 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 116-120 S 3 <sup>rd</sup> St.		
	<b>Significance:</b>	Non-Contributing		
	<b>Petitioner:</b>	Bryan Moss		
	<b>Project Type:</b>	Demolition		
	<b>PUBLIC HEARING</b>		<b>MEETING 8/2/23</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
<b>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Application, Scope of Work/ Plans, Architectural survey				
<b>Project Description:</b>				
<ul style="list-style-type: none"> <li>Proposed is to demolish the multi-tenant house and expand the parking lot.</li> </ul>				
<b>Staff Comments:</b>				
<ul style="list-style-type: none"> <li>Monument sign and lights have been removed from the scope of work since no information has been provided.</li> </ul>				
<b>Recommendation / Suggested Action:</b>				
<ul style="list-style-type: none"> <li>Provide feedback and recommendation on approval of the COA</li> </ul>				

# 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: 7 / 26 / 23 COA# \_\_\_\_\_ - \_\_\_\_\_ Admin. Approval: \_\_\_\_\_

### APPLICATION INFORMATION

Address of Property: 116, 118, 120 South 3rd Street

Use of Property:  Commercial, business name: Residential 4 unit  
 Residential  Other: Rentals

### Project Type:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction   | <input checked="" 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 type="checkbox"/> Other _____                | <input type="checkbox"/> Other _____        |   |
| <input type="checkbox"/> Awnings/Signs              |   |   |

Description: See Addendum -

Demolition removal of 116, 118, 120 South 3rd St. Per Plan install curbs & gutters and asphalt pave parking lot. Monument Sign installed at 3rd St. & IL St Design is forthcoming. Install New Landscaping and parking lot Lighting Design is forthcoming. Install PVC/Vinyl fence!

### Applicant Information:

Name (print): Bryan Moss  
 Address: 209 South Batavia Ave  
Batavia IL 60510  
 Phone: 630-779-6677  
 Email: bryan@mossfuneral.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: 7/26/23

Addendum to Application for COA review.

Proposed Description of project:

Demolition removal building located at 116, 118, 120 South Third Street

Grade per plan, place proper curbs and gutters and asphalt paved per plan.

A Monument Sign to be located at the corner of Illinois and Third Street. Design is forthcoming.

All new landscaping and appropriate parking lot lighting need to be added as needed additional landscape plan and lighting plan is forthcoming.

PVC/Vinyl fence to be installed separating property 114 and parking lot. See picture of proposed vinyl fence.

# PRELIMINARY EXISTING CONDITIONS AND DEMOLITION PLAN

LOT 1 AND THE WEST 1/2 OF LOT 2 AND LOTS 5 AND 6 IN BLOCK 43 OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF FOX RIVER IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

P.I.N.:  
09-34-109-007 (LOT 5 & LOT 6)  
09-34-109-008 (LOT 1 & WEST 1/2 OF LOT 2)

COMMONLY KNOWN AS:  
102 S. 3RD STREET (LOT 1 & WEST 1/2 OF LOT 2)  
112 - 120 S. 3RD STREET & 220 ILLINOIS STREET (LOT 5 & LOT 6)  
ST. CHARLES, ILLINOIS



SCALE: 1"=10'

### LEGEND

- EX. SANITARY LINE
- EX. STORM LINE
- EX. WATER LINE
- - - EX. FENCE
- OH EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
- EX. CONCRETE CURB & GUTTER
- EX. DEPRESSED CURB
- EX. CONTOURS
- ⊙ EX. SANITARY MANHOLE
- ⊙ EX. STORM CATCH BASIN
- ⊙ EX. STORM INLET
- ⊙ EX. STORM MANHOLE
- ⊙ EX. VALVE VAULT
- ⊙ EX. FIRE HYDRANT
- ⊙ EX. SPOT ELEVATION
- ⊙ EX. CONIFEROUS TREE  
W/TRUNK SIZE IN INCHES
- ⊙ EX. DECIDUOUS TREE  
W/TRUNK SIZE IN INCHES

