

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. ED BESSNER – CHAIRMAN
MONDAY, NOVEMBER 12, 2018 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. OMNIBUS VOTE

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Recommendation to approve a Right-of-Way License Agreement between the City of St. Charles and Crystal Lofts, LLC regarding Crystal Lofts Townhomes, 214 S. 13th Ave.
- b. Presentation of a Concept Layout for the First Street Riverwalk and East Plaza.
- c. Recommendation to approve a Revised License Agreement with First Street Development II, LLC regarding Balconies on First Street Building #3.
- d. Recommendation to approve an Amendment to Title 15 of the City Code Pertaining to Recording Fees for Structures in Drainage/Utility Easements.
- e. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 405 S 4th St., Colonel Francis Bowman House.
- f. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 105 N 2nd Ave., Webster-Wing House.

5. ADDITIONAL BUSINESS

6. EXECUTIVE SESSION

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.

8. ADJOURNMENT

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4a

Title:

Recommendation to approve a Right-of-Way License Agreement between the City of St. Charles and Crystal Lofts, LLC regarding Crystal Lofts Townhomes, 214 S. 13th Ave.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: November 12, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: ☐

Last year, the City approved the Crystal Lofts PUD and accompanying plans for redevelopment of the lamp factory building and site for residential townhomes. Modified plans were approved earlier this fall.

Due to the location of the existing building very close to the property lines along Indiana and S. 13th Avenues, certain private improvements project into the City ROW:

1. Entry stairs and canopy overhangs for each of the 14 units (projection into Indiana Ave. ROW).
2. Landscaping along the southern and western building walls (projection into Indiana and S. 13th Ave. ROW).
3. Electrical room adjacent to garage 1 (projection into S. 13th Ave. ROW).

An agreement has been drafted to grant Crystal Lofts, LLC, a license for maintaining the above listed projections per the PUD Preliminary Plans approved by the City.

The agreement terms are similar license agreements granted for First Street. Crystal Lofts, LLC, the property owner, will be responsible for maintaining the entry stairs/canopies, landscaping, and electrical room in a safe manner and in accordance with the City approved plans. Per the agreement, Crystal Lofts, LLC agrees to indemnify the City and provide insurance for the benefit of the City.

The City will retain the right to promulgate and enforce rules and regulations regarding the entrances, landscaping and electrical room.

The agreement runs with the land and would transfer to any successor owners, including any future owner's association.

Attachments (please list):

ROW License Agreement

Recommendation/Suggested Action (briefly explain):

Recommendation to approve a Right-of-Way License Agreement between the City of St. Charles and Crystal Lofts, LLC regarding Crystal Lofts Townhomes, 214 S. 13th Ave.

City of St. Charles
2 E. Main St.
St. Charles, IL 60174

RIGHT-OF-WAY LICENSE AGREEMENT

WITNESSETH:

WHEREAS, Licensee owns the Crystal Lofts Property ("Licensee Property"), the southerly property line of which abuts the Indiana Avenue ROW and the westerly property line of which abuts the S. 13th Avenue ROW, as illustrated on Exhibit "A"; and

WHEREAS, Licensee proposes to redevelop the existing structure on the Crystal Lofts Property into nine (9) residential townhome units and construct and develop five (5) additional residential townhome units adjacent to the east of the existing structure, which will include entry stairs and canopy overhangs for each of the fourteen (14) units projecting into the Indiana Avenue ROW (“Entry Projections”), landscaping along the southern and western building walls projecting into the Indiana Avenue ROW and the S. 13th Avenue ROW (“Landscaping Projections”), and an electrical room adjacent to Garage 1 projecting into the S. 13th Avenue ROW (“Electrical Room Projection”), pursuant to the plans approved by the City under Ordinance No. 2018-Z-31 and as illustrated on Exhibit "B"; and

NOW, THEREFORE, in consideration of the foregoing premises and of the covenants and conditions hereinafter contained, the adequacy and sufficiency of which the Parties hereto hereby stipulate, the Parties hereby agree as follows:

1. The Recitals hereinabove are hereby incorporated into and made a substantive part of this Agreement as though they were fully set forth in this Paragraph.

2. The City, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration paid to City, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Licensee, its successors, grantees and assigns, an irrevocable permanent and exclusive restricted license (hereinafter the "License") for the purpose of constructing and maintaining the Entry Projections solely within the limited area in the Indiana Avenue ROW, the Landscaping Projections solely within the limited area in the Indiana Avenue ROW and the S. 13th Avenue ROW, and the Electrical Room Projection solely within the limited area in the S. 13th Avenue ROW, pursuant to the City approved plans for and as illustrated on the attached Exhibit "B," subject to the terms, conditions and limitations herein specified together with any exhibits attached hereto and incorporated herein by reference ("Encroachment").

3. Licensee must construct and maintain the Entry Projections, Landscaping Projections, and Electrical Room Projection in full compliance with the permit and all conditions contained herein or attached hereto by reference.

4. The Entry Projections, Landscaping Projections, and Electrical Room Projection and the Encroachment shall not in any manner be expanded, added to or enlarged beyond the extent of the Entry Projections, Landscaping Projections, and Electrical Room Projection, and the Encroachment, as described herein and shown in Exhibit "B."

5. The Entry Projections, Landscaping Projections, and Electrical Room Projection, and the Encroachment shall not in any manner be constructed, reconstructed, modified or improved without prior written consent of the City.

6. This Agreement shall terminate in the event that any of the following occur: (a) the primary structure located on the Crystal Lofts Property is ever damaged or destroyed, to the extent that its value is less than 25% of the cost to replace the primary structure, and the Licensee shall have failed to repair the primary structure within one hundred and eighty (180) days of said damage; (b) if the Entry Projections are ever removed and the Entry use terminated for more than three (3) months; (c) this Agreement otherwise terminates pursuant to any other provision of this Agreement. Prior to termination of this Agreement, Licensor shall provide Licensee with a written Notice of Termination ten (10) days prior to the date of said termination.

7. Licensee understands and agrees that the Entry Projections attached to the building and the Electrical Room Projection attached to Garage 1 shall remain in good structural condition at all times and that the use and enjoyment of the Indiana Avenue ROW pertaining to the Entry Projections and the S. 13th Avenue ROW pertaining to the Electrical Room Projection shall not be compromised in any unsafe or adverse manner. The Licensee shall promptly restore or cause to be restored the Entry Projections and the Electrical Room Projection to a good state of repair

and in a clean, safe, unobstructed and usable condition, at all times complying with all local codes and ordinances. Should repairs or maintenance be needed to the Entry Projections or where it is attached to the building or to the Electrical Room Projection or where it is attached to Garage 1, Licensee shall perform such work within thirty (30) days of notification by the City. If the required work is not performed or completed to the City's satisfaction, the City shall have the right to terminate the Agreement or perform or complete such work. Licensee agrees to reimburse the City for performance of such work within thirty (30) days of invoice by the City. Non-payment of invoices shall constitute a lien against the Crystal Lofts Property.

8. Licensee understand and agrees that the Landscaping Projections along the building wall on the Crystal Lofts Property shall be maintained in accordance with the City approved Landscape Plan as provided in Exhibit "B" and that the use and enjoyment of the Indiana Avenue ROW and the S. 13th Avenue ROW shall not be compromised in any unsafe or adverse manner. Should the Landscaping Projections not be maintained in accordance with the Landscape Plan to the City's satisfaction, or should the Landscaping Projections interfere in any way with the use and enjoyment of the Indiana Avenue ROW or the S. 13th Avenue ROW, the City shall have the right to perform or complete such work as to return the Landscaping Projects to a condition acceptable to the City. Licensee agrees to reimburse the City for performance of such work within thirty (30) days of invoice by the City. Non-payment of invoices shall constitute a lien against the Crystal Lofts Property.

9. To the fullest extent permitted by law, Licensee hereby agrees to defend, indemnify and hold harmless the City, its officials, agents, and employee, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, costs and expenses, specifically including but not limited to, any claim or damages caused by or to the Entry Projections, the Landscaping Projections, or the Electrical Room Projection or the Encroachment, any respective parts thereof located within the or attached to the Crystal Lofts Property or within the Indiana Avenue ROW or the S. 13th Avenue ROW, or caused by work performed by the City, or its agents, which may in anywise accrue against the City, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this Agreement by the Licensee, their agents, invitees, employees, contractors or subcontractors, or which may in anyway result therefrom, except that arising out of the sole legal cause of the City, its agents or employees, the Licensee shall, at their own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents and employees, in any such action, the Licensee shall, at its own expense, satisfy and discharge the same. Upon completion and occupancy, the Licensee shall furnish to the City a certificate of insurance evidencing commercial general liability insurance with minimum limits of \$1,000,000.00 combined single limit per occurrence and \$3,000,000.00 general aggregate limits and otherwise reasonably satisfactory to the City. The insurance policy shall be expressly endorsed to include the City as an additional insured, Such certification of insurance shall require the insurer(s) to provide not less than thirty (30) days advance written notice to the City in the event of any cancellation, non-renewal or change in the policy limits, terms or conditions which would cause them to fail to meet the foregoing requirements. Such insurance shall be maintained during the term of the License.

10. The City shall have the right, in its sole and absolute discretion, to promulgate and enforce rules and regulations regarding the use of the Entry Projections, the Landscaping Projections, and the Electrical Room Projection and the Encroachment, to protect the health, safety and welfare of the public utilizing the Indiana Avenue ROW and the S. 13th Avenue ROW. The Licensee will provide, at its expense (and the City shall have no obligation to provide or pay for), any and all improvements and/or modifications to the Entry Projections and/or the Landscaping Projections and/or the Electrical Room Projection and/or the Encroachment to comply with this provision.

11. Except in the Encroachment, Licensee understands and agrees that various third party utility, telecommunication, and T.V. cable companies, including but not limited to Commonwealth Edison, NICOR and AT&T and their successors and assigns ("Utility Companies"), may have certain rights arising in the Indiana Avenue ROW and the S. 13th Avenue ROW, and that this Agreement does not in any way affect or diminish the rights of those Utility Companies. Licensee hereby acknowledges and agrees that the Utility Companies have no obligation or responsibility to Licensee or the Encroachment.

12. If this Agreement is terminated under any of the provisions contained herein, Licensee shall remove the Entry Projections and the Landscaping Projections within the Encroachment within thirty (30) days of termination. If the required work is not performed or completed to the City's satisfaction, the City shall have the right to perform or complete such work. Licensee agrees to reimburse the City for performance of such work within thirty (30) days of invoice by the City. Non-payment of invoices shall constitute a lien against the Crystal Lofts Property.

13. The Encroachment when installed does not become a part of or an interest in the Indiana Avenue ROW or the S. 13th Avenue ROW, the air rights above and below or the underlying property. This Agreement shall not be construed to grant any interest in realty or any other possessory interest beyond the irrevocable, permanent and exclusive license to the Licensee, as provided herein.

14. Licensee is responsible for the cost of installation, maintenance, and removal of such Entry Projections, Landscaping Projections, and Electrical Room Projection in the Encroachment and is responsible for any damage caused to the Indiana Avenue ROW and S. 13th Avenue ROW resulting from such installation, maintenance, and removal.

15. The terms of this Agreement are covenants running with the Crystal Lofts Property and shall inure to the benefit of, and be binding upon, the Parties hereto and their respective successors and assigns, including any future association for the Crystal Lofts Property and all owners of all or any portion of, or interest in, any of the properties covered hereby.

16. This Agreement may be enforced either at law or in equity, with the non-breaching Party entitled to injunctive relief and/or monetary damages. If any action for enforcement of this Agreement is brought, the non-prevailing Party in such action shall reimburse the prevailing Party for its attorneys' fees and related costs in such action.

17. Licensee shall not assign this Agreement or its rights and duties under this License, without the prior written consent of the City, which consent may be withheld in the City's sole and absolute discretion.

18. This Agreement may be modified or amended only by a written instrument executed by the Parties, or their respective permitted successors or assigns.

19. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this License, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated this ____ day of _____, 2018.

CRYSTAL LOFTS, LLC
an Illinois Limited Liability Corporation

By: _____

Subscribed and sworn to before me this ____ day of _____, 2018.

Notary Public

CITY OF ST. CHARLES,
an Illinois municipal corporation

By: _____
Mayor

Attest: _____
City Clerk

Exhibit A:

Illustration of ROW and the Crystal Lofts Property

FINAL PLAT OF SUBDIVISION
FOR

CRYSTAL LOFT CONDOMINIUMS, PHASE 1

BEING A PART OF THE SOUTHWEST QUARTER OF
SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.



VICINITY MAP

SITE
LOCATION

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDED FOR THE PURPOSES OF RECORDING BY:
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174
NOTICE TO RECORDER:
PLEASE RETURN RECORDED MYLAP TO THE SAME.

SHEET 1 OF 2



20 10 0 20
SCALE: 1 INCH = 20 FEET

TOTAL AREA OF SUBDIVISION
.761 ACRES
(MORE OR LESS)

NOTES

3/4 INCH IRON PIPE SET AT SOUTHWEST AND
NORTHEAST PARCEL CORNERS
ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA.
ALL OTHER DIMENSIONS ARE MEASURED.
THE MEASURED BEARINGS SHOWN ARE BASED UPON
THE EAST LINE OF THE SUBDIVISION BEING
N 18°54'44" W (ASSUMED)
FIP = FOUND IRON PIPE (# AS SHOWN)
PROPERTY ZONED RM-3 GENERAL RESIDENTIAL
DISTRICT & PUG OF CITY OF ST. CHARLES.

