicant Information:

Name (print): TERRY RICE / BANNER UP SIGNS

Address: 1170 E. STATE ST. SYCAMORE, IL 60178

Phone: 815-895-9211

Email: TERRY@BANNERUPSIGNS.COM

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): MAURICE MCNALLY

Address: 107 W. MAIN ST. ST. CHARLES, IL 60174

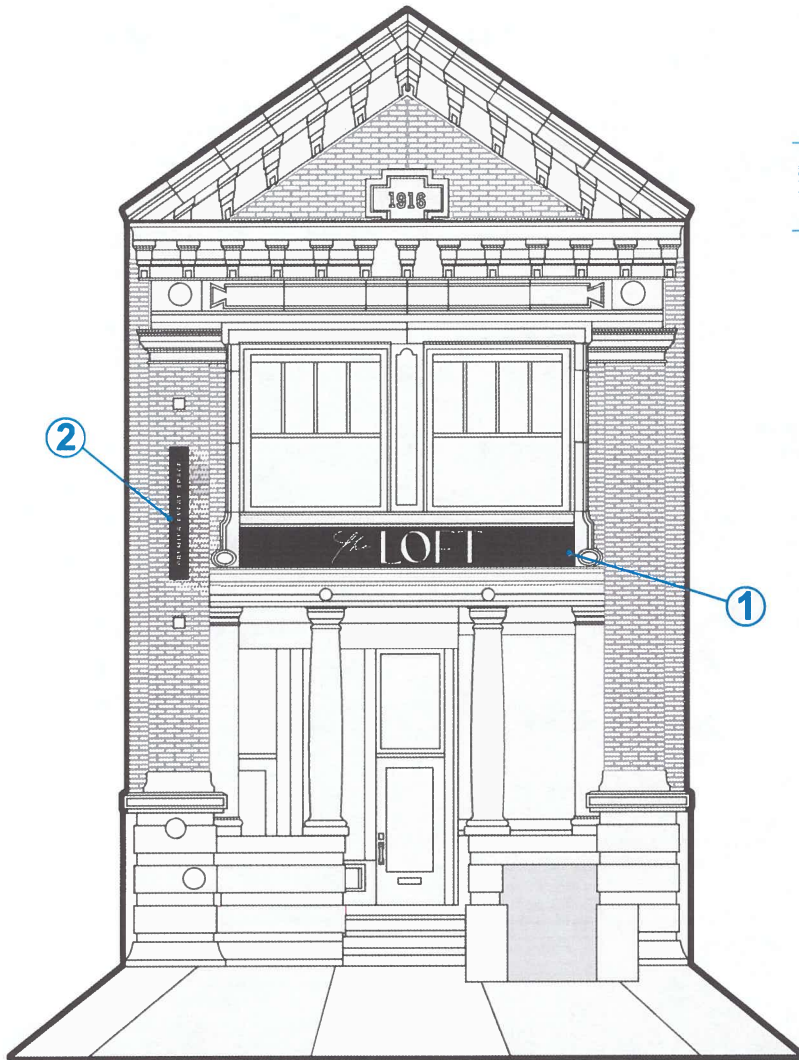
Signature: _____

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.