### ABBREVIATIONS

- ACU AIR CONDITIONER UNIT
- BC BACK OF CURB
- BM BENCHMARK
- CONC CONCRETE
- CPP CORRUGATED PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- DS DOWNSPOUT
- E EAST
- ELEC ELECTRIC
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- GM GAS METER
- INV INVERT
- N NORTH
- PEDC CABLE PEDESTAL
- PEDE ELECTRIC PEDESTAL
- PP POWER POLE
- PVC POLYVINYL CHLORIDE PIPE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- S SOUTH
- TF TOP OF FOUNDATION
- TRANS TRANSFORMER
- T TOP OF
- TW TOP OF WALL
- VCP VITRIFIED CLAY PIPE
- W WEST
- WW WINDOW WELL
- XXX.XX MEASURED DIMENSION
- (XXX.XX) RECORD DIMENSION

**SOURCE BENCHMARKS:**  
CITY OF ST. CHARLES  
STATION STC 11

STATION IS LOCATED 13.2 KM (8.2 MILES) SOUTH-SOUTHWEST OF ELGIN, 12.9 KM (8 MILES) SOUTHWEST OF BARTLETT, AND 7.7 KM (4.8 MILES) NORTH OF BATAVIA, IN THE CITY OF SAINT CHARLES, IN SECTION 27, 740N R8E.

THE STATION IS THE TOP-CENTER OF A 2 1/2 INCH DIAMETER ALUMINUM DISK STAMPED - STC 11 2008 -- CONTAINING A SMALL MAGNET AND MOUNTED ON TOP OF A 3/4 INCH ALUMINUM ROD DRIVEN TO A REFUSAL DEPTH OF 4.3 METERS (14.0 FEET) INSIDE A 0.914 METER LONG GREASE-FILLED PLASTIC EXTRUDED FIN SLEEVE. THE MARK IS 23.6 METERS (77.5 FEET) NORTH-NORTHEAST OF THE CENTER OF A WATER MANHOLE, 16.7 METERS (54.8 FEET) SOUTH OF THE SOUTH FACE OF A UTILITY POLE, 14.7 METERS (48.3 FEET) EAST OF THE EAST FACE OF BAKER MEMORIAL CHURCH, AND 2.3 METERS (7.4 FEET) EAST OF THE BACK OF CURB ALONG THE EAST SIDE OF 4TH AVENUE.

ELEV: 730.21 (NAVD 88)

**SITE BENCHMARK:**  
NORTHWEST BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF 3RD STREET AND ILLINOIS STREET.  
ELEV: 705.29 (NAVD 88)

