CITY OF ST. CHARLES
ILLINOIS • 1834

HISTORIC PRESERVATION COMMISSION
AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Title/Address:	COA: 218 Indiana St.
Significance:	Non-Contributing
Petitioner:	David Schonback
Project Type:	Demo and New Building

PUBLIC HEARING		**MEETING 3/16/22**	**X**

Agenda Item Category:

X	Preliminary Review		Grant
	Certificate of Appropriateness (COA)		Other Commission Business
	Landmark/District Designation		Commission Business

Attached Documents:	**Additional Requested Documents:**
Application, site plan, design drawings, architectural survey	

Project Description:

- Proposed is to demo the existing house and build a new multi-tenant building.

Staff Comments:

The Commission previously reviewed the plans at the last meeting and had concerns about the proposed materials and shape of the building. The Applicant has provided revised plans based on those comments.

There are several Zoning non-conformities in the plan including building coverage, parking provided, and potentially the size of the balconies. Size non-conformities could potentially be addressed as part of a PUD.

Recommendation / Suggested Action:

- Provide feedback on the Preliminary Plan

PLAT OF SURVEY

By

JOHN D. REBIK & ASSOCIATES

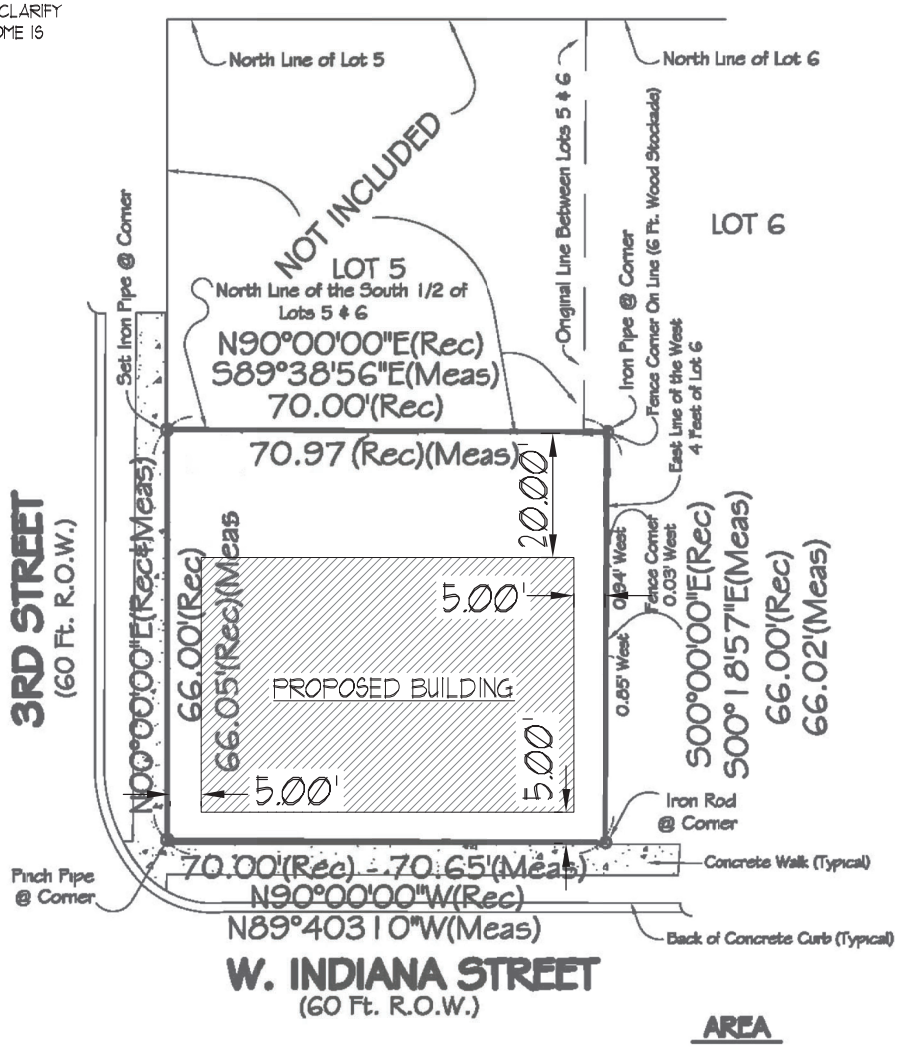
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118 (847) 428-3456

Of

The Southerly Half of Lot 5 and the West 4 feet of the Southerly Half of Lot 6 in Block 42 of THE ORIGINAL TOWN OF ST. CHARLES, on the West side of the Fox River, in the City of Saint Charles, Illinois.