LEGEND

— SUBDIVISION BOUNDARY LINE
(Heavy Solid Line)
— LOT LINE/PROPERTY LINE
(Solid Line)
— ADJACENT LOT LINE/PROPERTY LINE
(Dashed Line)
— EXISTING EASEMENT LINE/LIMITS
(Long Dashed Line)
— PROPOSED EASEMENT LINE/LIMITS
(Short Dashed Line)
■ SET CONCRETE MONUMENT

LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	ACRES
1	15,400	0.354
OUTLOT A	8,303	0.191
OUTLOT B	9,449	0.217
TOTAL	33,152	0.761

PREPARED FOR:
FUNKE ARCHITECTS
160 EAST GRAND
CHICAGO, IL 60611
(312) 593-4812

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cemo@cemcon.com Website: www.cemcon.com

DISC NO.: 904264 FILE NAME: SUBPLAT
DRAWN BY: AJS FLD. BK. / PG. NO.: 053/57-60
COMPLETION DATE: 04-26-18 JOB NO.: 904.264

PROJECT REFERENCE:
REVISED 7-10-18/MMC-PER REVIEW LETTER DATED 6-8-18
REVISED 9-28-18/MMC-PER REVIEW LETTER DATED 9-5-18
Copyright © 2018 CEMCON, Ltd. All rights reserved.

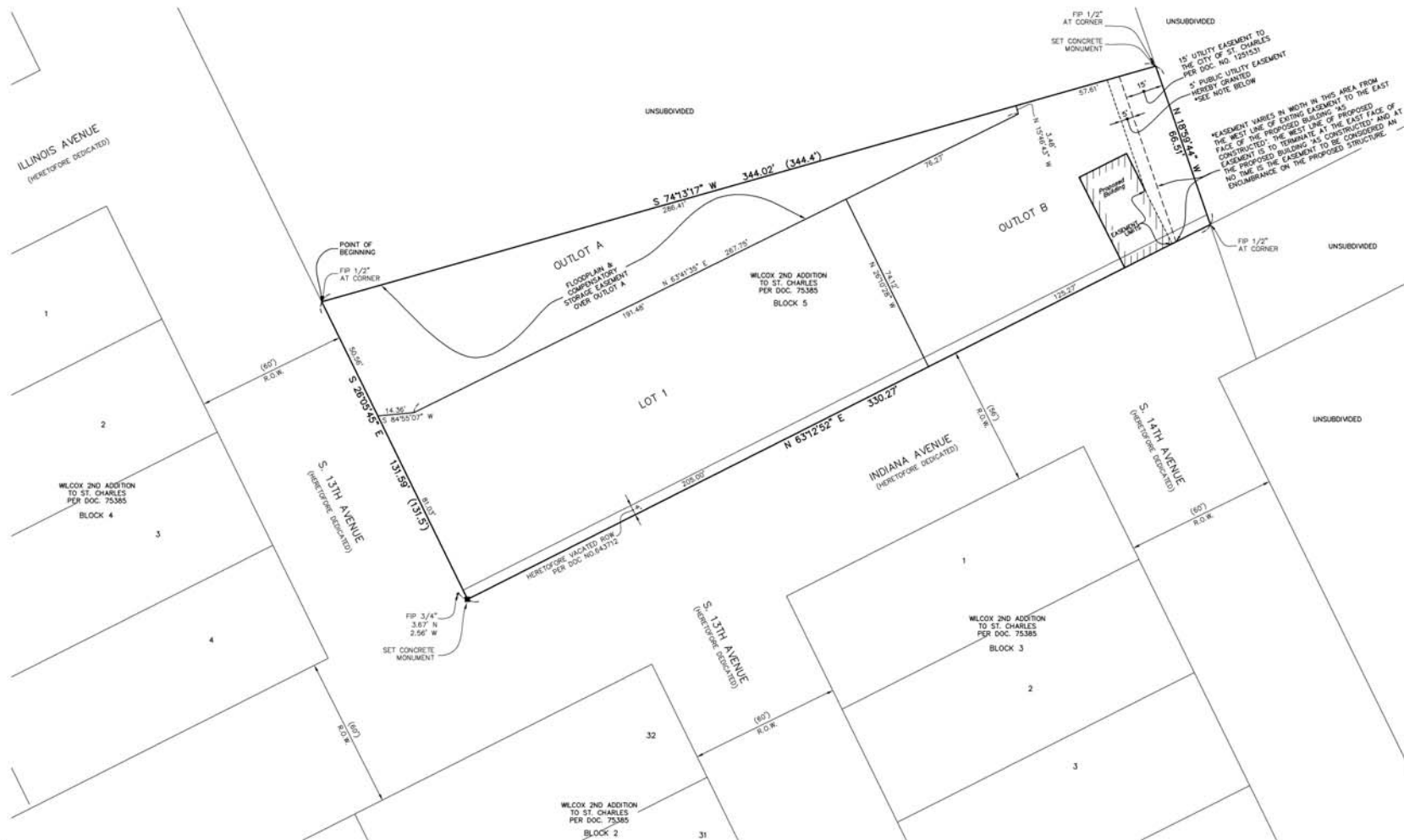


Exhibit B:

City Approved Plans Depicting Scope of Projections

PLANT SCHEDULE

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	OK	3	GYMNOCADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL MIN	SINGLE STEM
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CI	18	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	-	SEE PLAN	30" HT MIN
	PJ	25	POTENTILLA FRUTICOSA 'JACKMAN'	JACKMAN'S POTENTILLA	-	SEE PLAN	24" HT MIN
	RG	33	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	-	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BG	41	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD	-	SEE PLAN	24" HT MIN
	JB	4	JUNIPERUS SABINA 'BLUE FOREST'	BLUE FOREST JUNIPER	-	SEE PLAN	24" SPREAD
	JP	29	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY COMPACT PRITZER JUNIPER	-	SEE PLAN	24" HT MIN
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	PH	109	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	24" OC	

PERENNIALS

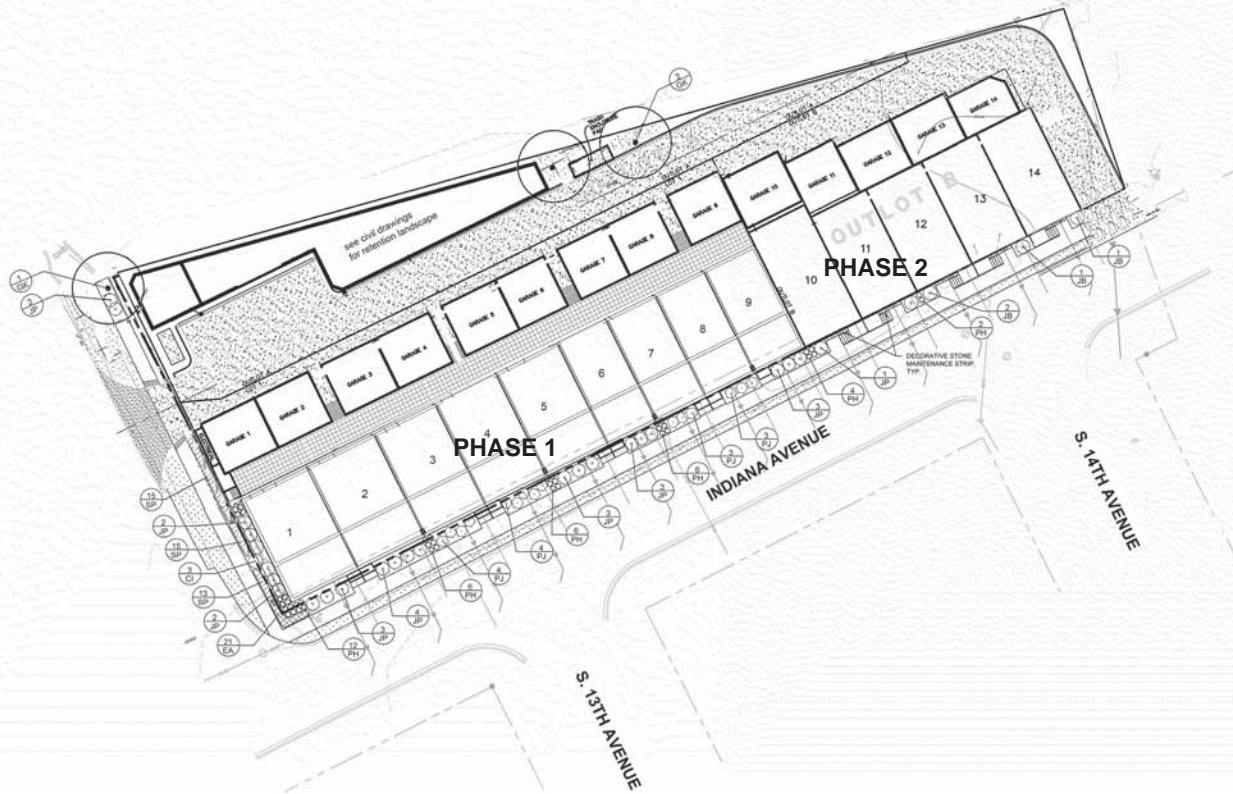
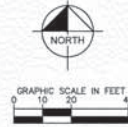


CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
CC	49	COREOPSIS X 'CREME BRULEE'	CREME BRULEE TICKSEED	1 GAL	18" OC
EA	63	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	1 GAL	18" OC
BA	63	SESLERIA AUTUMNALIS	AUTUMN MOON GRASS	1 GAL	18" OC
SP	67	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'	NEW ENGLAND ASTER	1 GAL	18" OC

GROUND COVERS



CODE	BOTANICAL NAME	COMMON NAME
-2	---	SOD
D6	---	DECORATIVE STONE MAINTENANCE STRIP



LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
- PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
- SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SOD ALL AREAS WHICH ARE DISTURBED BY GRADING AND CONSTRUCTION.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDS AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



CRYSTAL LOFT
TOWNHOME
CONDOMINIUMS.
CONVERSION OF
EXISTING BUILDING TO
9 TOWNHOMES AND
ADDITION OF 5 NEW
TOWNHOMES

214 S. 13TH AVENUE
ST. CHARLES ILLINOIS
60174

OWNER:
CRYSTAL LOFT
TOWNHOMES LLC
1847 W. BERTEAU
CHICAGO, IL 60614
T: 312.209.9502
michaelheise@gmail.com

I HEREBY CERTIFY THAT THESE
DRAWINGS AND SPECIFICATIONS
WERE PREPARED UNDER MY
PERSONAL SUPERVISION AND
TO THE BEST OF MY KNOWLEDGE,
CONFORM WITH ALL PERTINENT
CITY CODES AND ORDINANCES



#001-017106
EXPIRES 11.30.2020

△	
△	
△	
△	
NO. DATE	ISSUED FOR PERMIT CORRECTIONS
	DESCRIPTION

© FUNK ARCHITECTS LLC 2018. THIS DOCUMENT AND THE
PROPERTY OF FUNK ARCHITECTS LLC. A NOT NOT BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

LANDSCAPE PLAN

L100



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4b

Title:

Presentation of a Concept Layout for the First Street Riverwalk and East Plaza

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: November 12, 2018

Proposed Cost: TBD

Budgeted Amount: \$1,300,000
(approximate)

Not Budgeted: ☐

First Street Building #2 (Riverloft) is currently under construction. Per the Redevelopment Agreement for the project, the City is to complete improvement of the remaining bi-level Riverwalk and East Plaza at the time of completion of Building #2, which is expected by late summer 2019.

Staff has developed the attached conceptual layout for the Riverwalk and East Plaza improvements and is presenting the plan for feedback. The final plans will be brought back for approval at a later date.

The Conceptual Layout generally continues the same design theme as the completed Riverwalk improvement along Building #3.

Significant features of the plan:

- Along the Riverwalk, curvilinear planting islands with integrated seating.
- For the East Plaza, a larger central open space for events or performances.
- Use of consistent decorative lighting, railings, brick paver patterns and accents.
- A green edge/buffer as an interim condition for potential future connection/transition to the vacant parcel to the north (former Manor lot- not owned by the City).
- Opportunities for fixed and interactive public art exhibits/displays .

Plan Commission reviewed the concept on 10/16/18 and primarily provided feedback on details of the plans that will be addressed in the final design:

- Consider how the East Plaza aligns geometrically with the existing West Plaza.
- Importance of pedestrian connections/routes/crossings.
- Importance of lighting, use of decorative fixtures, accent lighting; wall lighting for lower walk
- Potential for a water feature or other central focal point at the East Plaza stairs
- Shift performance structure to the south to be more centrally located in the plaza.
- Use of plants other than perennials for year round appearance; consider movable planters.
- Questions about grading within the plaza, building finished floor level, and transitions to the Riverwalk.

At the Plan Commission meeting, the Downtown St. Charles Partnership presented concepts for public art installations. An excerpt of the presentation materials is attached.

