CITY OF ST. CHARLES ILLINOIS • 1834		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY						
		Agenda Item Title/Address:	COA: 200 N 2 nd St.					
		Significance:	Contributing					
		Petitioner:	Wallace Architects					
		Project Type:	Trash Enclosure					
		PUBLIC HEARING		MEETING 8/2/23		X		
Age	nda Item Ca	tegory:						
	Preliminary R	Leview			Grant			
X	Certificate of	Appropriateness (CO	DA)		Other Commission Business			
	Landmark/Dis	District Designation			Commission Business			
Atta	Attached Documents:				Additional Requested Documents:			
	Application, Scope of Work/ Plans, Architectural survey,							
Project Description:								
Pro	ject Descript	ion:						
		ion:	icket fence	·.				
• P		istall a steel square p	icket fence	·.				
• P	Proposed is to in	istall a steel square p			ed by	y the HPC.		

• Provide feedback and recommendation on approval of the COA

APPLICATION FOR COA REVIEW

HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DE	EVELOPMENT DEPARTMENT / CITY OF ST. CHARLES	(630) 377-4443 ST. CHARL
To be filled out by City Staff		· · · · · · · · · · · · · · · · · · ·
Permit #:	Date Submitted: _ 6 / 29 / 23 COA#	Admin. Approval:
APPLICATION INFORMA	<u>ATION</u>	
Address of Property:	200 N. 2nd Street, St. Charles, IL 60174	
Use of Property:	□Commercial, business name: Diamond Senior Apartments	at Carrol Tower
	■ Residential □Other:	
Project Type:		
■ Exterior Alteration □ Windows □ Doors □ Siding - Type: ■ Masonry Rep ■ Other □ D ■ Awnings/Signs	□ New Construction □ Primary Structure : □ □ Additions air □ □ Deck/Porch □ Umpster enclosure, □ Garage/Outbuilding	□ Demolition□ Primary Structure□ Garage/Outbuilding□ Other□ Relocation of Building
Description:		
	ry apartment building for multi-family units cons	isting of 108 1-Br
	al community space within the building of the firs	
Applicant Information: Name (print):	Wallace Architects, LLC	Applicant is (check all that apply):
Address:	302 Campus View Dr. Suite 208, Columbia MO, 65201	☐ Property Owner
Phone:	573-256-7200	☐ Business Tenant ☐ Project contractor ☐ Architect/Decisioners
Email:	randyp@wallacearchitects.com	☐ Architect/Designer
Property Owner Informati	tion (if not the Applicant)	
_	Diamond Senior Developments St. Charles, LLC	
Address: 667	77 N Lincoln Ave. Suite 400, Lincolnwood, IL 60	712
Signature:		
APPLICANT/AUTHORIZED A I agree that all work shall I have read and understa	AGENT SIGNATURE I be in accordance with the plans, specifications and condition and the Historic Preservation COA General Conditions.	ons which accompany this application, and
Signature:	Date: 6/27/8	1023_

