	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 5 S 2 nd Ave.		
	Significance:	Significant		
	Petitioner:	Joseph Freeman		
	Project Type:	Ramp and Handrails		
	PUBLIC HEARING		MEETING 9/20/23	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, Scope of work, Photos				
Project Description:				
<ul style="list-style-type: none"> Proposed is to remove and replace the wooden safety railing and ramp with a new black metal one. 				
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 #: 2023 -- 01859 Date Submitted: 9/5/23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 200 5 South 2nd Ave

Use of Property: ☒ Commercial, business name: Johnson's Core Fitness
☐ 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 checked="" 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:

Replace wooden safety railing/ramp with black metal installing handrail also

Applicant Information:

Name (print): Joseph Freeman
Address: 306075 Whitney Rd West Chicago
Phone: 630-675-9937
Email: n.greeninvest@yahoo.com

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): Northern Green Holdings LLC
Address: SAME AS ABOVE
Signature: Joseph Freeman

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: Joseph Freeman Date: 9/5/2023

130 N. Broadway Ave.
Suite D
Melrose Park, IL 60160

Maldonado's Welding, Inc.

PROPOSAL AND CONTRACT

Phone: (708) 510-4497

To: _____

Job Site: 5 South 2nd Ave.

St. Charles IL 60174

Directions: _____

Date: 10-01-2023

Home Phone: 630.675.9937

Work Phone: _____

Fax #: _____

☐ PERMIT: _____

☐ CREW: _____

☐ JULIE ID#: _____

☐ _____

Maldonado's Welding Inc. proposes to furnish all materials, tools and to perform all labor necessary to complete the following:

42. Feet LINE OF

METAL RAILING 42" HI

COLOR: BLACK.

ONE METAL RAMP 60"X60"

TOTAL \$ 4000.-

Deposit \$ 2000.-

BAL. DUE \$ 2000.-

All of the above work to be completed in a substantial and workmanlike manner according to standard premises to start within 1 week(s) for the sum of FOUR THOUSAND dollars (\$ 4000.-). A deposit required of 50 % \$ 2000.- down upon signing contract and \$ 2000.- the remaining balance upon installation. MALDONADO'S WELDING INC. GUARANTEES ALL MATERIALS TO BE OF THE HIGHEST QUALITY BY LEADING MANUFACTURERS AND ALL WORKMANSHIP TO BE OF THE HIGHEST STANDS BY THOROUGHLY SKILLED MECHANICS FOR YEAR(S). Contractor is responsible for calling J.U.L.I.E. within 48 hours before installation to mark all underground utilities. Any alteration or deviation for above specifications involving extra cost of materials or labor will only be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. ALL MATERIALS REMAIN PROPERTY OF CONTRACTOR, WHO RETAINS THE RIGHT TO REMOVE ALL MATERIALS UNLESS PAID FOR IN FULL. ALL FENCES INSTALLED WITHIN 6' OF PROPERTY LINES - FENCES SET TO PROPERTY STAKE S- NOT RESPONSIBLE FOR PROPERTY LINES. A charge of 25% of cash contract price will be made in case of cancellation of this by property owner or agent, of which he or she agrees to pay upon demand after refusing to allow the work to proceed as within agreed terms. THIS PROPOSAL IS VOID IF NOT ACCEPTED WITHIN DAYS.

ACCEPTANCE OF PROPOSAL

You are hereby authorized to furnish all materials and labor required to complete the work mentioned above proposal for which I agree to pay the amount mentioned in said proposal and in accordance with the terms thereof. I agree to pay all costs of collection including attorney fees and interest for sums which may become due under this contract.

SIGNATURE _____ DATE 20 _____

TERMS: Net days. At 1 1/2% interest will be added on to the monthly balance until balance is paid in full.

Respectfully submitted by:

Purchaser agrees to obtain any construction permits that may be required and to supply contractor with current plat of survey