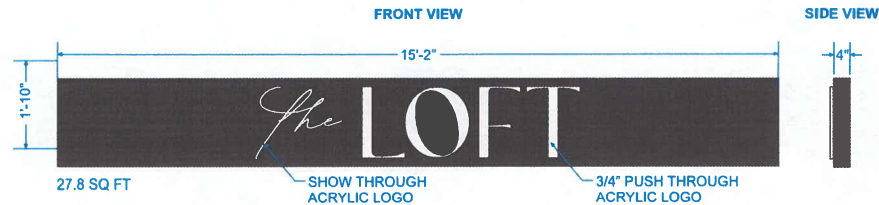
Signature: [Signature] Date: 5/31/23

① ② NORTH ELEVATION: EXTERIOR SIGNAGE
SCALE: NTS



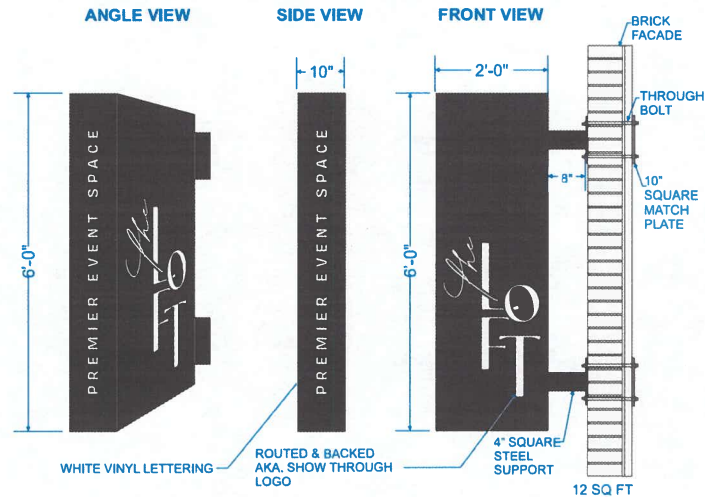
107 W. MAIN STREET, ST CHARLES, IL 60174

① ELEVATION: FRONT FACING NORTH - WALL SIGN
SCALE: NTS



QTY. 1(ONE) FABRICATED ALUMINUM WALL SIGN
FABRICATED CABINET TO BE PAINTED SEMI GLOSS BLACK
ROUTED & BACKED "THE" LOGO WITH TRANSLUCENT WHITE POLYCARBONATE
PUSH THROUGH "LOFT" LOGO WITH TRANSLUCENT WHITE POLYCARBONATE
INTERNALLY ILLUMINATED WITH WHITE LEDS

② ELEVATION: FRONT FACING NORTH - PROJECTING SIGN
SCALE: NTS



QTY. 1(ONE) FABRICATED ALUMINUM "FLAG STYLE" PROJECTING SIGN
SIGN AND SUPPORTS TO BE PAINTED SEMI GLOSS BLACK
ROUTED & BACKED LOGO WITH TRANSLUCENT WHITE POLYCARBONATE
INTERNALLY ILLUMINATED WITH WHITE LEDS



Office: (815)899-9211 Ext: 404
1170 E. State St. Sycamore, IL 60178

PROJECT: THE LOFT - EXTERIOR SIGNAGE

CLIENT: THE LOFT
107 W. MAIN ST.
ST. CHARLES, IL 60174

CONTACT: TANYA SMITH
ADDELISE
815-751-1870
TANYA@ADDELISE.COM

SALES: TERRY RICE

DESIGN: TR

ORIGINAL: 5-31-2023

REVISION:

SPECIFICATIONS:

①

QUANTITY: 1(ONE) BUILDING SIGN

CABINET: 4" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN

FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 1/17" TRANSLUCENT WHITE POLYCARBONATE

LIGHTING: WHITE LEDS

MOUNTING: FLUSH TO FACADE USING MECHANICAL FASTENERS

ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION

②

QUANTITY: 1(ONE) "FLAG STYLE" SIGN

CABINET: 10" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN

FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 1/17" TRANSLUCENT WHITE POLYCARBONATE