P.I.N. #09-34-114-007

NOTE:
SURVEY EDITED TO REMOVE EXISTING HOME ON LOT IN ORDER TO CLARIFY NEW BUILDING LOCATION. HOME IS STILL EXISTING ON THE LOT.



AREA

4,620.00 SQ. FT.

Scale: 1 inch equals 20 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: JAIME SERANO
Checked by: J.D.R. Surveyed by: D.K.R.

Surveyor has made no investigation or independant search for easements of record, encumberances, restrictive covenants, ownership title evidence or any other facts which an accurate and current title search may disclose, unless the title commitment number and effective date are shown hereon.

Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check legal description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

ORDER NO 10-3799.5/6

JOHN D. REBIK 2429 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DUNDEE, IL

STATE OF ILLINOIS }
COUNTY OF KANE } S.S. December 21, 2021.

This Professional Service does not conform to the current Illinois Minimum Standards of Practice applicable to Boundary Surveys.

This is to certify that I have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

John D Rebik

by _____

Illinois Professional Land Surveyor No. 2429
(License Expires November 30, 2022)

BDS ARCHITECTURE LLC

Designing Homes - Building Relationships

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Geneva, IL 60134
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BDSArch@gmail.com
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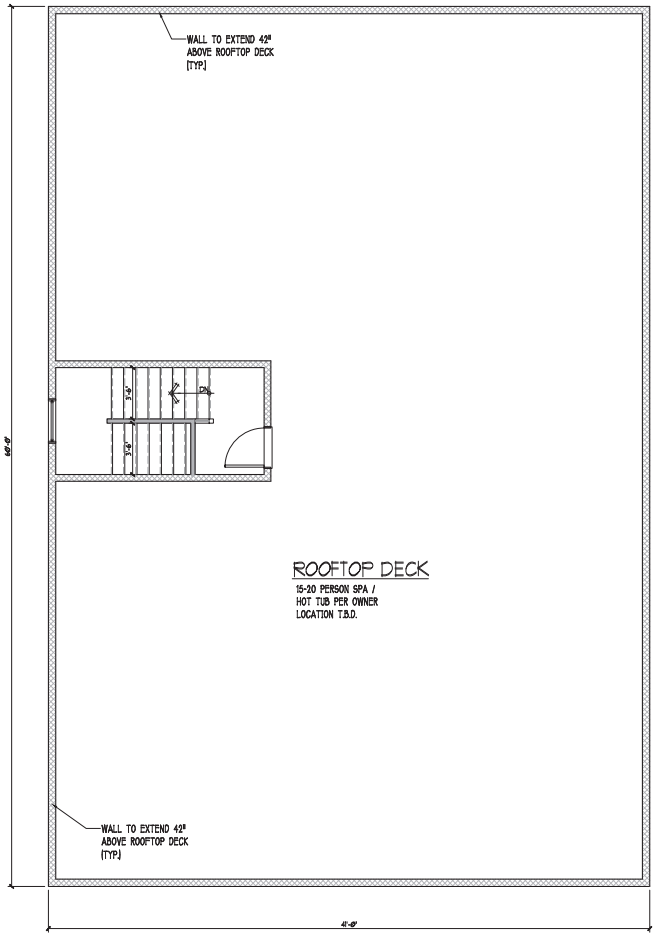
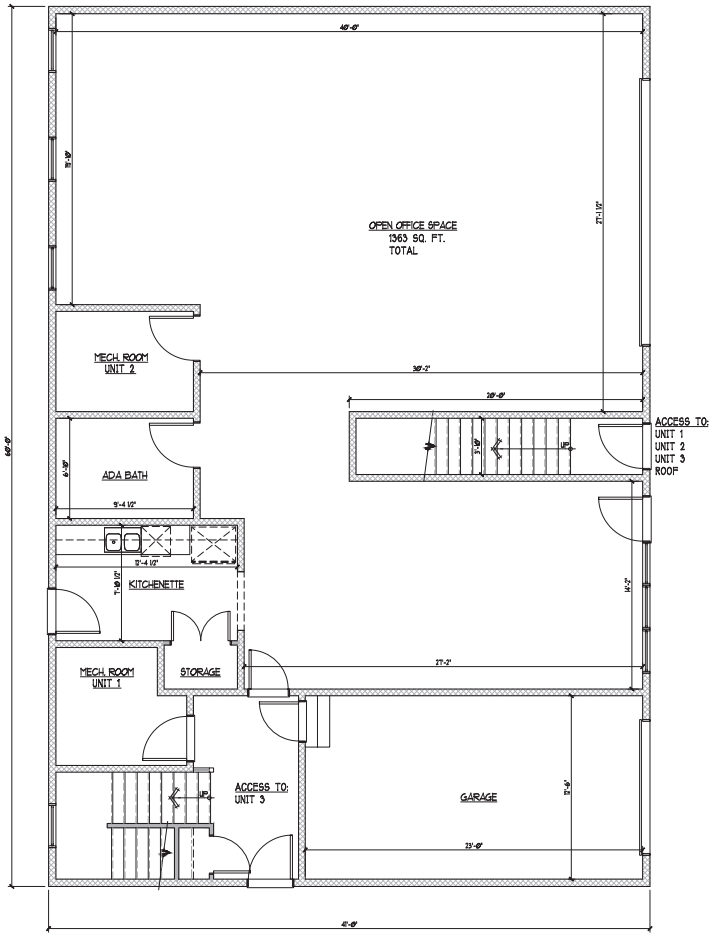