DIAMOND SENIOR APARTMENTS AT CARROLL TOWER

ST. CHARLES, KANE COUNTY, ILLINOIS

SITE DATA

PROJECT INFORMATION

INDEX TO DRAWINGS

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
- COVER SHEET				
0.0	COVER SHEET	17 JUN 2022	28 JUN 2023	ADDENDUM#
5CLD	SCOPE OF WORK	17 JUN 2022	28 JUN 2023	ADDENDUM#
2 - ARCHITECTURAL	site			-
ASLD	ARCHITECTURAL SITE & LANDSCAPING PLAN	17 JUN 2022	28 JUN 2023	ADDENDUM#
AS01.0	ARCHITECTURAL SITE DETAILS	17 JUN 2022	28 JUN 2023	ADDENDUM#
AS01.1	ARCHITECTURAL SITE NOTES & DETAILS	17 JUN 2022	28 JUN 2023	ADDENDUM#
3 - ARCHITECTURAL				•
A1.0	BUILDING FLOOR PLANS	17 JUN 2022	17.JUN 2022	PERMIT SET
A1.1	TYP, UNIT "A" & "B" DEMO & FLOOR PLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
A1.2	ANSI UNIT TYPE "A", FLOOR PLANS "A" & "B", & COMMON AREA DEMO & FLOOR PLANS	17 JUN 2022	17.JUN 2022	PERMIT SET
A1.3	COMMON AREA FLOOR PLAN	17 JUN 2022	17 JUN 2022	PERMIT SET
A1.4	ANSI UNIT TYPE "A", FLOOR PLANS "A" & "B" UNIT MANEUVERING CLEARANCE PLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
A1.5	COMMON AREA MANUEVERING CLEARANCE PLAN	17 JUN 2022	17 JUN 2022	PERMIT SET
120	KOOF PLAN	17 JUN 2022	17 JUN 2022	PERMIT SET
A3.0	EXTERIOR ELEVATIONS	17 JUN 2022	28 JUN 2023	ADDENDUM #
A3.1	EXTERIOR ELEVATIONS	17 JUN 2022	28 JUN 2023	ADDENDUM #
ASJ0	UNIT FINSH PLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
A6.1	COMMON AREA FINISH PLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
A7.0	INTERIOR ELEVATIONS NOTES AND DETAILS	17 JUN 2022	17 JUN 2022	PERMIT SET
A7.1	INTERIOR ELEVATIONS	17 JUN 2022	17 JUN 2022	PERMIT SET
A8.0	REFLECTED CEILING FLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
4 - MPE PLANS BY:	MALICOAT-WINELOW ENGINEERS, P.C.			
MEI	EQUIPMENT SCHEDULES & RADON VENT DETAIL	17 JUN 2022	17 JUN 2022	PERMIT SET
MI	MECHANICAL PLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
M2	PLUMBING RISBIS	17 JUN 2022	17 JUN 2022	PERMIT SET
M3	DRYER & RADON VENTING PLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
El	ELECTRICAL PLANS	17 JUN 2022	17 JUN 2022	PERMIT SET
62	CORREDOR LIGHTING PLANS	17.JUN 2022	17.JUN 2022	PERMITSET

NOTES OF DIVINISION HAS BEEN BERNET OR A PART OF ADDITIONAL BY

NOSED DESIGN LEVEL - CERTIFIED BROKEZ

NOSED DESIGN LEVEL - CERTIFIED BROKEZ

NOTE SEE PROJECT MANIAL SECRETATIONS FOR SUSTAINABLE CONSTRUCTION REQUIREMENTS AND APPLICABLE

NOTE SEE PROJECT MANIAL SECRETATION FOR SUSTAINABLE CONSTRUCTION REQUIREMENTS AND APPLICABLE

NOSED SESSIONES SERVICE THAT ARE SPECIFIC TO THIS PROJECT. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND

ARCHITECT'S JOB NO. 4307 IHDA NO. 11314

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MIST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANG LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS. ARCHITECT: WALLACE ARCHITECTS, LLC.

SE CAMENSWER DRIVE SITE, SEC. COLUMBIA, MO (COS)

DATE:

DEFT NAME DIAMOND SINGER APARTMENTS AT CARCOLL TOWER

BOX, NOS STREET, ST CHARLES, E. 6014

DATE:

DATE:

ONNER DIAMOND SINGER DRIVE STREET, CHARLES, LLC

6775, LLENCHAN SERVISE DRIVE, DEMOND ST. CHARLES, LLC

 BY:
 DATE:

 CONTRACTOR: MORRISSEY CONSTRUCTION COMPANY
 705 SOUTHMOOR PLACE, GODFREY, IL 62035

 BY:
 DATE:

BY: DJ

STATE AGENCY#: ILLINOIS HOUSING DEVELOPMENT AGENCY (IHDA)