LIGHTING: WHITE LEDS

MOUNTING: TO BRICK FACADE USING 4" SQUARE STEEL POSTS AND 1/2" STEEL MATCH PLATES & MECHANICAL FASTENERS

ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION

CLIENT APPROVAL

APPROVED ☐

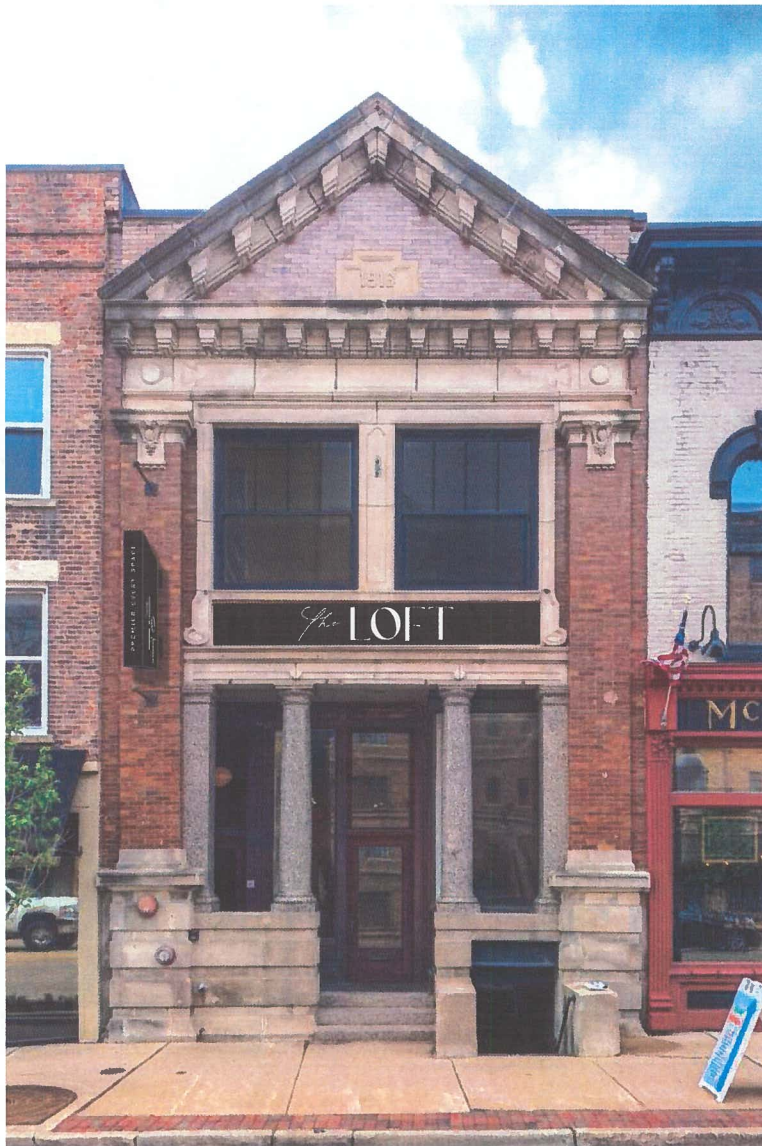
REVISIONS REQUIRED ☐

CLIENT SIGNATURE: _____

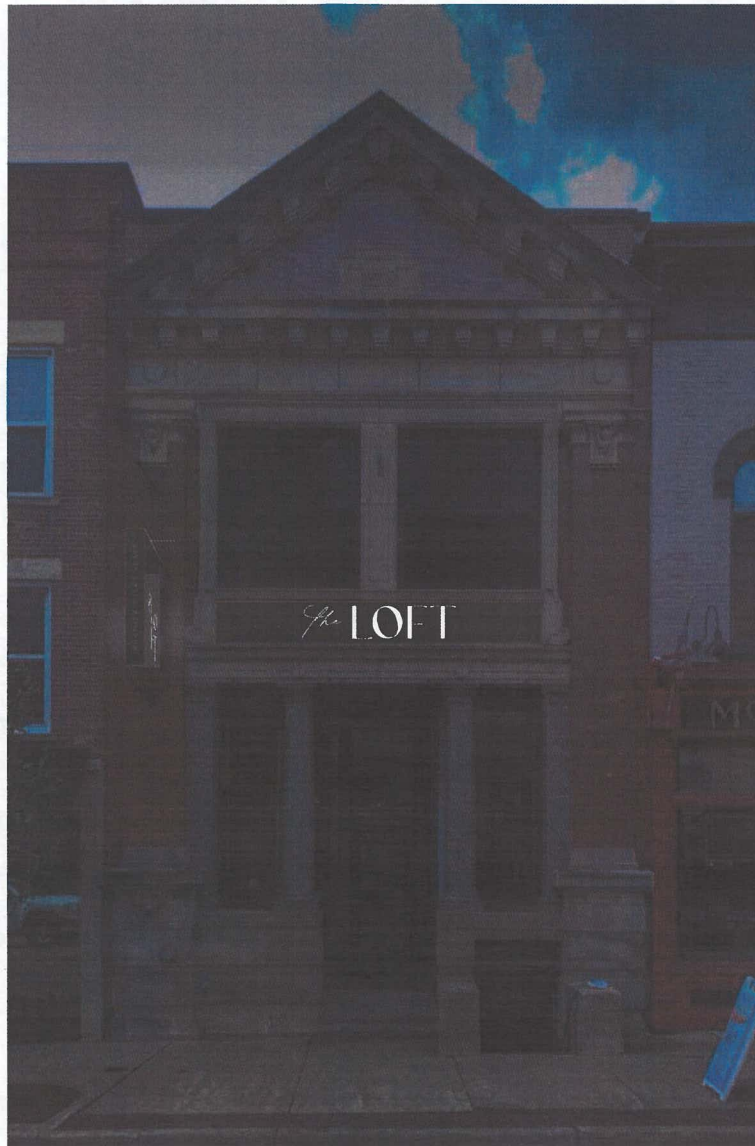
This design is the property of Banner Up Signs until fully Purchased. It is submitted for your consideration in the purchase of the products, plans or visual ideas accordingly depicted. This Design cannot be copied in whole, part or altered unless purchased from Banner Up Signs. Exceptions are previously copyright artwork supplied by the client. Colors are for indication only and not a color match to any substrate, material, computer monitors, etc. (2018) We Can Not Accept Verbal Changes or Approvals.