1 A-1.4 ROOF / DECK PLAN
SCALE: 1/4" = 1'-0"



1 A-1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:

No.	Date	Description
	12-13-21	PRELIM DESIGN
	12-17-21	UPDATED DESIGN
	01-06-22	UPDATED DESIGN
	01-11-22	UPDATED DESIGN
	01-13-22	FINAL DESIGN
	01-31-22	PRELIM. ELEVATIONS
	02-08-22	ELEVATION MATERIALS
	02-09-22	FINAL DESIGN DEVEL.

PROJECT:
MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE LLC
100 S. CAMBRIDGE DR.
GENEVA, IL 60134
630-546-7868
BDSARCH@GMAIL.COM

DATE: 09FEB22
PROJECT #: 21-048
DRAWN BY: BDS
SHEET TITLE: FIRST FLOOR PLAN
SHEET: A-1.1

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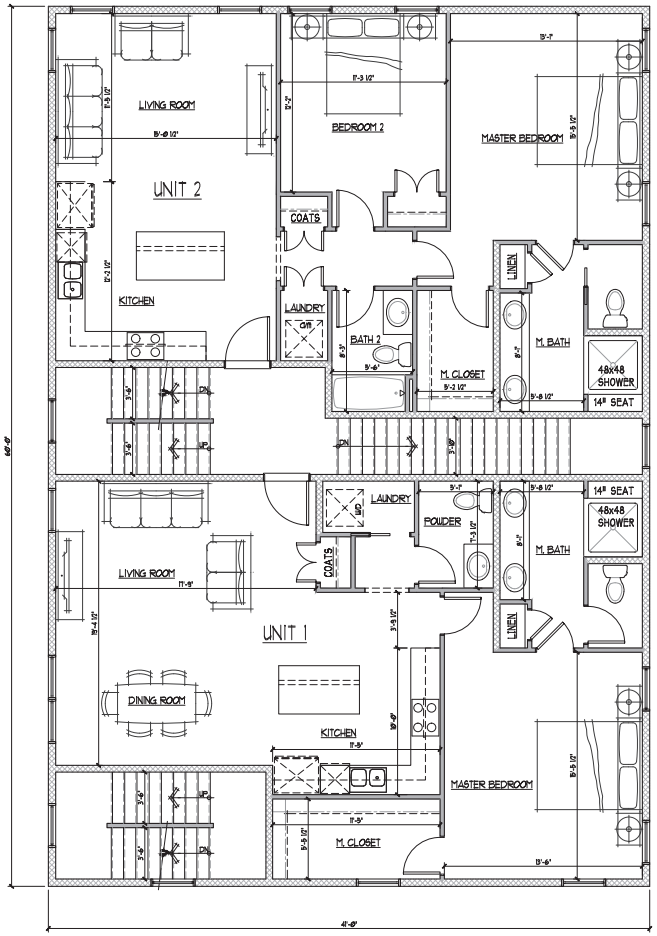
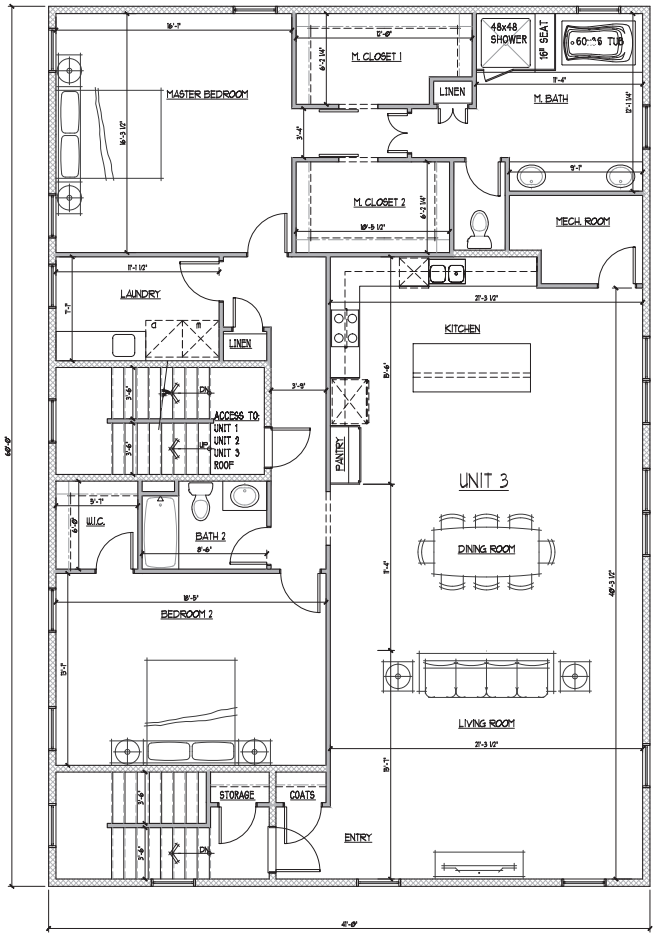


1 A-1.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
UNIT 1: 1,036 SQ. FT.
UNIT 2: 1,086 SQ. FT.



1 A-1.3 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"
UNIT 3: 2,353 SQ. FT.

REVISIONS:

No.	Date	Description
	12-13-21	PRELIM DESIGN
	12-17-21	UPDATED DESIGN
	01-06-22	UPDATED DESIGN
	01-11-22	UPDATED DESIGN
	01-13-22	FINAL DESIGN
	01-31-22	PRELIM. ELEVATIONS
	02-08-22	ELEVATION MATERIALS
	02-08-22	FINAL DESIGN REVEL.

PROJECT:
MIXED USE BUILDING
218 INDIANA ST.
ST. CHARLES, IL 60174

BDS ARCHITECTURE LLC
100 S. CAMBRIDGE DR.
GENEVA, IL 60134
630-546-7868
BDSARCH@GMAIL.COM

DATE: 09FEB22
PROJECT #: 21-048
DRAWN BY: BDS
SHEET TITLE: SECOND FLOOR PLAN
SHEET: A-1.2

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☐ Unaltered	☐	☐	☐
☐ Minor Alteration	☐	☐	☐
☒ Major Alteration	☒	☒	☐
☒ Additions	☒	☐	☐
Sensitive to original	☐	☐	☐
Insensitive to original	☒	☐	☐

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: Greek Revival

Date of Construction: 1825-1860

Source: A Field Guide to American Houses

Features:

Gable roof on two story structure. Asphalt siding. One story enclosed porch.

Address:
218 West Indiana Street

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 19

Building No. 1

SURVEY DATE:
MAY 1994

ROLL NO. 3 **NEGATIVE NO. 3**

REF. NO. 52

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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1

Address:
218 West Indiana Street

Remarks:
West Elevation

ROLL NO. 12 **NEGATIVE NO. 15**

Block No. 19
Building No. 1

Address:

Remarks:

ROLL NO. **NEGATIVE NO.**

Block No.
Building No.

REF. NO. 52