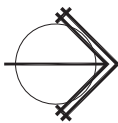
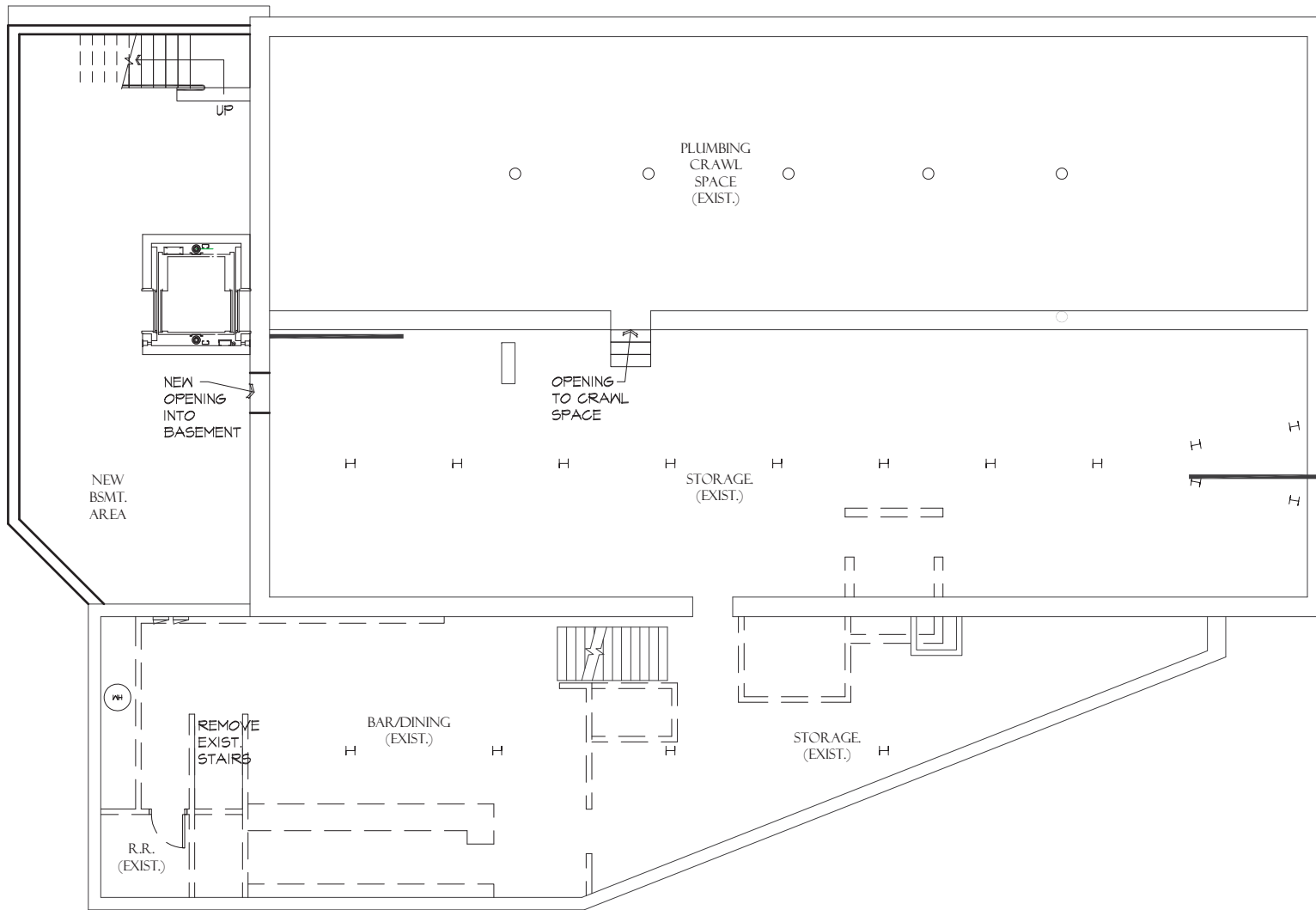
	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 5 S 1 st St.		
	Proposal:	New Addition		
	Petitioner:	Batir Architects		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 3/4/2020	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
X	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Design Drawings				
EXECUTIVE SUMMARY:				
<p>Proposed is to add a rooftop addition to the current ZaZa Trattoria building. The addition will include outdoor and indoor seating areas.</p> <p>Also proposed is a 3-story addition to the plaza facing side of the building. However, there is an Access Easement in place that would prevent the construction as shown on the plans. An expansion of the first floor of the building is not permitted under the easement agreement. The proposed waiting and delivery area would need to be moved inside the current building footprint. Based on the building next door, the second and third story of the proposed structure may be allowed, but further research into the easement will need to be completed before a final determination can be made.</p> <p>The Commission should focus on the design of the proposed structures and how they integrate with the surrounding buildings and landscape.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on the preliminary designs				