Addelise_The Loft_Exterior Signage_W01

PROPOSED VIEW



PROPOSED NIGHT VIEW



SIGNS > VEHICLES > PROMOS

Office: (815)899-9211 Ext: 404
1170 E. State St. Sycamore, IL 60178

PROJECT: THE LOFT - EXTERIOR SIGNAGE

CLIENT: THE LOFT
107 W. MAIN ST.
ST. CHARLES, IL 60174

CONTACT: TANYA SMITH
ADELISE
815-751-1870
TANYA@ADELISE.COM

SALES: TERRY RICE

DESIGN: TR

ORIGINAL: 5-31-2023

REVISION:

SPECIFICATIONS:

①

QUANTITY: 1(ONE) BUILDING SIGN

CABINET: 4" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN

FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 177 TRANSLUCENT WHITE POLYCARBONATE

LIGHTING: WHITE LEDS

MOUNTING: FLUSH TO FACADE USING MECHANICAL FASTENERS

ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION

②

QUANTITY: 1(ONE) "FLAG STYLE" SIGN

CABINET: 10" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN

FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 177 TRANSLUCENT WHITE POLYCARBONATE

LIGHTING: WHITE LEDS

MOUNTING: TO BRICK FACADE USING 4" SQUARE STEEL POSTS AND 1/2" STEEL MATCH PLATES & MECHANICAL FASTENERS

ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION

CLIENT APPROVAL

APPROVED ☐

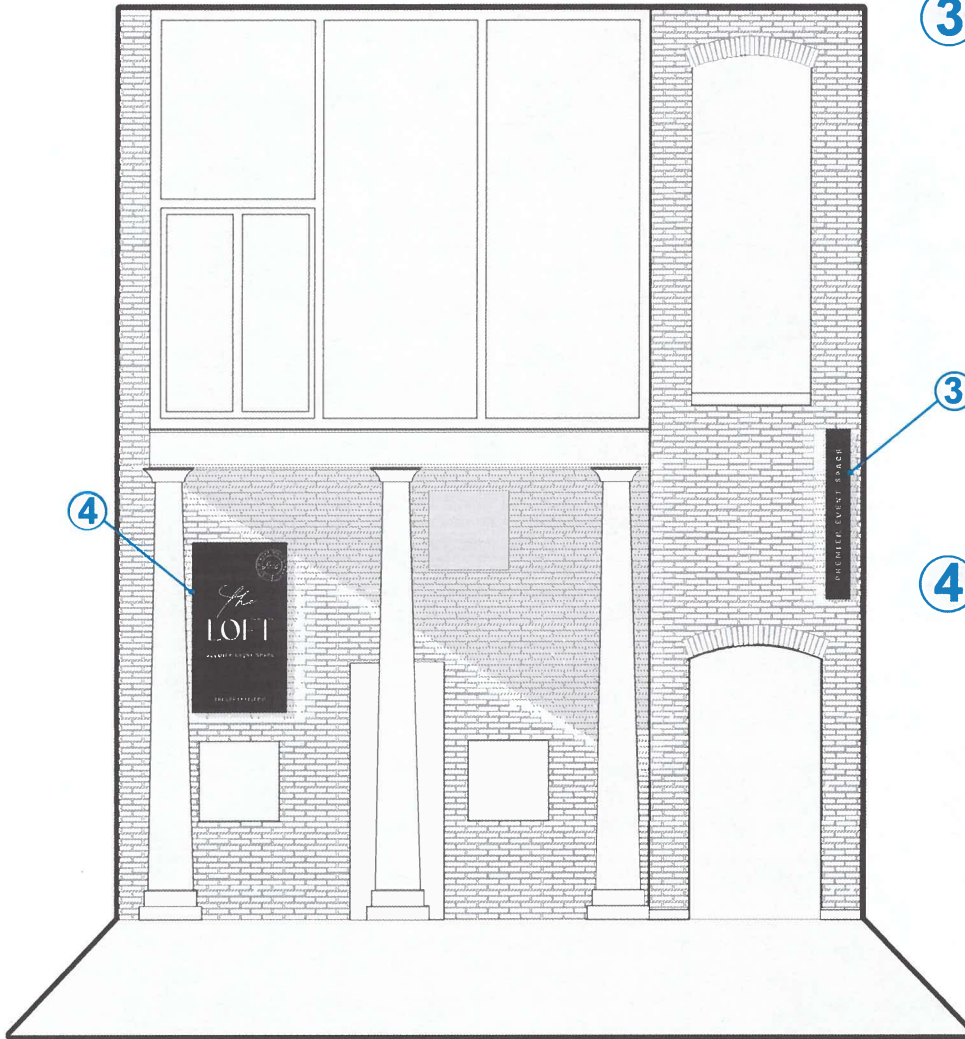
REVISIONS REQUIRED ☐

CLIENT SIGNATURE:

This design is the property of Banner Up Signs until fully Purchased. It is submitted for your consideration in the purchase of the products, plans or visual ideas accordingly depicted. This Design cannot be copied in whole, part or altered unless purchased from Banner Up Signs. Exceptions are previously copyright artwork supplied by the client. Colors are for indication only and not a color match to any substrate, material, computer monitors, etc. (2018) We Can Not Accept Verbal Changes or Approvals.

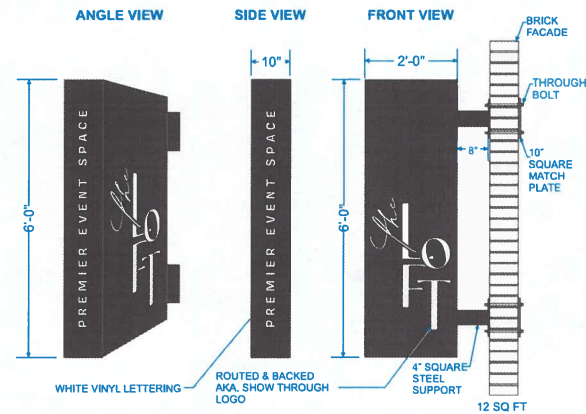
Addeliso_The Loft_Exterior Signage_W01

3 4 NORTH ELEVATION: EXTERIOR SIGNAGE
SCALE: NTS



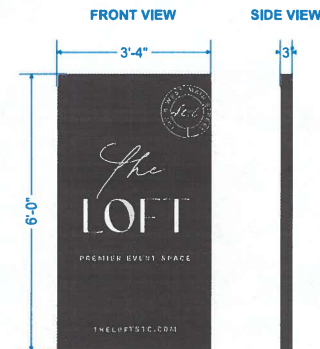
107 W. MAIN STREET, ST CHARLES, IL 60174

3 ELEVATION: REAR FACING SOUTH - PROJECTING SIGN
SCALE: NTS



QTY. 1(ONE) FABRICATED ALUMINUM "FLAG STYLE" PROJECTING SIGN
SIGN AND SUPPORTS TO BE PAINTED SEMI GLOSS BLACK
ROUTED & BACKED LOGO WITH TRANSLUCENT WHITE POLYCARBONATE
INTERNALLY ILLUMINATED WITH WHITE LEDS

4 ELEVATION: REAR FACING SOUTH - WALL SIGN
SCALE: NTS



QTY. 1(ONE) FABRICATED ALUMINUM WALL SIGN
SIGN TO BE PAINTED SEMI GLOSS BLACK
ROUTED & BACKED LOGO WITH TRANSLUCENT WHITE POLYCARBONATE
INTERNALLY & HALO ILLUMINATED WITH WHITE LEDS