Attachments *(please list):*

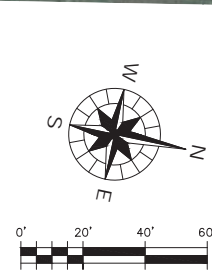
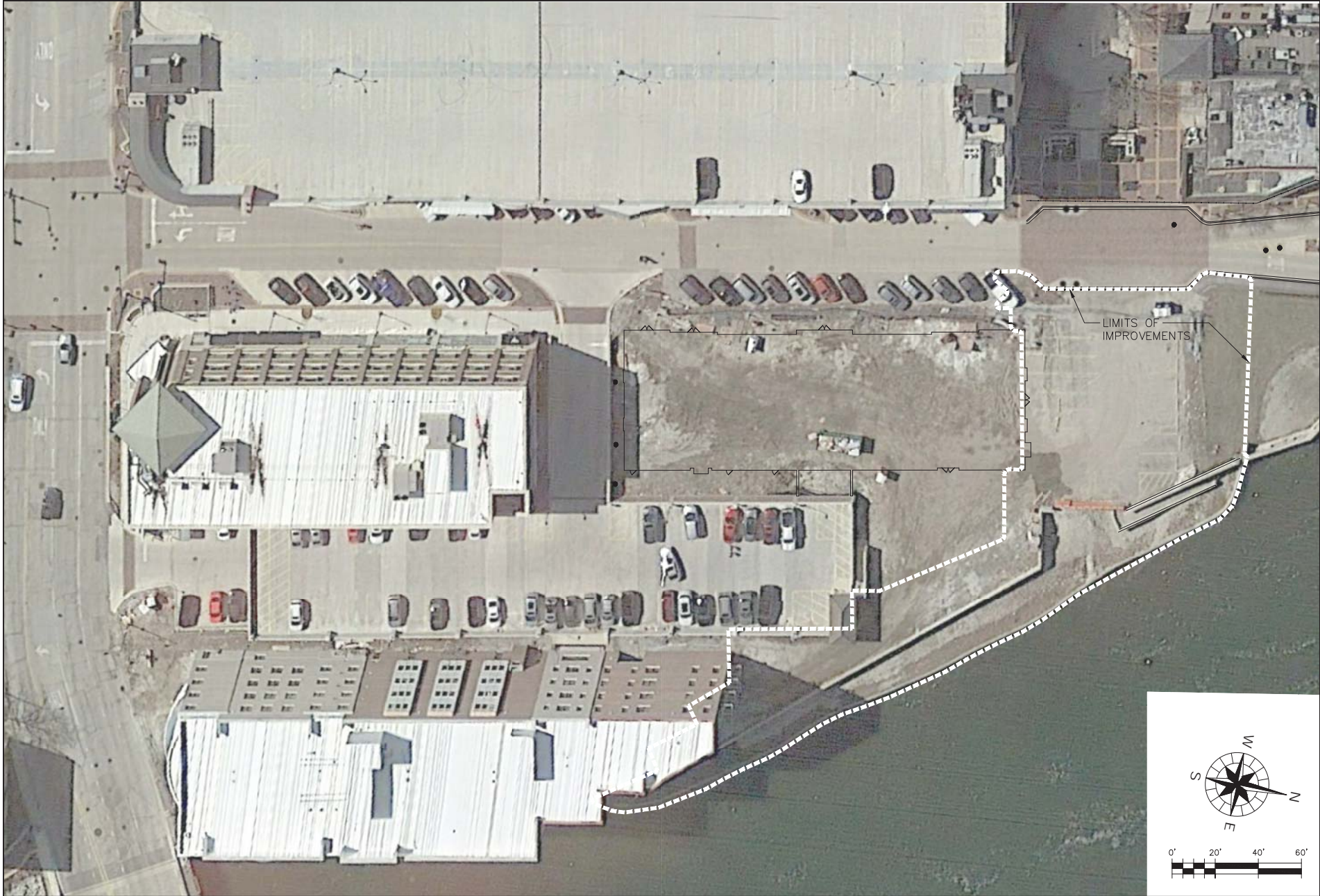
Aerial photos, Concept layout, Slides from DSCP

Recommendation/Suggested Action *(briefly explain):*

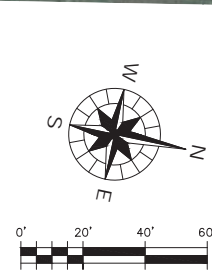
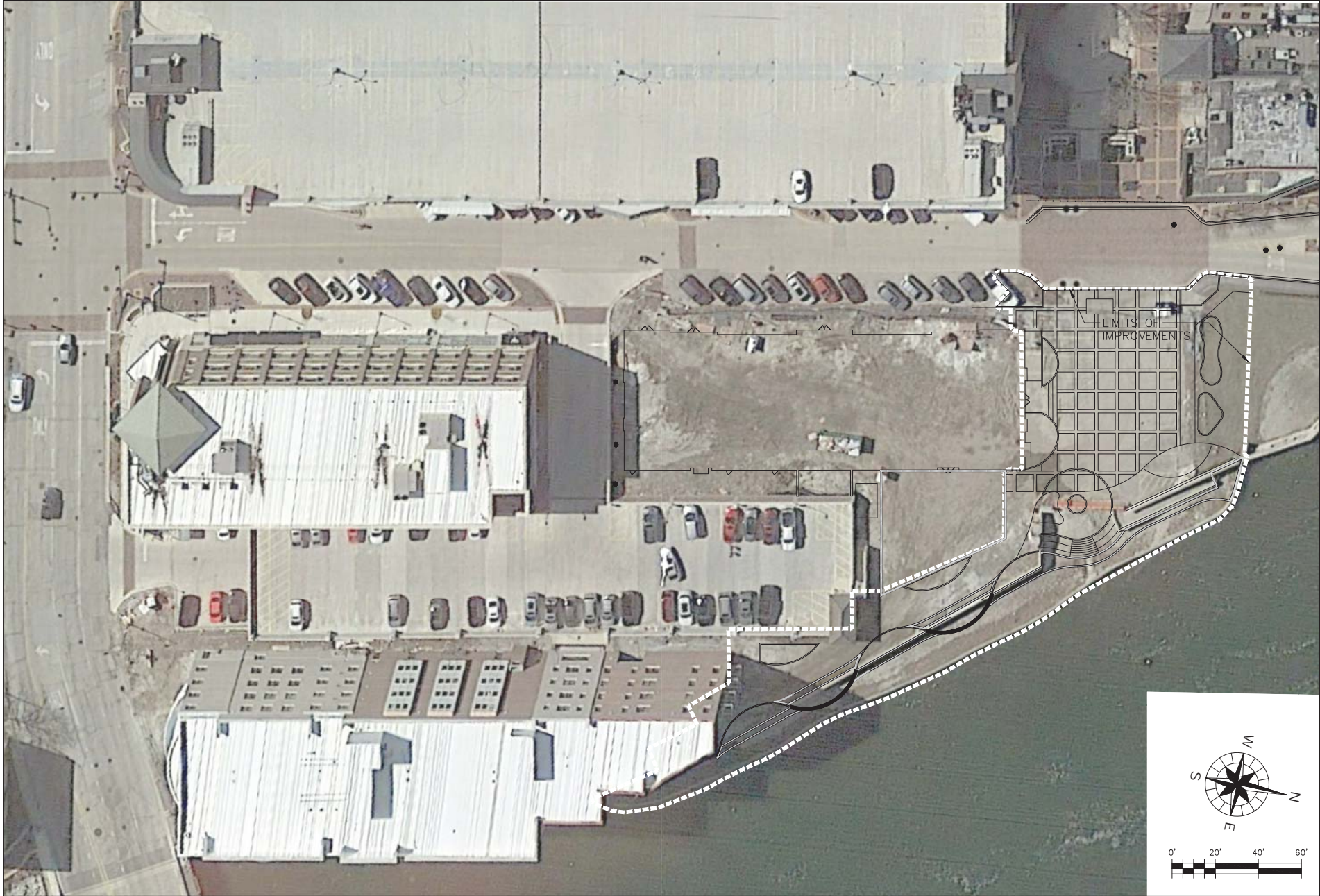
Provide feedback and comments on the Concept Layout.



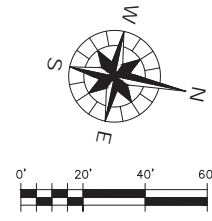
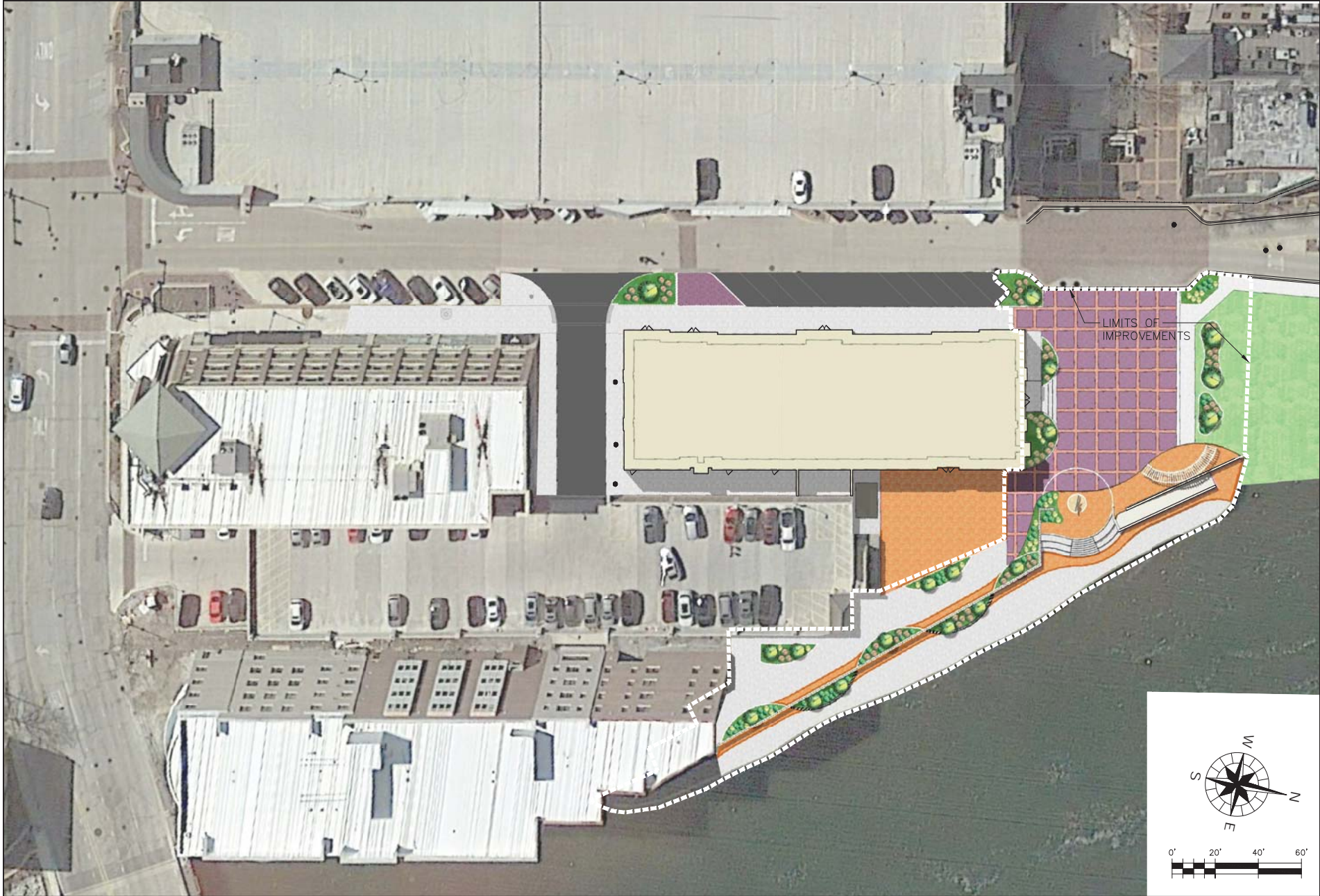




PROJECT NO. 180254		DATE : 10/26/2018		DRAWING NO. EX		SHEET:		1 OF 3	
 WBK ENGINEERING, LLC 115 WEST MAIN STREET SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755		CLIENT :		CITY OF ST. CHARLES 2 E. MAIN STREET ST. CHARLES, IL 60174		TITLE:		ST. CHARLES RIVERWALK	
						DSGN.		GMP	
						DWG.		ARR	
						CHGD.		ARR	
						SCALE: 1" = 20'			
				</					



PROJECT NO. 180254		CLIENT:		CITY OF ST. CHARLES 2 E. MAIN STREET ST. CHARLES, IL 60174		TITLE:		ST. CHARLES RIVERWALK	
DATE: 10/26/2018		WBK ENGINEERING, LLC 115 WEST MAIN STREET SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755		DESIGN:		DWG.		DWG.	
DRAWING NO. EX				DWG.		CHRD.		CHRD.	
SHEET:				SCALE: N/A		SCALE: N/A		EAST PLAZA CONCEPT PLAN	
2 OF 3				NO.		DATE		NATURE OF REVISION	
								10/26/2018-DRAFT/ISSUED	



WBK engineering WBK ENGINEERING, LLC 115 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755	PROJECT NO. 180254		CLIENT: CITY OF ST. CHARLES 2 E. MAIN STREET ST. CHARLES, IL 60174	TITLE: ST. CHARLES RIVERWALK EAST PLAZA CONCEPT PLAN	
	DATE: 10/26/2018			DSGN:	DSG
	DRAWING NO. EX			DWN:	DWN
	SHEET:			CHKD:	CHK
			NO. DATE	SCALE: N/A	DATE: 10/26/2018
			NATURE OF REVISION		



Landscape Planter
typical

ADA Ramp
along building facade

Landscape Planter
coordinated with
door location

PROPOSED BUILDING
(UNDER CONSTRUCTION)

Public Art
with landscape planter

Transformer
maintain access

Outdoor Patio
with movable fencing

Performance Area
with open air structure

Existing ADA Ramp
access to lower riverwalk

Steps
with tiered seating area
for river views

Existing Wall
use existing wall and tiered
seating to transition grade

PARKING GARAGE
(EXISTING)