NORTH

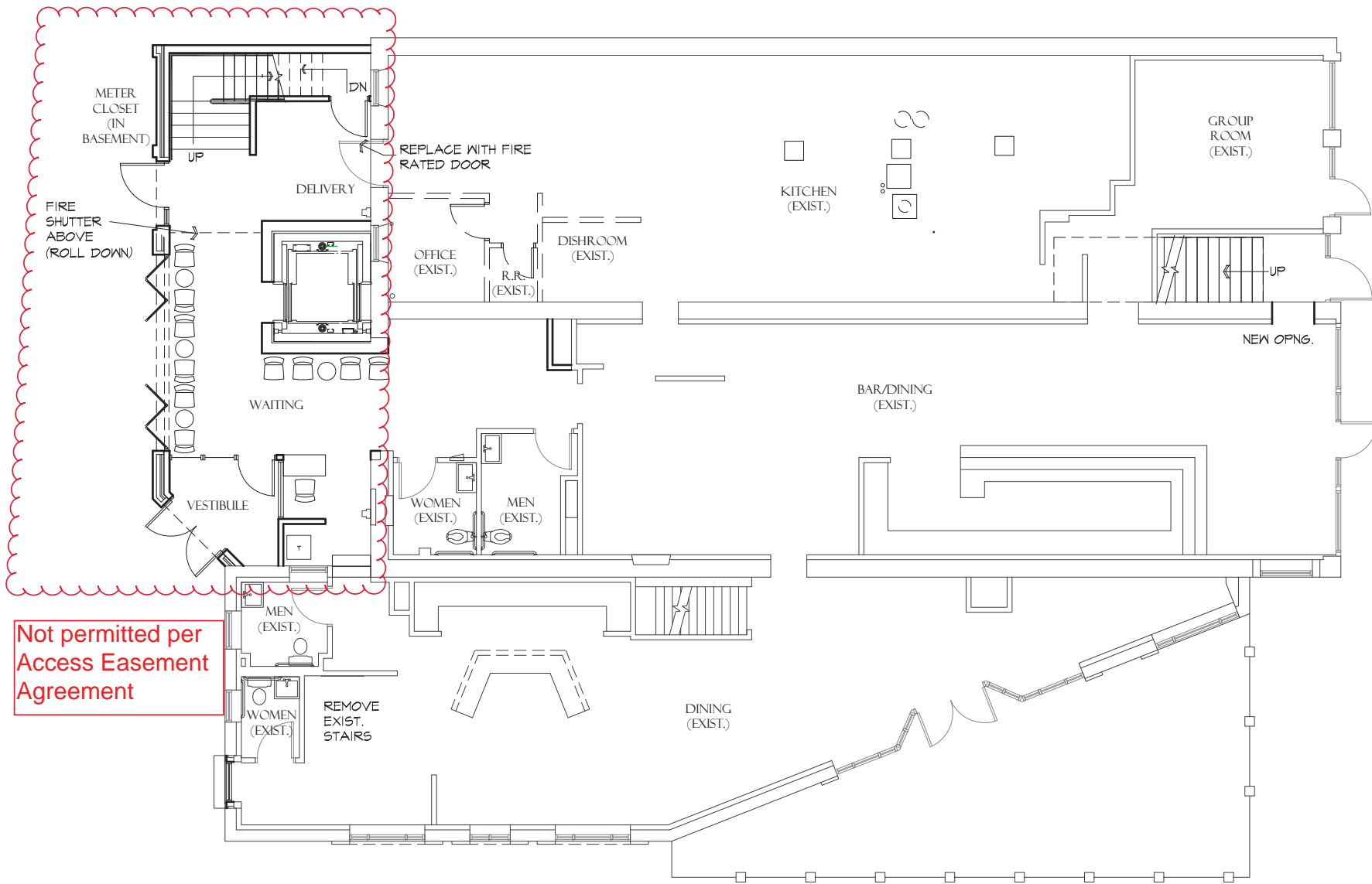
ZAZA'S - LOWER LEVEL

SCALE: 1/8"=1'-0"

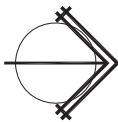
LOCATION: 5 S. 1ST ST.
ST. CHARLES, IL 60174
PLAN #: OPTION A 02-26-20
PROJECT#: 19035