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ILLINOIS ONE-CALL SYSTEM

PREPARED FOR: MOSS FAMILY FUNERAL HOME

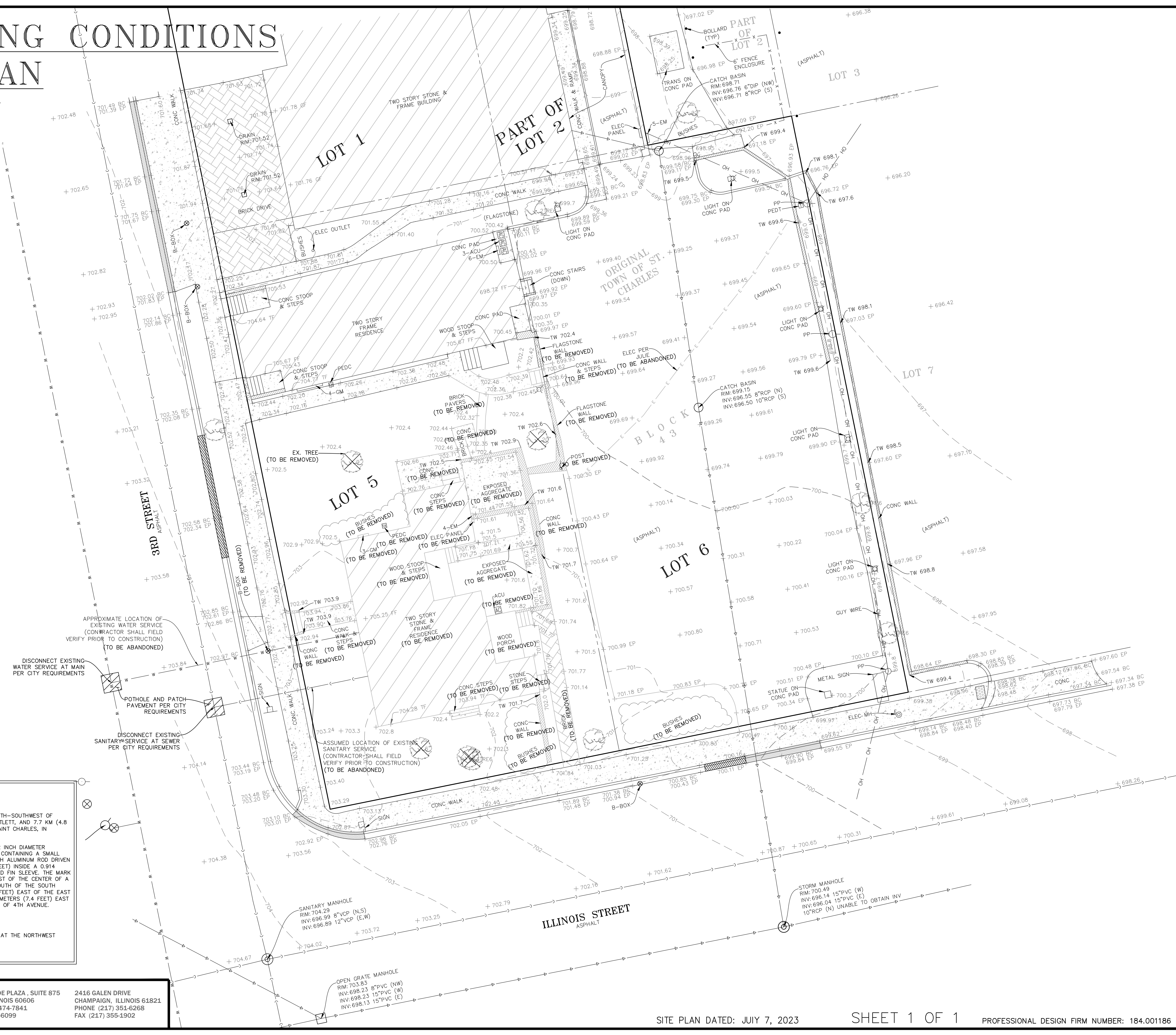
**ENGINEERING RESOURCE ASSOCIATES**

35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

DRAWN BY: SDS  
CHECKED BY: JPG  
APPROVED BY: JPG



G:\PROJECTS\Moss Family Funeral Homes\W21131.00 220 W Illinois St-118 & 120 S Third St, St Charles, MO\W21131 EXISTING CONDITIONS.dwg Updated by: kriele 7/10/2023

# PRELIMINARY TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOT 1 AND THE WEST 1/2 OF LOT 2 AND LOTS 5 AND 6 IN BLOCK 43 OF THE ORIGINAL TOWN OF ST. CHARLES ON THE WEST SIDE OF FOX RIVER IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

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ELEV: 705.29 (NAVD 88)

LOTS 5 AND IMPERVIOUS DATA TABLE			
EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
BUILDINGS:	2,998 S.F.	BUILDINGS:	1,609 S.F.
ASPHALT:	7,194 S.F.	ASPHALT:	12,489 S.F.
CONCRETE:	1,270 S.F.	CONCRETE:	701 S.F.
PAVERS:	205 S.F.	PAVERS:	172 S.F.
RETAINING WALLS:	207 S.F.	RETAINING WALLS:	56 S.F.
DECKS:	208 S.F.	DECKS:	50 S.F.
MONUMENT SIGN:	14 S.F.	MONUMENT SIGNS:	28 S.F.
TOTAL: 11,996 S.F.		TOTAL: 15,105 S.F.	

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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 checked="" 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: Neoclassical

Date of Construction: 1895-1950

Source: A Field Guide to American Houses

### Features:

Lannon stone first floor with large dimension siding at second floor.



### Address:

118/120 South 3rd Street  
220 West Illinois Street

### Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 15

Building No. 6

SURVEY DATE:

MAY 1994

ROLL NO. 12

NEGATIVE NO. 16



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

118/120 South 3rd Street  
220 West Illinois Street

**Remarks:**

South Elevation

**Block No. 15**

**Building No. 6**

**ROLL NO. 2**

**NEGATIVE NO. 23**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**