Landscape Planter
typical

Landscape Planter
typical

Landscape Planter
with integrated bench
typical

EXISTING
BUILDING #3

Upper Level Riverwalk
Lower Level Riverwalk

Steps
with tiered seating area
for river views



NOT TO SCALE

FIRST STREET RIVERWALK & EAST PLAZA

CITY OF ST. CHARLES

CLIENT:

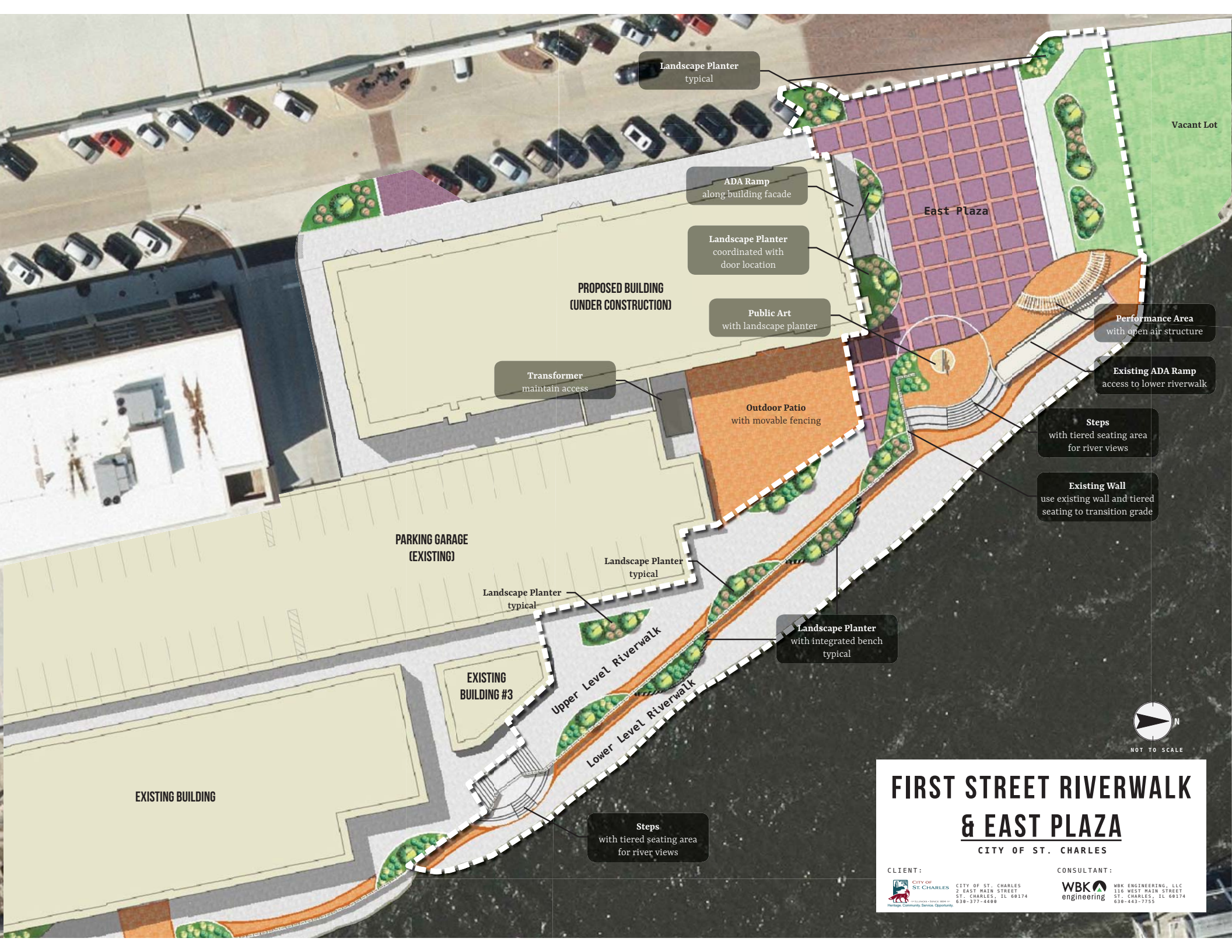


CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL 60174
630-377-4400

CONSULTANT:



WBK ENGINEERING, LLC
116 WEST MAIN STREET
ST. CHARLES, IL 60174
630-443-7755



Landscape Planter
typical

ADA Ramp
along building facade

Landscape Planter
coordinated with
door location

Public Art
with landscape planter

PROPOSED BUILDING
(UNDER CONSTRUCTION)

Transformer
maintain access

Outdoor Patio
with movable fencing

East Plaza

Performance Area
with open air structure

Existing ADA Ramp
access to lower riverwalk

Steps
with tiered seating area
for river views

Existing Wall
use existing wall and tiered
seating to transition grade

PARKING GARAGE
(EXISTING)

Landscape Planter
typical

Landscape Planter
typical

EXISTING
BUILDING #3

Upper Level Riverwalk
Lower Level Riverwalk

Landscape Planter
with integrated bench
typical

Steps
with tiered seating area
for river views

EXISTING BUILDING



NOT TO SCALE

FIRST STREET RIVERWALK & EAST PLAZA

CITY OF ST. CHARLES

CLIENT:



CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL 60174
630-377-4400

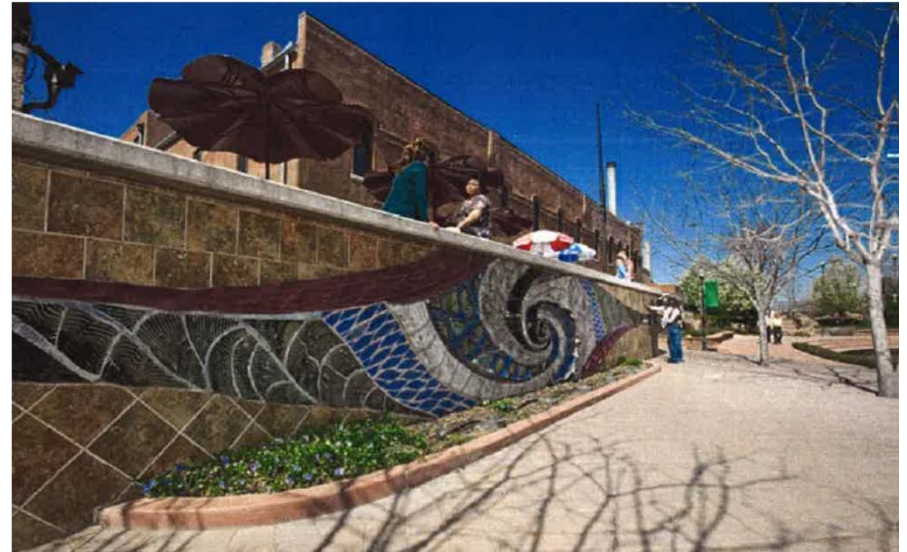
CONSULTANT:



WBK ENGINEERING, LLC
116 WEST MAIN STREET
ST. CHARLES, IL 60174
630-443-7755

DSCP Slide Excerpts

Along the 6 foot wall along the river





Design esthetics along Riverwalk

On-trend ideas or timeless art pieces
to create modern social space.



Interactive Public Art

Brings all demographics out to see interactive art



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4c

Title:

Recommendation to approve a Revised License Agreement with First Street Development II, LLC regarding Balconies on First Street Building #3.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: November 12, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: ☐

On August 13, 2018, the Committee recommended approval of a draft license agreement for the balconies located on First Street Building #3 (Sterling Building), which extend over the City-owned Riverwalk.

Per the draft agreement, First Street Development II, LLC, the property owner, or successor owners, such as an HOA, will be responsible for maintaining the balconies in a safe manner and providing an indemnification and insurance to the benefit of the City.

The revised agreement contains one substantive change to the previous draft, under Section 9.

The City would continue to retain the right to promulgate and enforce rules and regulations regarding the use of the balconies.

However, First Street Development II, LLC, has requested that agreement state that any rules or regulation promulgated by the City **shall not preclude hot tubs, outdoor grilling or decorative plants on the balconies.**

The City would retain the right to regulate the items in terms of usage, safety, condition, etc., but could not outright prohibit these items.

Representatives from First Street Development II, LLC, will be in attendance to represent their request and answer any questions from the Committee.

Attachments *(please list):*

Revised License Agreement (redlined)

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a Revised License Agreement with First Street Development II, LLC regarding Balconies on First Street Building #3.

After Recording Return to:

City of St. Charles

2 E. Main St.

St. Charles, IL 60174

Prepared By:

City of St. Charles

2 E. Main St.

St. Charles, IL 60174

LICENSE AGREEMENT

This LICENSE AGREEMENT (hereinafter the "Agreement") is made and entered into as of this _____ day of 2018, by and between the City of St. Charles, an Illinois municipal Corporation, Kane and DuPage Counties, Illinois (hereinafter "City"), and First Street Development II, LLC, an Illinois limited liability company (hereinafter "Licensee"); the City and Licensee are sometimes hereinafter collectively referred to as the Parties ("Parties") or individually as the Party ("Party");

WITNESSETH:

WHEREAS, the City does maintain, occupy, operate and use property known as the First Street Riverwalk, Lot 5 of the Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision, recorded as Document No. 2016K053789, on October 4, 2016 ("City Property"), as illustrated on Exhibit "A", a part of which is immediately adjacent to Lot 3 in the Resubdivision of the Phase III First Street Redevelopment Subdivision; and

WHEREAS, Licensee owns part of Lot 3 of the Resubdivision of the Resubdivision of Phase III First Street Redevelopment Subdivision, recorded as Document No. 2016K053789, on October 4, 2016 ("Licensee Property"); as legally described in Exhibit "B", the ~~southerly~~, easterly and northerly property lines of which abut the City Property, as illustrated on Exhibit "A"; and

WHEREAS, Licensee has constructed a five story mixed use commercial and residential building on the Licensee Property, which includes balconies projecting from the second through fifth floors over the City Property ("Balcony Projections"), all pursuant to the City approved plans for and as illustrated on Exhibit "B"; and

NOW, THEREFORE, in consideration of the foregoing premises and of the covenants and conditions hereinafter contained, the adequacy and sufficiency of which the Parties hereto hereby stipulate, the Parties hereby agree as follows:

1. The Recitals hereinabove are hereby incorporated into and made a substantive part of this Agreement as though they were fully set forth in this Paragraph.

2. The City, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration paid to City, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Licensee, its successors, grantees and assigns, an irrevocable permanent and exclusive restricted license (hereinafter the "License") for the purpose of maintaining the Balcony Projections solely within the limited area above the City Property, pursuant to the City approved plans for and as illustrated on the attached Exhibit "BC," subject to the terms, conditions and limitations herein specified together with any exhibits attached hereto and incorporated herein by reference ("Encroachment").

3. Licensee must maintain the Balcony Projection in full compliance with the permit and all conditions contained herein or attached hereto by reference.

4. The Balcony Projections and the Encroachment shall not in any manner be expanded, added to or enlarged beyond ~~that over~~ the extent of the Balcony Projections and the Encroachment, as described herein and shown in Exhibit "BC."

5. The Balcony Projections and the Encroachment shall not in any manner be constructed, reconstructed, modified or improved without prior written consent of the City.

6. This Agreement shall automatically terminate in the event that any of the following occur: (a) the primary structure located on ~~Lot 3~~the Licensee Property is ever damaged or destroyed, to the extent that its value is less than 25% of its then fair market value; (b) if the Balcony Projections are ever removed and the encroachment is terminated for more than three (3) months; (c) this Agreement otherwise terminates pursuant to any other provision of this Agreement.

7. Licensee understands and agrees that the Balcony Projections attached to the building constructed on ~~Lot 3~~Licensee Property shall remain in good structural condition at all times and that the use and enjoyment of the City property shall not be compromised in any unsafe or adverse manner, including. Licensee agrees that use of all Balcony Projections shall comply with loading requirements specified by a licensed structural engineer, and Licensee shall promptly provide such documentation if requested by the City. The Licensee shall promptly restore or cause to be restored the Balcony Projections to a good state of repair and in a clean, safe, unobstructed and usable condition, at all times complying with all local codes and ordinances. Should repairs or maintenance be needed to the Balcony Projections or where it is attached to the building, Licensee shall perform such work within thirty (30) days of notification by the City. If the required work is not performed or completed to the City's satisfaction, the City shall have the right to terminate the Agreement or perform or complete such work. Licensee agrees to reimburse the City for performance of such work within thirty (30) days of invoice by the City. Non-payment of invoices shall constitute a lien against ~~Lot 3~~Licensee Property.

8. To the fullest extent permitted by law, Licensee hereby agrees to defend, indemnify and hold harmless the City, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, costs and expenses, specifically including but not limited to,

any claim or damages caused by or to the Balcony Projections or the Encroachment, any respective parts thereof located within the or attached to ~~Lot 3~~ Licensee Property or over the City property, by work performed by the City, or its agents, which may in anywise accrue against the City, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this Agreement by the Licensee, ~~their~~ its agents, invitees, employees, contractors or subcontractors, or which may in anywise result therefrom, except that arising out of the sole legal cause of the City, its agents or employees, the Licensee shall, at their own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents and employees, in any such action, the Licensee shall, at its own expense, satisfy and discharge the same. Upon completion and occupancy, the Licensee shall furnish to the City a certificate of insurance evidencing commercial general liability insurance with minimum limits of \$1,000,000.00 combined single limit per occurrence and \$3,000,000.00 general aggregate limits and otherwise reasonably satisfactory to the City. The insurance policy shall be expressly endorsed to include the City as an additional insured, Such certificate of insurance shall require the insurer(s) to provide not less than thirty (30) days advance written notice to the City in the event of any cancellation, nonrenewal or change in the policy limits, terms or conditions which would cause them to fail to meet the foregoing requirements. Such insurance shall be maintained during the term of the License.