SIGNS > VEHICLES > PROMOS

Office: (815)899-9211 Ext: 404
1170 E. State St. Sycamore, IL 60178

PROJECT: THE LOFT - EXTERIOR SIGNAGE

CLIENT: THE LOFT
107 W. MAIN ST.
ST. CHARLES, IL 60174

CONTACT: TANYA SMITH
ADELISE
815-751-1870
TANYA@ADELISE.COM

SALES: TERRY RICE

DESIGN: TR

ORIGINAL: 5-31-2023

REVISION:

SPECIFICATIONS:

- 3**
- QUANTITY: 1(ONE) "FLAG STYLE" SIGN
- CABINET: 10" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN
- FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 1/77 TRANSLUCENT WHITE POLYCARBONATE
- LIGHTING: WHITE LEDS
- MOUNTING: TO BRICK FACADE USING 4" SQUARE STEEL POSTS AND 1/2" STEEL MATCH PLATES & MECHANICAL FASTENERS
- ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION
- 4**
- QUANTITY: 1(ONE) BUILDING SIGN
- CABINET: 3" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN
- FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 1/77 TRANSLUCENT WHITE POLYCARBONATE
- LIGHTING: WHITE LEDS
- MOUNTING: FLUSH TO FACADE USING MECHANICAL FASTENERS
- ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION

CLIENT APPROVAL

APPROVED ☐

REVISIONS REQUIRED ☐

CLIENT SIGNATURE: _____

This design is the property of Banner Up Signs until fully Purchased. It is submitted for your consideration in the purchase of the products, plans or visual ideas accordingly depicted. This Design cannot be copied in whole, part or altered unless purchased from Banner Up Signs. Exceptions are previously copyright artwork supplied by the client. Colors are for indication only and not a color match to any substrate, material, computer monitors, etc. (2018) We Can Not Accept Verbal Changes or Approvals.

Addiso_The_Loft_Exterior Signage_W01

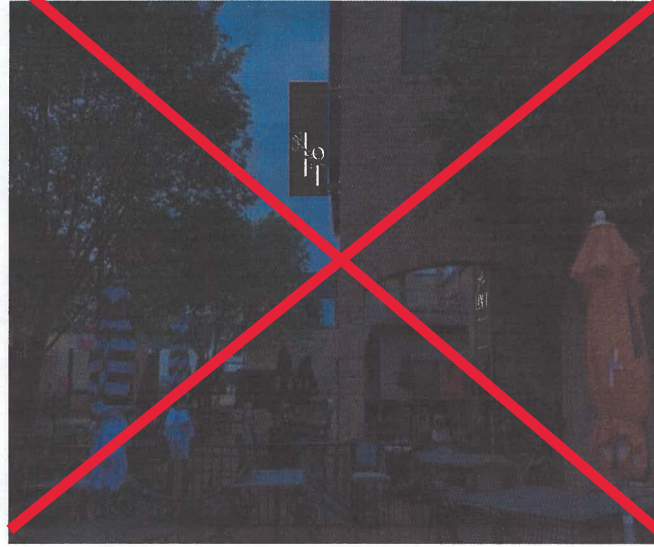
PROPOSED VIEW



PROPOSED VIEW



PROPOSED NIGHT VIEW



PROPOSED NIGHT VIEW



SIGNS > VEHICLES > PROMOS

Office: (815)899-9211 Ext: 404
1170 E. State St. Sycamore, IL 60178

PROJECT: THE LOFT - EXTERIOR SIGNAGE

CLIENT: THE LOFT
107 W. MAIN ST.
ST. CHARLES, IL 60174

CONTACT: TANYA SMITH
ADELISE
815-751-1870
TANYA@ADELISE.COM

SALES: TERRY RICE

DESIGN: TR

ORIGINAL: 5-31-2023

REVISION:

SPECIFICATIONS:

③

QUANTITY: 1(ONE) "FLAG STYLE" SIGN

CABINET: 10" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN

FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 1/77 TRANSLUCENT WHITE POLYCARBONATE