X _____

Opmar maldonado









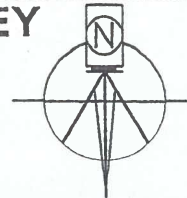
RECEIVED
SEP - 8 2023

Building & Code Enforcement
St. Charles, IL

ALTA/NSPS LAND TITLE SURVEY

D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET

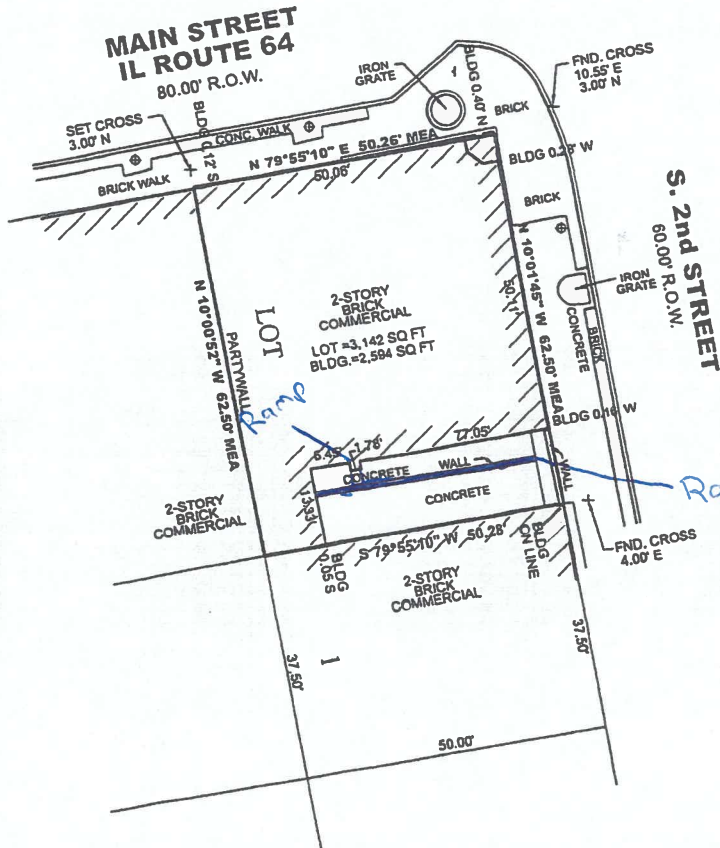


SCALE: 1"=20'

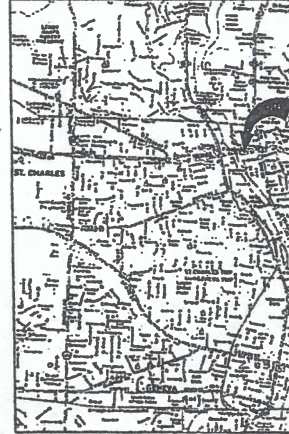


LOT 1 EXCEPT THE SOUTH 37.5 FEET THEREOF, IN BLOCK 2 ORIGINAL TOWN (NOW CITY) OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 115-119 E. MAIN STREET, ST. CHARLES, ILLINOIS



AREA MAP



ALTA/NSPS TABLE A ITEMS

- ITEM 1) MONUMENTS HAVE BEEN SET OR FOUND AS NOTED ON THE PLAT
ITEM 2) ADDRESS IS NOTED BELOW THE LEGAL DESCRIPTION
ITEM 7a) BUILDING DIMENSIONS ARE NOTED ON PLAT
ITEM 7b1) BUILDING SQUARE FOOTAGE IS NOTED ON PLAT
ITEM 8) OBSERVED FEATURES ARE PLOTTED AND NOTED ON PLAT

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 23006312GV DATED: JULY 25, 2023
SCHEDULE B, PART II ITEMS:
ITEMS 1-16) NOT SURVEY RELATED
ITEM 17) PARTYWALL NOTED ON PLAT
ITEMS 18-24) NOT SURVEY RELATED

LEGEND

FND.I.R. = FOUND IRON ROD
FND.I.P. = FOUND IRON PIPE
---X--- FENCE
..... BLDG. TIE
- - - - - BLDG. LINE
- - - - - EASEMENT
+ SIGN
⊕ LIGHT BASE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 423-68

License expiration date 11-30-2024

FIELD WORK COMPLETED: 5-11-2023

PREPARED FOR: ATTY. JOHN HOSCHEIT

STATE OF ILLINOIS
S.S.
COUNTY OF KANE

CERTIFY TO:
CHICAGO TITLE INSURANCE COMPANY
B ASSETS, LLC, AN ILLINOIS LIMITED LIABILITY CO.
NORTHERN GREEN INVESTMENTS, LLC

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,7a,7b1,8 OF TABLE A THEREOF.

WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004129 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 8-16 A.D. 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-063908



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: 1910-1930

Source: A Field Guide to American Architecture

Features:

Two story brick structure. First floor clad with vertical wood siding. Storefronts greatly altered.



Address:

115-119 East Main Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 47

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 7

NEGATIVE NO. 36



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 6

NEGATIVE NO. 8

Address:

115-119 East Main Street

Remarks:

East Elevation.

Block No. 47

Building No. 3



ROLL NO.

NEGATIVE NO.

Address:

115-119 E Main St.

Remarks:

Photo taken 11/21

Block No.

Building No.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO.

NEGATIVE NO.

Address:

115-119 E Main St.

Remarks:

East Elevation

Photo taken 10/21

Block No.

Building No.

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.