9. The City shall have the right, in its sole and absolute discretion, to promulgate and enforce rules and regulations regarding the use of the Balcony Projections and Encroachment, to protect the health, safety and welfare of the public utilizing City Property. The Licensee will provide, at its expense (and the City shall have no obligation to provide or pay for), any and all improvements and/or modifications to the Balcony Projections and/or Encroachment to comply with this provision. The rules and regulations promulgated by the City shall not preclude hot tubs, outdoor grilling or placement of decorative plants on the balconies.

10. Except in the Encroachment, Licensee understands and agrees that various third party utility, telecommunication, and T.V. cable companies, including but not limited to NICOR and AT&T and their successors and assigns ("Utility Companies"), may have certain rights arising in the City Property, and that this Agreement does not in any way affect or diminish the ~~rights~~ rights of those Utility Companies. Licensee hereby acknowledges and agrees that the Utility Companies have no obligation or responsibility to Licensee or the Encroachment,

11. If this Agreement is terminated under any of the provisions contained herein, Licensee shall remove the Balcony Projections within the Encroachment within thirty (30) days of termination. If the required work is not performed or completed to the City's satisfaction, the City shall have the right to perform or complete such work. Licensee agrees to reimburse the City for performance of such work within thirty (30) days of invoice by the City. Non-payment of invoices shall constitute a lien against ~~Lot 3~~ Licensee Property.

12. The Encroachment ~~when installed does as constructed shall~~ not become a part of or an interest in the City property, the air rights above ~~it, and~~ below it or subterranean rights appurtenant thereto. ~~or the~~

~~underlying property.~~ This Agreement shall not be construed to grant any interest in realty or any other possessory interest beyond the irrevocable, permanent and exclusive license to the Licensee, as provided herein.

13. Licensee is responsible for the cost of installation, maintenance, and removal of such Balcony Projections in the Encroachment and is responsible for any damage caused to the City Property resulting from such installation, maintenance, and removal.

14. The terms of this Agreement are covenants running with ~~Lot 3~~ Licensee Property and shall inure to the benefit of, and be binding upon, the Parties hereto and their respective successors and assigns, including any future association for ~~Lot 3~~ Licensee Property and all owners of all or any portion of, or interest in, any of the properties covered hereby.

15. This Agreement may be enforced either at law or in equity, with the non-breaching Party entitled to injunctive relief and/or monetary damages. If any action for enforcement of this Agreement is brought, the non-prevailing Party in such action shall reimburse the prevailing Party for its attorneys' fees and related costs in such action.

16. Licensee shall not assign this Agreement or its rights and duties under this License, without the prior written consent of the City, which consent may be withheld in the City's sole and absolute discretion.

17. This Agreement may be modified or amended only by a written instrument executed by the Parties, or their respective permitted successors or assigns.

18. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this License, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated this ____ day of _____, 2018.

FIRST STREET DEVELOPMENT II, LLC
An Illinois limited liability company

By: _____

Subscribed and Sworn to me before this _____ day of _____, 2018.

NOTARY PUBLIC

CITY OF ST. CHARLES, a Municipal Corporation, Kane and
DuPage Counties, Illinois

By: _____
Mayor

ATTEST:

City Clerk

Exhibit A

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED THIS _____ DAY OF _____ A.D. 20____
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee) CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
DO HEREBY CERTIFY
THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE BOND
HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

RITA TUNGARE
DIRECTOR OF COMMUNITY DEVELOPMENT
DATED AT ST. CHARLES, ILLINOIS, THIS 29th DAY OF SEPTEMBER, A.D. 2016

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID
FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE
ANNEXED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED
PLAN.
GIVEN UNDER MY HAND AND SEAL AT GENEA, ILLINOIS
THIS 30th DAY OF OCTOBER, A.D. 2016
John A. Cunningham
COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS)
COUNTY OF KANE)
DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED
AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
Mark Horner
COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT ST. CHARLES, ILLINOIS, THIS 26th DAY OF Sept, A.D. 2016

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
APPROVED AND ACCEPTED THIS 27th DAY OF September, A.D. 2016
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS
Raymond P. Roan
MAYOR
ATTEST: Christine J. Jello
CITY CLERK

RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION

of

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST
HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH,
RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.



2016K053789
SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 10/20/16 11:55 AM
REC. FEE: \$1.00

PAGES: 2

RECORDERS CERTIFICATE

INSTRUMENT NO. 2016K053789
DATE FILED FOR RECORD IN THE RECORDERS OFFICE OF KANE COUNTY,
ILLINOIS, ON THE 4 DAY OF Oct., 2016
AT 11:55 O'CLOCK AM
RECORDED BY Sandy Wegman
RECORDERS OF DEEDS

CERTIFICATION CONCERNING DRAINAGE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE
CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH
SURFACE WATERS DRAINAGE WILL CHANGE, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION
AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS
A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH
UNNATURALLY ACQUIRED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO
ADJOINING PROPERTY RESULTING FROM THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 30th DAY OF September, 2016
R. Bony
REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

OWNER'S CERTIFICATE - Lots 2, 3, 4, 5

STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER OF THE LAND DESCRIBED IN THE
ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED
THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND
ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE
OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

Raymond P. Roan
Mayor, For the City of St. Charles
DATED THIS 27th DAY OF September, A.D. 2016

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, Tracy R. Conley, AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
Raymond P. Roan PERSONALLY KNOWN
TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED
AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES THEREIN SET FORTH.
GIVEN UNDER BY HAND AND NOTARIAL SEAL
THIS 27th DAY OF September, A.D. 2016 AT Kane Co.
ILLINOIS
Tracy R. Conley
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/24/2019



BLANKET UTILITY AND ACCESS EASEMENT PROVISIONS:

A BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND ITS
FRANCHISEES, OVER LOTS 1, 2, 3, 4 AND 5 (EXCLUSIVE OF BUILDINGS NOT INCLUDING THE OPEN CORRIDOR THEREWITH THAT WILL PASS
ON LOT 3) HEREIN PLATTED AND DESIGNATED AS "BLANKET UTILITY AND ACCESS EASEMENT" (OR SIMILAR DESIGNATION), TO
CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REPLACE, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND
DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING
WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES,
ELECTRICAL LINES, AND CABLE TELEVISION.

NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES AND APPROVES THAT
SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS
NON-INTERFERING ENCROACHMENT BY FENCES, GARDENS, SHRUBS, AND OTHER LANDSCAPING MATERIAL.

THE CITY AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET
FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY FENCES, TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS
DESIGNATED "BLANKET UTILITY AND ACCESS EASEMENT" "BLANKET" (OR SIMILAR DESIGNATION) WHICH ENCROACH ON ANY INTERFERE
WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REPLACE, MAINTENANCE AND OPERATION OF THE
UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THEREOF.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE
EASEMENT RIGHTS GRANTED HEREIN, SAID PARTIES SHALL MAKE SURFACE RESTORATION OR REPAIRS, INCLUDING BUT NOT LIMITED
TO THE FOLLOWING: REPAVING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS
DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN
ACCORDANCE WITH CITY STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY
SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION OR REPAIRS, INCLUDING BUT NOT LIMITED TO, PAVEMENT,
FENCES, LANDSCAPING MATERIALS, LAWN OR SHRUBBERY PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED FOLLOWING
MAINTENANCE, MOWING, MOWING, AND MAINTAIN ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO REMOVE ALL
EXCESS DEBRIS AND SPOILS AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SAID BLANKET UTILITY AND ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES ITS
SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING,
ENLARGING, REMOVING, CLEANING AND MAINTAINING ALL CONSTRUCTED IMPROVEMENTS LOCATED ON COMMON LOT 4, AND
WITH APPURTENANCES AND ACCESS THEREON AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS FOR
THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

INGRESS AND EGRESS EASEMENT

A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS/EGRESS PURPOSES, THAT RUNS WITH THE LAND IS HEREBY
RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 (OR ANY PARTS) THEREOF, IN, UPON, OVER AND
THROUGH THE INGRESS AND EGRESS EASEMENT ON LOT 4 AND ON THIS PLAT OF RESUBDIVISION HEREIN DRAWN, FOR THE
PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS OVER AND UPON LOT 4, INCLUDING BUT NOT LIMITED TO THE LOWER AND
GROUND LEVEL OF ANY STRUCTURE EVER LOCATED ON LOT 4, TO THE UNDERGROUND PARKING AREAS LOCATED ON LOT 1, LOT 2
SUCCESSORS OR ASSIGNS.

OWNER'S CERTIFICATE - Lot 1

STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER OF THE LAND DESCRIBED IN THE
ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED
THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND
ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE
OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

Robert J. Kotecki
Manager, First Street II - ALB Development, LLC
DATED THIS 27th DAY OF September, A.D. 2016

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, Tracy R. Conley, AS NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
Robert J. Kotecki PERSONALLY KNOWN
TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS
SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED
AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES THEREIN SET FORTH.
GIVEN UNDER BY HAND AND NOTARIAL SEAL
THIS 27th DAY OF September, A.D. 2016 AT Kane Co.
ILLINOIS
Tracy R. Conley
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/24/2019



Please Return the recorded Mylar to:
City of St. Charles
2 E Main Street
St. Charles, IL 60174

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS IS TO CERTIFY THAT I, RAUL N. MARCHESI, A LICENSED PROFESSIONAL LAND
SURVEYOR NO. 035-02461, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED PROPERTY
LOTS 1, 2, 3, 4 AND 5 IN THE RESUBDIVISION PHASE III FIRST STREET
REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF
SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE
THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.
GIVEN UNDER BY HAND AND SEAL AT ROSELLE, ILLINOIS, THIS
22ND DAY OF SEPTEMBER, A.D. 2016.
Robert J. Kotecki
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-02461
My Current License Expires September 30, 2018
RAUL N. MARCHESI
10 MONACO DRIVE
ROSELLE, ILLINOIS 60172
(815) 894-5555
FILE NO.: 05-14955

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE
LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST.
CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON
FLOOD INSURANCE RATE MAP, PANEL NO. 17089 C 025 H DATED AUGUST 2, 2009.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 034-02461

SHEET: 1 OF 2

PIN NO.: 09-27-378-001
09-27-378-002
09-27-378-003
09-24-127-001

ADDRESS: FIRST STREET
ST. CHARLES, ILLINOIS

ORDERED BY: CITY OF ST. CHARLES

PLAT OF SUBDIVISION
MARCHESI AND SONS, Inc.
land - marine - construction surveys
10 Monroe Drive
St. Charles, Illinois 60172
Phone: (618) 884-5555
Fax: (618) 884-5555

RESUBDIVISION OF THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION

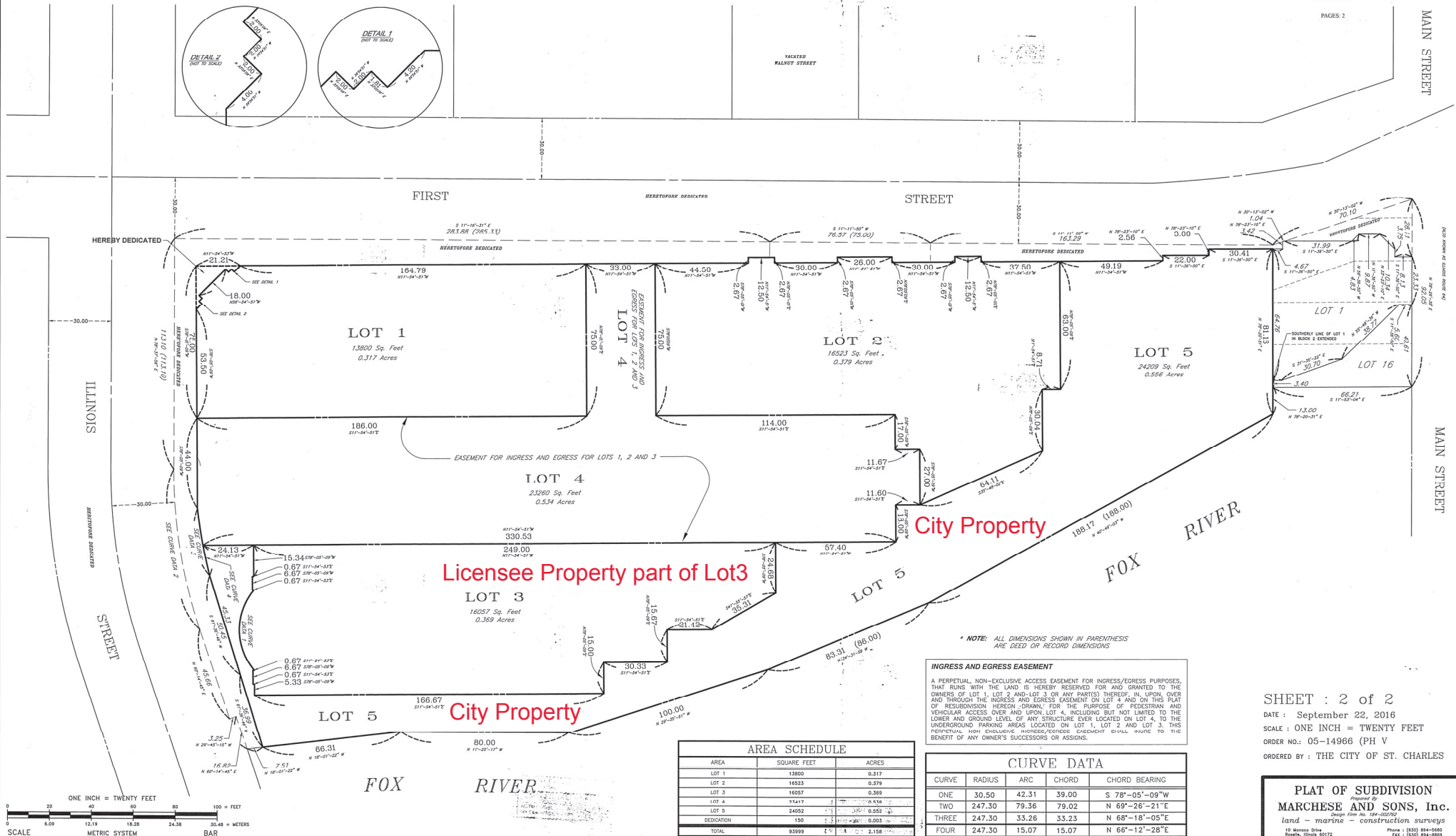
of

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

2016K053789

SANDY WEGMAN
RECORDER, KANE COUNTY, IL
RECORDED: 10/20/16 11:55 AM
REC.FEE: \$1.00

PAGES: 2



SHEET : 2 of 2

DATE : September 22, 2016

SCALE : ONE INCH = TWENTY FEET

ORDER NO.: 05-14966 (PH V)