111 E. WACKER DRIVE, SUITE 1000, CHICAGO, IL 60601

ADDENDUM #1

DIAMOND SENIOR APARTMENTS AT CARROLL TOWER ST. CHARLES, KANE COUNTY, ILLINOIS

Wallace

LUNDES STATE CERTIFICATE OF AUTHORITY 164007865-00.01

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1ST ISSUE

17 JUN 2022

ISSUE/REVISIONS
17 JUN 2022

PREMAT SET





SCOPE OF WORK

SITE WORK KEYNOTES

CONCRETE WORK KEYNOTES

BUILDING EXTERIOR KEYNOTES

UNIT INTERIOR KEYNOTES

- S AND INSTALL INDIVIDUAL CHRISTOPORISE 200MR KRATED 2-FAMILE, SELF-CLOSING, SANCKE GARGETED, PREKRIJASIS KRY, VIENTANTES) SELEVER LOCKSET KRY SANCH KRY SANCH SELEVER LOCKSET, SELEVER LOCKSET, SELEVER LOCKSET, SELEVER LOCKSET, SELEVER LOCKSET, SELEVER KRY SANCH SELEVER LOCKSET, SELEVER LOCKSET, SELEVER LOCKSET, SELEVER LOCKSET, SELEVER LOCKSET, SELEVER LOCKSET,

ACCESSIBLE UNIT KEYNOTES (ALSO SEE UNIT INTERIOR KEYNOTES)

- BEILD, IT SERVEY AT DOOR WE SEND SHEET AND SERVEY AND S

COMMON AREA & CORRIDORS KEYNOTES (COMMON AREAS INCLUDE ELEVATOR LOBBIES)

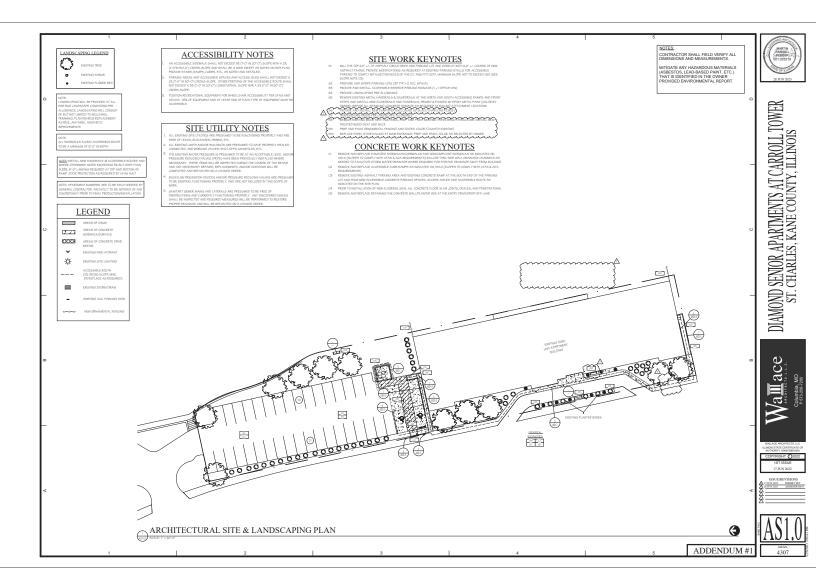
HVAC - SEE MEP PLANS (BY MALICOAT-WINSLOW ENGINEERS, P.C.)

PLUMBING - SEE MEP PLANS (BY MALICOAT-WINSLOW ENGINEERS, P.C.)

ELECTRICAL - SEE MEP PLANS

(BY MALICOAT-WINSLOW ENGINEERS, P.C.)

Trash Enclosure will be steel pickets





ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY				BUILDING CONDITION
	1	2	3	☐ Excellent: Well-maintained
☑ Unaltered	\boxtimes	\boxtimes	\boxtimes	☐ Good: Minor maintenance needed
☐ Minor Alteration				☐ Fair: Major repairs needed
☐ Major Alteration				☐ Poor: Deteriorated
☐ Additions Sensitive to original Insensitive to original 1: first floor; 2: upper floors; ARCHITECTURAL SIGN	☐ 3: roo			ARCHITECTURAL DESCRIPTION Style: Spanish Revival Date of Construction: 1986 Source: NA Features: Emulates Hotel Baker. This six story structure was built as elderly housing. The clay tile roof and brick with
☐ Significant				concrete block base was designed to complement the Hotel Baker.
☑ Contributing				
☐ Non-Contributing				



ROLL NO. 13

NEGATIVE NO. 6

Address:

200 North Second Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 4

Building No. 1

SURVEY DATE:

MAY 1994