LIGHTING: WHITE LEDS

MOUNTING: TO BRICK FACADE USING 4" SQUARE STEEL POSTS AND 1/2" STEEL MATCH PLATES & MECHANICAL FASTENERS

ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION

④

QUANTITY: 1(ONE) BUILDING SIGN

CABINET: 3" DEEP FABRICATED ALUMINUM - INTERNALLY ILLUMINATED SIGN

FACE: PAINTED BLACK ALUMINUM WITH ROUTED OUT FACE AND BACKED WITH 1/77 TRANSLUCENT WHITE POLYCARBONATE

LIGHTING: WHITE LEDS

MOUNTING: FLUSH TO FACADE USING MECHANICAL FASTENERS

ELECTRICAL: PROVIDED BY CLIENT TO BE WITHIN 6 FEET OF SIGN LOCATION

CLIENT APPROVAL

APPROVED ☐

REVISIONS REQUIRED ☐

CLIENT SIGNATURE: _____

This design is the property of Banner Up Signs until fully Purchased. It is submitted for your consideration in the purchase of the products, plans or visual ideas accordingly depicted. This Design cannot be copied in whole, part or altered unless purchased from Banner Up Signs. Exceptions are previously copyright artwork supplied by the client. Colors are for indication only and not a color match to any substrate, material, computer monitors, etc. (2018) We Can Not Accept Verbal Changes or Approvals.

Addiso_The Loft_Exterior Signage_W01

SITE MAP

107 W. MAIN STREET, ST. CHARLES, IL 60174



SIGNS > VEHICLES > PROMOS

Office: (815)899-9211 Ext: 404
1170 E. State St. Sycamore, IL 60178

PROJECT: THE LOFT - EXTERIOR SIGNAGE

CLIENT: THE LOFT
107 W. MAIN ST.
ST. CHARLES, IL 60174

CONTACT: TANYA SMITH
ADDELISE
815-751-1870
TANYA@ADDELISE.COM

SALES: TERRY RICE

DESIGN: TR

ORIGINAL: 5-31-2023

REVISION:

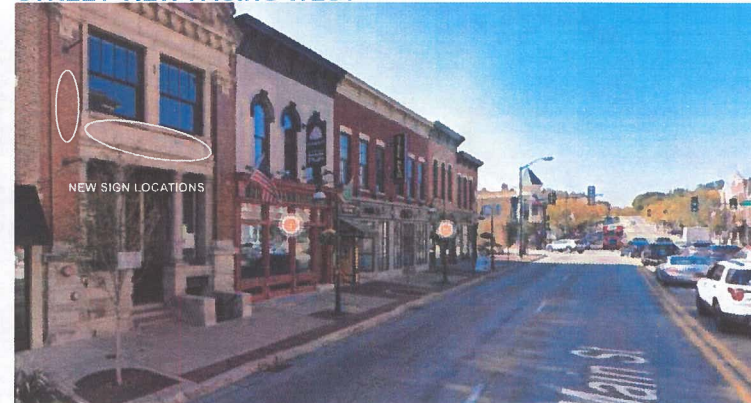
SITE MAP

THE LOFT
107 W. MAIN ST.
ST. CHARLES, IL 60174

STREET VIEW FACING EAST



STREET VIEW FACING WEST



CLIENT APPROVAL

APPROVED ☐

REVISIONS REQUIRED ☐

CLIENT SIGNATURE:

This design is the property of Banner Up Signs until fully purchased. It is submitted for your consideration in the purchase of the products, plans or visual ideas accordingly depicted. This Design cannot be copied in whole, part or altered unless purchased from Banner Up Signs. Exceptions are previously copyright artwork supplied by the client. Colors are for indication only and not a color match to any substrate, material, computer monitors, etc. (2018) We Can Not Accept Verbal Changes or Approvals.

Addeliso_The Loft_Exterior Signage_W01



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☒ Significant
- ☐ Contributing
- ☐ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Classical Revival

Date of Construction: 1916

Source: A Field Guide to American Architecture

Features:

Original bank building (St. Charles National Bank) with glazed brick and stone facade. Gable end to front with two round columns flanking deeply recessed central entrance. Two large four over one double hung windows at second floor. Classical ornaments in stone. Deep joints in rusticated stone at base.



Address:

107 West Main Street

Representation in Existing Surveys:

- ☐ Federal
- ☒ State
- ☐ County
- ☐ Local

Block No. 11

Building No. 5

SURVEY DATE:
MAY 1994

ROLL NO. 7

NEGATIVE NO. 25



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

107 West Main St.

Remarks:

Photo taken 10/2022

Block No. 11

Building No. 5

ROLL NO.

NEGATIVE NO.

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.