ORDERED BY : THE CITY OF ST. CHARLES

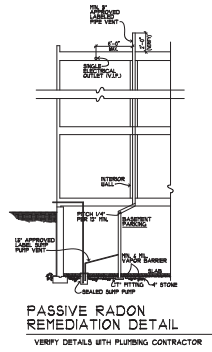
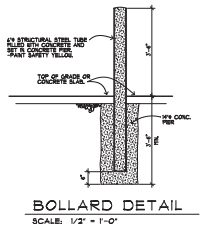
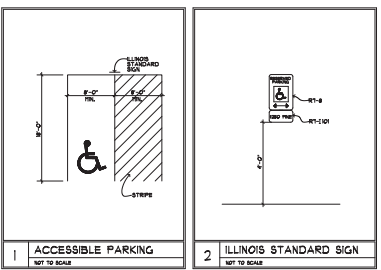
PLAT OF SUBDIVISION
MARCHESE AND SONS, Inc.

land - marine - construction surveys
10 Monroe Drive
Riverside, Illinois 60546
Phone : (630) 894-5680
Fax : (630) 894-8889

EXHIBIT B
LICENSEE PROPERTY

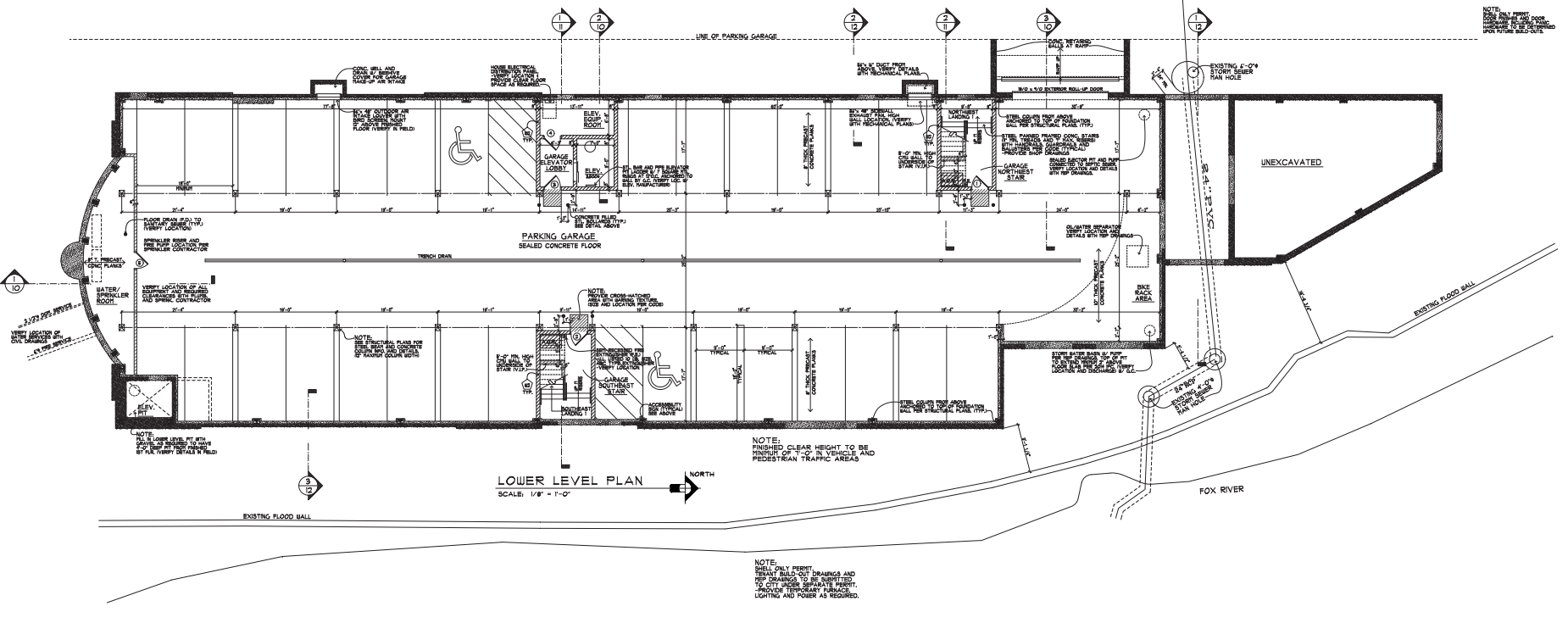
LOT THREE IN THE RESUBDIVISION OF THE RESUBDIVISION PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 14, 2016 AS DOCUMENT NO. 2016K056016, OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT THREE LYING ABOVE A VERTICAL PLANE OF 688.90 FT. (NAVD 88) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 79.00 FT. ; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 21.39 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 2.83 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 7.08 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 2.83 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 44.54 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 79.00 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 5.33 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 0.67 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 6.67 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 0.67 FT. TO A POINT OF CURVE IN THE SOUTH LINE OF SAID LOT 3; THENCE SOUTHWESTERLY 42.31 FEET ON THE SOUTHERLY LINE OF SAID LOT 3, BEING A CURVED LINE CONCAVED TO THE NORTH HAVING A RADIUS OF 30.50 FEET, WITH A CHORD DISTANCE OF 39.00 FT AND A CHORD BEARING OF SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 0.67 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 6.67 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 0.67 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 15.34 FT.; TO THE POINT OF BEGINNING,

Exhibit B



WALL TYPE KEY	
(A)	ELEVATOR
(B)	GARAGE LEVEL
(C)	INTERIOR WALL
(D)	EXTERIOR WALL
(E)	INTERIOR WALL

LOWER LEVEL & FIRST FLOOR DOOR SCHEDULE											
MARK	DOOR SIZE	SHT.	THK.	DOOR			FRAME			HOW SET	REMARKS
				TYPE	MATL.	FINISH	TYPE	MATL.	FINISH		
(1)	3'-0" x 7'-4"	A3									1/2 HR/CLOSER
(2)	3'-0" x 7'-4"	A3									1/2 HR/CLOSER
(3)	3'-0" x 7'-4"	A3									1/2 HR/CLOSER
(4)	3'-0" x 7'-4"	A3									1/2 HR/CLOSER
(5)	3'-0" x 7'-4"	A3									1/2 HR/CLOSER
(6)	3'-0" x 8'-0"	A3								PANIC	1/2 HR/CLOSER
(7)	3'-0" x 8'-0"	A3					PANIC			CLOSER	
(8)	3'-0" x 8'-0"	A3					PANIC			CLOSER	
(9)	3'-0" x 8'-0"	A3								CLOSER	
(10)	3'-0" x 8'-0"	A3								CLOSER	
(11)	3'-0" x 8'-0"	A3								PANIC	CLOSER
(12)	3'-0" x 8'-0"	A3									CLOSER
(13)	3'-0" x 8'-0"	A3									CLOSER
(14)	3'-0" x 8'-0"	A3									CLOSER
(15)	3'-0" x 8'-0"	A3									CLOSER
(16)	3'-0" x 8'-0"	A3								PANIC	CLOSER
(17)	3'-0" x 8'-0"	A3									CLOSER
(18)	3'-0" x 8'-0"	A3									CLOSER
(19)	3'-0" x 8'-0"	A3									CLOSER
(20)	3'-0" x 7'-0"	A3									1/2 HR/CLOSER
(21)	3'-0" x 7'-0"	A3									3/4 HR/CLOSER
(22)	3'-0" x 7'-0"	A3									3/4 HR/CLOSER
(23)	3'-0" x 7'-0"	A3									3/4 HR/CLOSER
(24)	3'-0" x 7'-0"	A3									1/2 HR/CLOSER



DEC. 22, 2016 - REVISED FOR CONSTRUCTION

STATE OF ILLINOIS
DESIGN PROFESSIONAL
REGISTRATION NUMBER
184,005,841

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:
FIRST STREET - BLDG. 3
ST. CHARLES, ILLINOIS 60184
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisions:
1. 11/22/2016: REVISED PER CITY COMMENTS
2. 11/22/2016: REVISED PER CITY COMMENTS
3. 11/22/2016: REVISED PER CITY COMMENTS
4. 11/22/2016: REVISED PER CITY COMMENTS
5. 11/22/2016: REVISED PER CITY COMMENTS
6. 11/22/2016: REVISED PER CITY COMMENTS
7. 11/22/2016: REVISED PER CITY COMMENTS
8. 11/22/2016: REVISED PER CITY COMMENTS
9. 11/22/2016: REVISED PER CITY COMMENTS
10. 11/22/2016: REVISED PER CITY COMMENTS
11. 11/22/2016: REVISED PER CITY COMMENTS
12. 11/22/2016: REVISED PER CITY COMMENTS
13. 11/22/2016: REVISED PER CITY COMMENTS
14. 11/22/2016: REVISED PER CITY COMMENTS
15. 11/22/2016: REVISED PER CITY COMMENTS
16. 11/22/2016: REVISED PER CITY COMMENTS
17. 11/22/2016: REVISED PER CITY COMMENTS
18. 11/22/2016: REVISED PER CITY COMMENTS
19. 11/22/2016: REVISED PER CITY COMMENTS
20. 11/22/2016: REVISED PER CITY COMMENTS
21. 11/22/2016: REVISED PER CITY COMMENTS
22. 11/22/2016: REVISED PER CITY COMMENTS
23. 11/22/2016: REVISED PER CITY COMMENTS
24. 11/22/2016: REVISED PER CITY COMMENTS
25. 11/22/2016: REVISED PER CITY COMMENTS
26. 11/22/2016: REVISED PER CITY COMMENTS
27. 11/22/2016: REVISED PER CITY COMMENTS
28. 11/22/2016: REVISED PER CITY COMMENTS
29. 11/22/2016: REVISED PER CITY COMMENTS
30. 11/22/2016: REVISED PER CITY COMMENTS
31. 11/22/2016: REVISED PER CITY COMMENTS
32. 11/22/2016: REVISED PER CITY COMMENTS
33. 11/22/2016: REVISED PER CITY COMMENTS
34. 11/22/2016: REVISED PER CITY COMMENTS
35. 11/22/2016: REVISED PER CITY COMMENTS
36. 11/22/2016: REVISED PER CITY COMMENTS
37. 11/22/2016: REVISED PER CITY COMMENTS
38. 11/22/2016: REVISED PER CITY COMMENTS
39. 11/22/2016: REVISED PER CITY COMMENTS
40. 11/22/2016: REVISED PER CITY COMMENTS
41. 11/22/2016: REVISED PER CITY COMMENTS
42. 11/22/2016: REVISED PER CITY COMMENTS
43. 11/22/2016: REVISED PER CITY COMMENTS
44. 11/22/2016: REVISED PER CITY COMMENTS
45. 11/22/2016: REVISED PER CITY COMMENTS
46. 11/22/2016: REVISED PER CITY COMMENTS
47. 11/22/2016: REVISED PER CITY COMMENTS
48. 11/22/2016: REVISED PER CITY COMMENTS
49. 11/22/2016: REVISED PER CITY COMMENTS
50. 11/22/2016: REVISED PER CITY COMMENTS
51. 11/22/2016: REVISED PER CITY COMMENTS
52. 11/22/2016: REVISED PER CITY COMMENTS
53. 11/22/2016: REVISED PER CITY COMMENTS
54. 11/22/2016: REVISED PER CITY COMMENTS
55. 11/22/2016: REVISED PER CITY COMMENTS
56. 11/22/2016: REVISED PER CITY COMMENTS
57. 11/22/2016: REVISED PER CITY COMMENTS
58. 11/22/2016: REVISED PER CITY COMMENTS
59. 11/22/2016: REVISED PER CITY COMMENTS
60. 11/22/2016: REVISED PER CITY COMMENTS
61. 11/22/2016: REVISED PER CITY COMMENTS
62. 11/22/2016: REVISED PER CITY COMMENTS
63. 11/22/2016: REVISED PER CITY COMMENTS
64. 11/22/2016: REVISED PER CITY COMMENTS
65. 11/22/2016: REVISED PER CITY COMMENTS
66. 11/22/2016: REVISED PER CITY COMMENTS
67. 11/22/2016: REVISED PER CITY COMMENTS
68. 11/22/2016: REVISED PER CITY COMMENTS
69. 11/22/2016: REVISED PER CITY COMMENTS
70. 11/22/2016: REVISED PER CITY COMMENTS
71. 11/22/2016: REVISED PER CITY COMMENTS
72. 11/22/2016: REVISED PER CITY COMMENTS
73. 11/22/2016: REVISED PER CITY COMMENTS
74. 11/22/2016: REVISED PER CITY COMMENTS
75. 11/22/2016: REVISED PER CITY COMMENTS
76. 11/22/2016: REVISED PER CITY COMMENTS
77. 11/22/2016: REVISED PER CITY COMMENTS
78. 11/22/2016: REVISED PER CITY COMMENTS
79. 11/22/2016: REVISED PER CITY COMMENTS
80. 11/22/2016: REVISED PER CITY COMMENTS
81. 11/22/2016: REVISED PER CITY COMMENTS
82. 11/22/2016: REVISED PER CITY COMMENTS
83. 11/22/2016: REVISED PER CITY COMMENTS
84. 11/22/2016: REVISED PER CITY COMMENTS
85. 11/22/2016: REVISED PER CITY COMMENTS
86. 11/22/2016: REVISED PER CITY COMMENTS
87. 11/22/2016: REVISED PER CITY COMMENTS
88. 11/22/2016: REVISED PER CITY COMMENTS
89. 11/22/2016: REVISED PER CITY COMMENTS
90. 11/22/2016: REVISED PER CITY COMMENTS
91. 11/22/2016: REVISED PER CITY COMMENTS
92. 11/22/2016: REVISED PER CITY COMMENTS
93. 11/22/2016: REVISED PER CITY COMMENTS
94. 11/22/2016: REVISED PER CITY COMMENTS
95. 11/22/2016: REVISED PER CITY COMMENTS
96. 11/22/2016: REVISED PER CITY COMMENTS
97. 11/22/2016: REVISED PER CITY COMMENTS
98. 11/22/2016: REVISED PER CITY COMMENTS
99. 11/22/2016: REVISED PER CITY COMMENTS
100. 11/22/2016: REVISED PER CITY COMMENTS