BÂTIR
DESIGN · BUILD · SUSTAINABLE SOLUTIONS

BATR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATRARCH.COM



Not permitted per
Access Easement
Agreement



NORTH

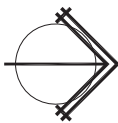
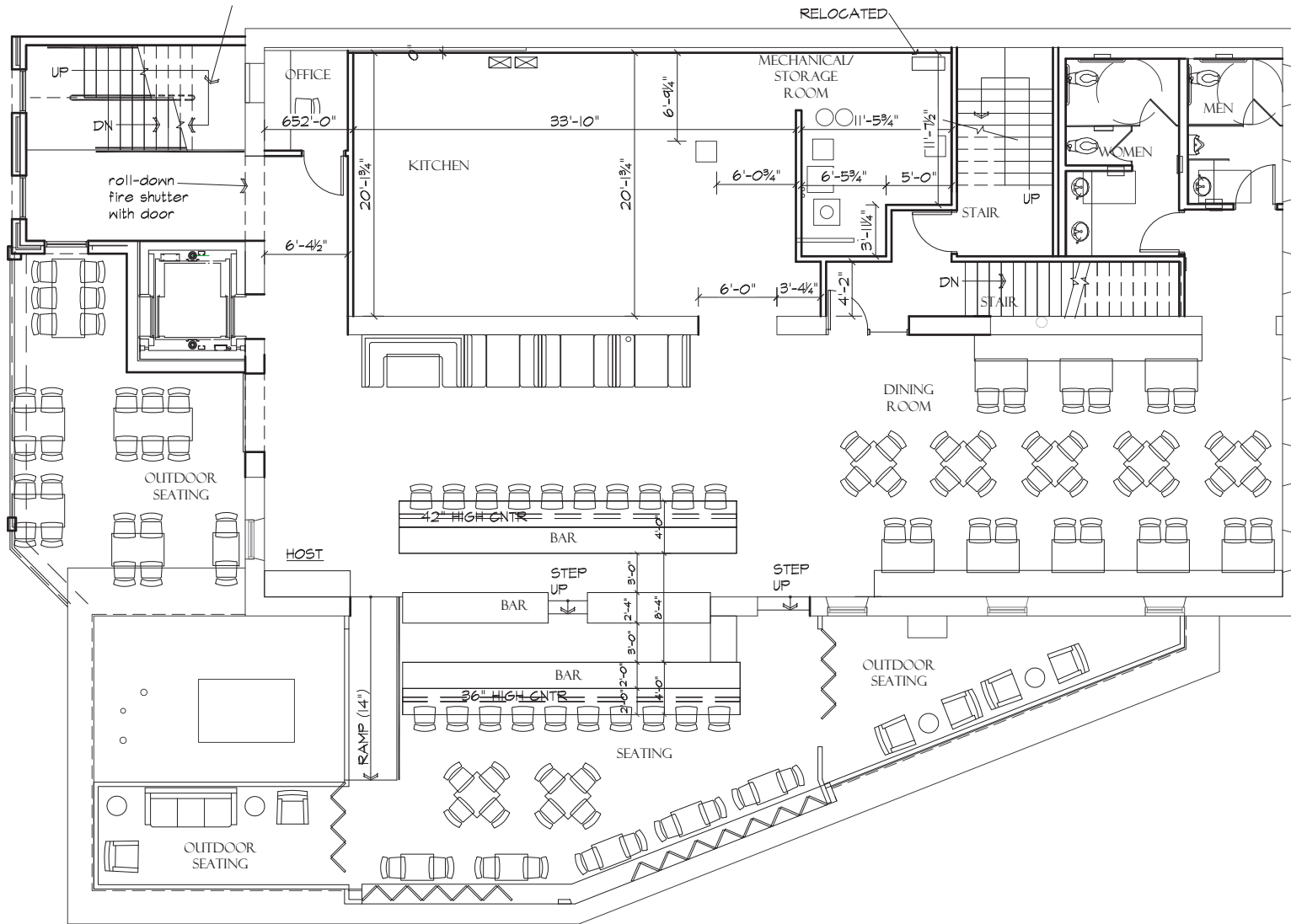
ZAZA'S - FIRST FLOOR

SCALE: 1/8"=1'-0"

LOCATION: 5 S. 1ST ST.
ST. CHARLES, IL 60174
PLAN #: OPTION A 02-20-20
PROJECT#: 14035

BÂTIR
DESIGN · BUILD · SUSTAINABLE SOLUTIONS

BATR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATRARCH.COM



NORTH

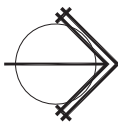
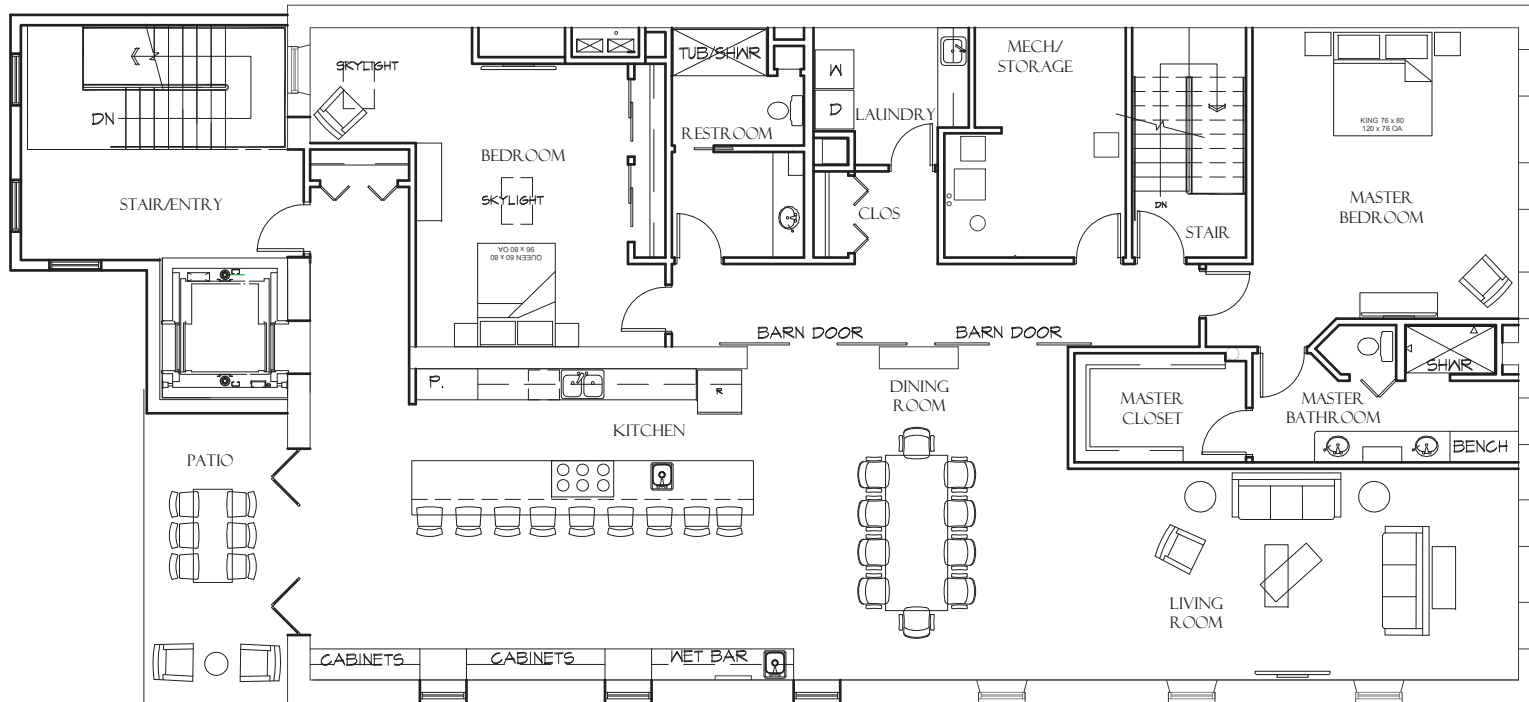
ZAZA'S - SECOND FLOOR

SCALE: 1/8"=1'-0"

LOCATION: 5 S. 1ST ST.
ST. CHARLES, IL 60174
PLAN #: OPTION A 02-26-20
PROJECT#: 14035

BÂTIR
DESIGN · BUILD · SUSTAINABLE SOLUTIONS

BATR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATRARCH.COM



NORTH

ZAZA'S - THIRD FLOOR

SCALE: 1/8"=1'-0"

LOCATION: 5 S. 1ST ST.
ST. CHARLES, IL 60174
PLAN #: 02-26-20
PROJECT #: 19035

BÂTIR
DESIGN · BUILD · SUSTAINABLE SOLUTIONS

BATR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
WWW.BATRARCH.COM