Commission: 2505
Issue Date: 8-8-2014
Drawn By: GDS
LOWER LEVEL
PARKING PLAN

Sheet:
A2
of 12

Identified locations of Balcony Projections

2015 INTERNATIONAL ENERGY CONSERVATION CODE:

[illegible]

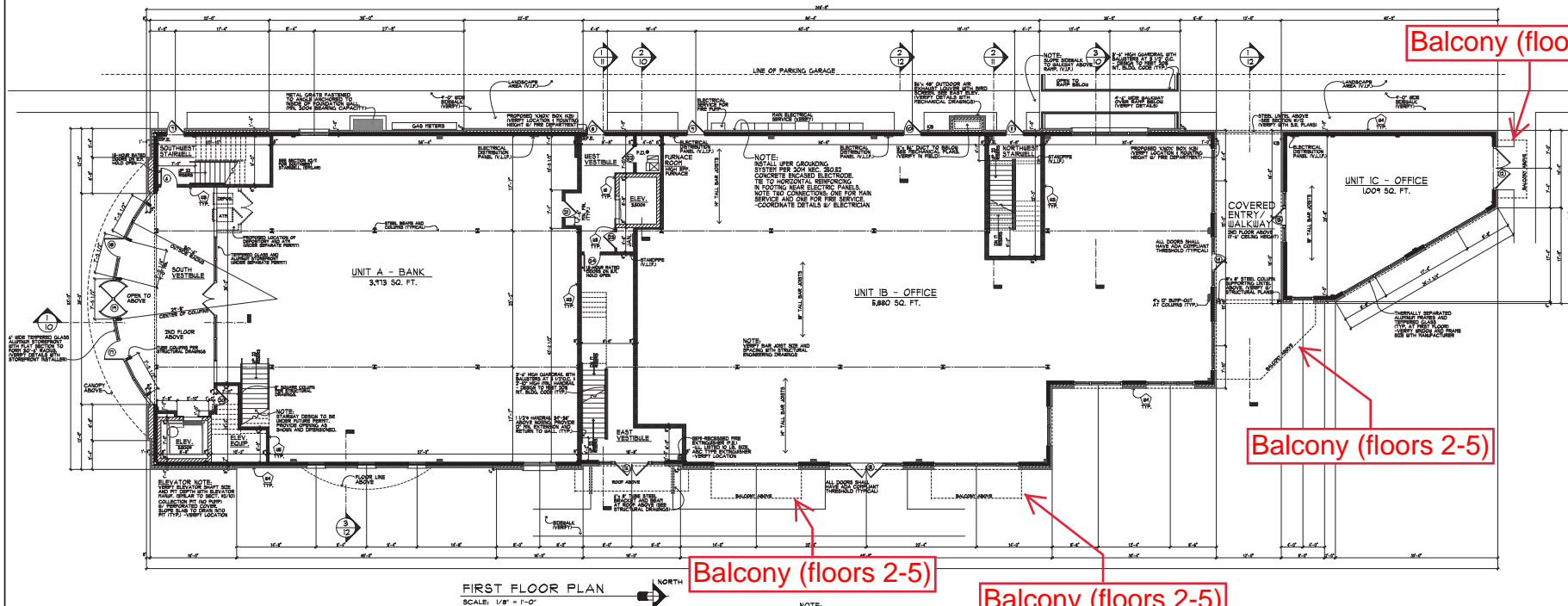
FIRST FLOOR SQUARE FOOTAGE

GROSS SQUARE FOOTAGE:	#3,012 S.F.
UNIT A - BANK:	#3,112 S.F.
UNIT IB - OFFICE:	#5,880 S.F.
UNIT IC - OFFICE:	#1,004 S.F.
NORTHWEST VESTIBULE:	#244 S.F.
WEST VESTIBULE:	#340 S.F.
EAST VESTIBULE:	#471 S.F.
SOUTH VESTIBULE:	#178 S.F.

NOTE:
SQUARE FOOTAGE IS CALCULATED
FROM OUTSIDE OF EXTERIOR WALLS
AND CENTER OF DEMISING WALLS.

WALL TYPE KEY

	ELEVATOR	6" OF OR CONC. BLK. BY REINFORCING PER STRUCTURAL PLANS 1/2 HOUR RATED GLZ. WITH 1 LAYER 6# TYPE 2 REINFORCING QTY. GLZ. TO BE 1/2" MIN. THICKNESS
	GARAGE LEVEL	6" OF OR CONC. BLK. BY REINFORCING PER STRUCTURAL PLANS 1/2 HOUR RATED GLZ.
	HINGED BALL AT STAMINAL	6" HOODED OR IF HOODED NOT SHOWN A/C/C. WITH 1 LAYER 6# TYPE 2 REINFORCING QTY. GLZ. TO BE 1/2" MIN. THICKNESS
	EXTERIOR BALL	6" HOODED OR IF HOODED NOT SHOWN A/C/C. WITH 1 LAYER 6# TYPE 2 REINFORCING QTY. GLZ. TO BE 1/2" MIN. THICKNESS
	INTERIOR BALL	6" HOODED OR IF HOODED NOT SHOWN A/C/C. WITH 1 LAYER 6# TYPE 2 REINFORCING QTY. GLZ. TO BE 1/2" MIN. THICKNESS



Balcony (floors 2-5)

Balcony (floors 2-5)

Balcony (floors 2-5)

Balcony (floors 2-5)

5) REVISED FOR CONSTRUCTION

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:
FIRST STREET - BLDG. 3

BLDG. 3

Revisions:

OWNER/CLIENT

REV. 0-22-2011

[illegible]

© 1997 BY MARSHALL ARCHITECTS
ALL RIGHTS RESERVED

	100	200	300	400	500	600	700	800	900	1000
--	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

Issue Date: 8-8-2014

Dreun Bg: CDZ

PLAN

10

Sheet:

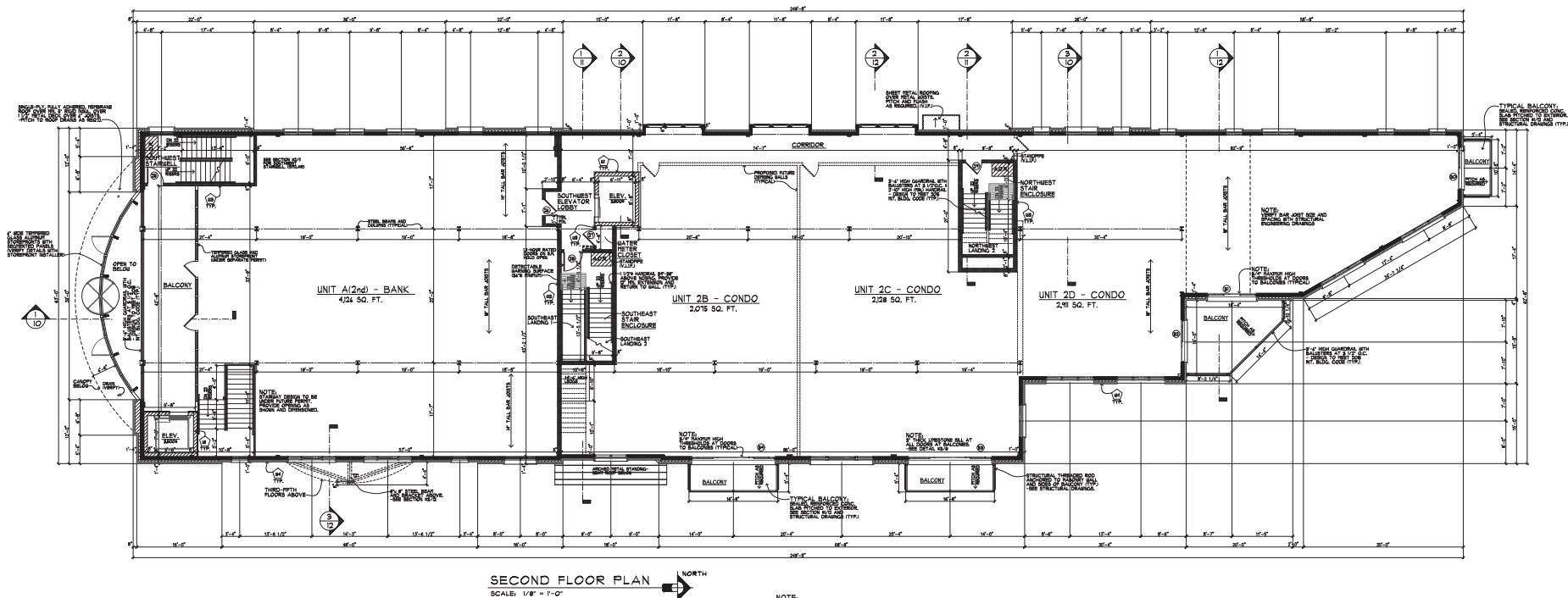
“

Ad

of: 12

GROSS SQUARE FOOTAGE:	#2,542 S.F.
UNIT A - BANK:	#548 S.F.
UNIT 3B - CONDO:	#2,015 S.F.
UNIT 3C - CONDO:	#2,228 S.F.
UNIT 3D - CONDO:	#2,911 S.F.
NORTHWEST STAIR:	#21 S.F.
ELEVATOR CORRIDOR:	#816 S.F.
SOUTHEAST STAIR:	#220 S.F.

NOTE:
SQUARE FOOTAGE IS CALCULATED
FROM OUTSIDE OF EXTERIOR WALLS
AND CENTER OF DEMISING WALLS.

[illegible][illegible]

NOTE:
SHELL ONLY PERMIT.
TENANT BUILD-OUT DRAWINGS AND
MEP DRAWINGS TO BE SUBMITTED
TO CITY UNDER SEPARATE PERMIT
-PROVIDE TEMPORARY FURNACE,
LIGHTING AND POWER AS REQUIRED

DEC. 22, 2016 - REVISED FOR CONSTRUCTION

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:
FIRST STREET - BLDG. 3

BLDG. 3

Revisions:

OWNER/CLIENT	
--------------	--

[illegible]

Copyright 2006

Commission: 2505

1448 U.S. 8-8-204

SECOND FLOOR
PLAN

10

Sheet:

A24

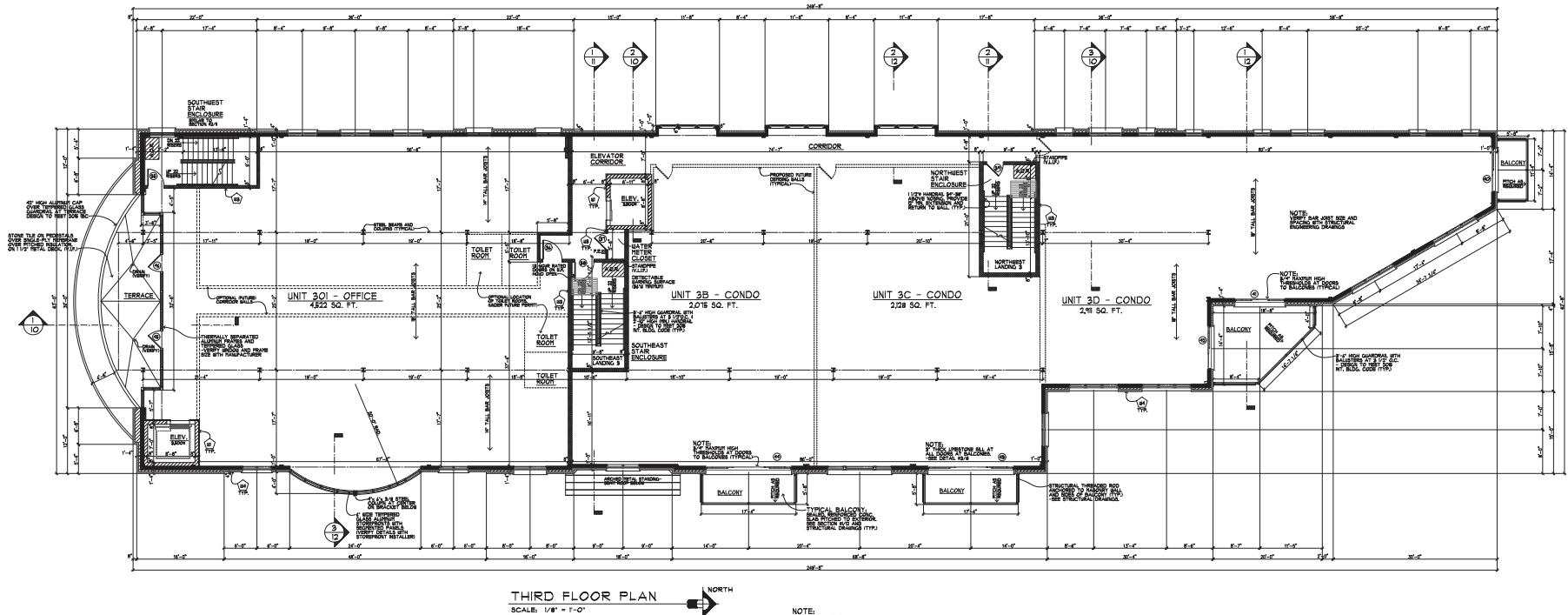
af: 12

THIRD FLOOR SQUARE FOOTAGE

GROSS SQUARE FOOTAGE:	119,874 S.F.
UNIT 301 - OFFICE:	54,822 S.F.
UNIT 301 - TERRACE:	138 S.F.
UNIT 3B - CONDO:	13,078 S.F.
UNIT 3C - CONDO:	13,128 S.F.
UNIT 3D - CONDO:	12,411 S.F.
NORTHWEST STAIR:	121 S.F.
ELEVATOR CORRIDOR:	1840 S.F.
SOUTHEAST STAIR:	1301 S.F.
SOUTHWEST STAIR & SOUTH ELEVATOR:	1381 S.F.

NOTE:
SQUARE FOOTAGE IS CALCULATED
FROM OUTSIDE OF EXTERIOR WALLS
AND CENTER OF SERVING WALLS.

WALL TYPE KEY	
	ELEVATOR
	GARAGE LEVEL
	STAIRWELL
	EXTERIOR WALL
	INTERIOR WALL



NOTE:
REVIEW ONLY PERMIT
DRAWING. BUILD-OUT DRAWINGS AND
REVISIONS TO BE SUBMITTED
TO CITY UNDER SEPARATE PERMIT.
PROVIDE TYPICAL DETAILS.
LIGHTING AND POWER AS REQUIRED.

DEC. 22, 2016 - REVISED FOR CONSTRUCTION

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:
FIRST STREET - BLDG. 3

ST. CHARLES, ILLINOIS 60184
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisions:

OWNER/CLIENT
REV. 0-25-2016

Commission: 2502
Issue Date: 8-8-2014
Drawn By: CDS
THIRD FLOOR
PLAN

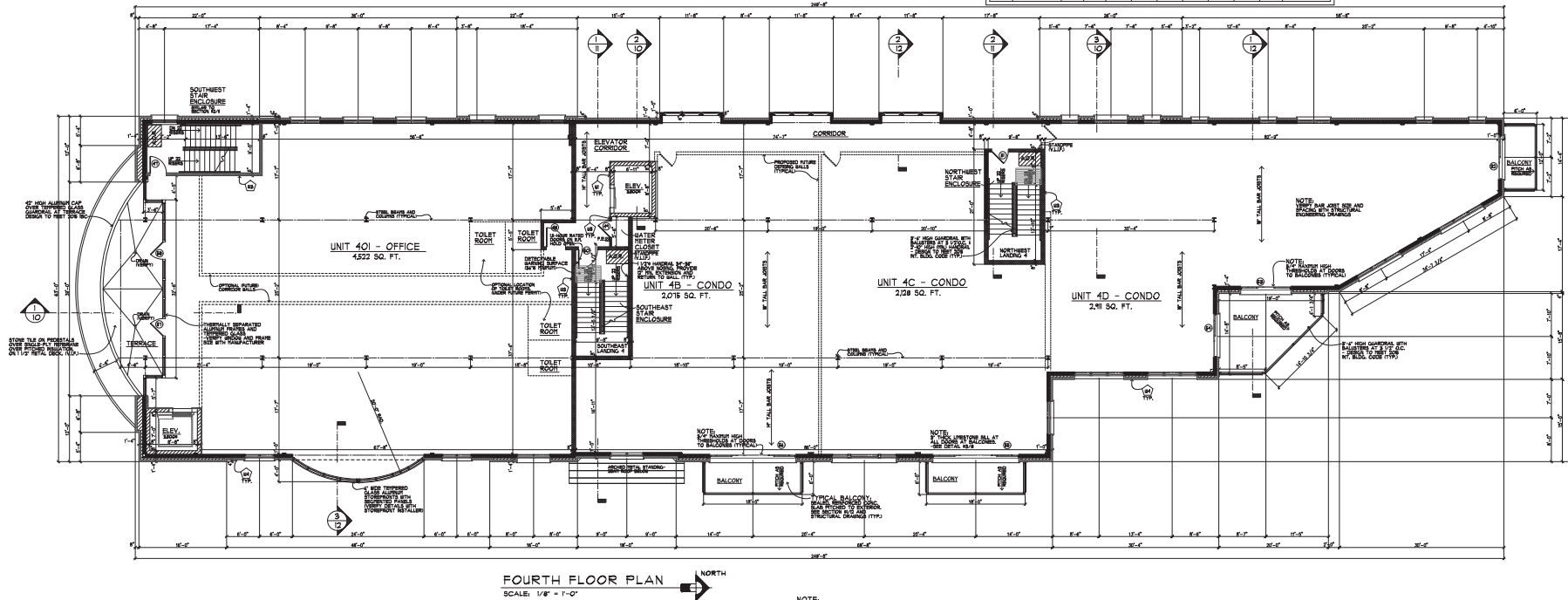
Sheet:

A5
of 12

GROSS SQUARE FOOTAGE:	10,574 S.F.
UNIT 401 - OFFICE:	14,522 S.F.
UNIT 401 - TERRACE:	1,931 S.F.
UNIT 4B - CONDO:	12,015 S.F.
UNIT 4C - CONDO:	12,228 S.F.
UNIT 4D - CONDO:	12,411 S.F.
NORTHEAST STAIR:	1,221 S.F.
ELEVATOR CORRIDOR:	1,640 S.F.
SOUTHEAST STAIR:	1,207 S.F.
SOUTHWEST STAIR & SOUTH ELEVATOR:	1,351 S.F.

NOTE:
SQUARE FOOTAGE IS CALCULATED
FROM OUTSIDE OF EXTERIOR WALLS
AND CENTER OF DEMISING WALLS.

FOURTH & FIFTH FLOOR DOOR SCHEDULE								
MARK	DOOR SIZE	SHT.	DOOR		FRAME		HDB SET	REMARKS
			TYPE	MATL.	FINISH	TYPE		
④	3'-0" x 8'-0"	A6				1/2 HR/CLOS		
⑤	3'-0" x 8'-0"	A6				3/4 HR/CLOS		
⑥	3'-0" x 7'-0"	A6				1/2 HR/CLOS		
⑦	3'-0" x 7'-0"	A6				1/2 HR/CLOS		PANIC
⑧	3'-0" x 7'-0"	A6				SLDNG PATH		PANIC
⑨	4'-0" x 8'-0"	A6				SLDNG PATH		
⑩	8'-0" x 8'-0"	A6				SLDNG PATH		
⑪	6'-0" x 8'-0"	A6				SLDNG PATH		
⑫	6'-0" x 8'-0"	A6				SLDNG PATH		
⑬	3'-0" x 8'-0"	A6				CLOSUR		
⑭	3'-0" x 8'-0"	A6				CLOSUR		
⑮	3'-0" x 7'-0"	A1				3/4 HR/CLOS		
⑯	3'-0" x 7'-0"	A1				1/2 HR/CLOS		PANIC
⑰	3'-0" x 7'-0"	A1				1/2 HR/CLOS		PANIC
⑱	6'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
⑲	6'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
⑳	6'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉑	6'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉒	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉓	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉔	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉕	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉖	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉗	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉘	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉙	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉚	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉛	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉜	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉝	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉞	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
㉟	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
①	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
②	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
③	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH
④	3'-0" x 8'-0"	A1				SLDNG PATH		SLDNG PATH

[illegible]

NOTE:
SHELL ONLY PERMIT.
TENANT BUILD-OUT DRAWINGS AND
MEP DRAWINGS TO BE SUBMITTED
TO CITY UNDER SEPARATE PERMIT.
-PROVIDE TEMPORARY FURNACE,
LIGHTING AND POWER AS REQUIRED

DEC. 22, 2016 - REVISED FOR CONSTRUCTION

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:
FIRST STREET - BLDG. 3

ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC

REVISED: 12/22/2015

BLDG. 3

Revisions:

OWNER/CLIENT
REV. 2-23-2016

© COPYRIGHT 2001
BY MARSHALL ARCHITECTS

Copyright © 2005

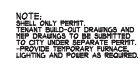
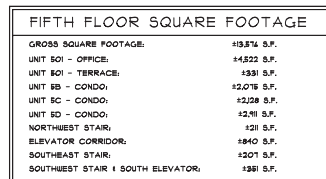
Issue Date: 8-8-2014

Drawn By: CDZ
FOURTH FLOOR
PLAN

Sheet:

AB

of: 12



DEC. 22, 2016 - REVISED FOR CONSTRUCTION

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:

FIRST STREET - BLDG. 3

ST. CHARLES, ILLINOIS 60174

BLDG. 3

Revisions:

OWNER/CLIENT

REV. 6-22-20

[illegible]

© 1998 BY MARSHALL ARCHITECTS
ALL RIGHTS RESERVED

[illegible]

Issue Date: 8-8-20

Dreun B_g: CD:

6 ROOF PLAN

114

Sheet:

1

44

at 12

DEC. 22, 2016 - REVISED FOR CONSTRUCTION



STATE OF ILLINOIS
CONTRACTOR
REGISTRATION NUMBER 044002461

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:

FIRST STREET - BLDG. 3

ST. CHARLES, ILLINOIS 60614

FIRST STREET DEVELOPMENT, LLC

NOTED: 12/22/2016

BLDG. 3

Revisions:

1	OWNER/CLIENT	05-23-2016

Commission: 2500E

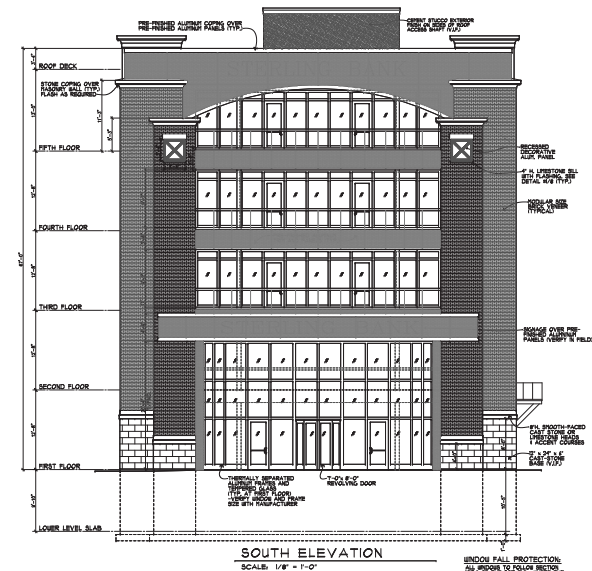
Issue Date: 8-8-2016

Drawn By: COZ

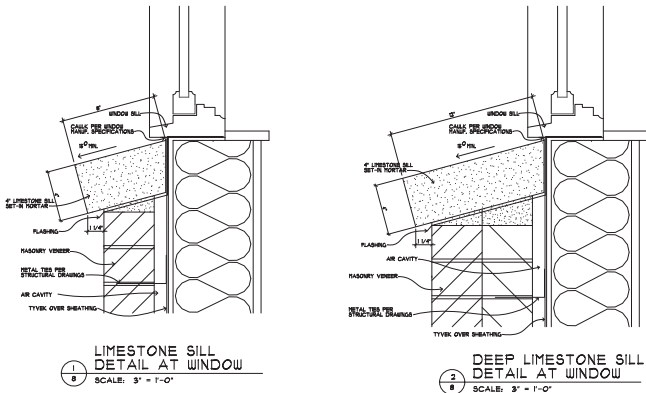
South and East Elevations

Sheet:

A8
of 9



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



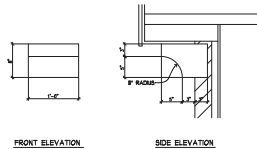
NOTE:
WINDOWS ARE WEATHER SHIELD WINDOWS (W.D.)
VERIFY AVAIL. SIZES BY MANUFACTURER. UPDATES AS REQUIRED.
VERIFY WINDOW MANUFACTURER'S (W.D.) PATTERN BY OWNER AND
INSTALL PER MANUFACTURER'S SPECIFICATIONS.
CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS
GLAZED PENETRATION TO PROVIDE A MAXIMUM
5% FACTOR PER 2001 ICC
3/8\"/>

NOTE:
INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR
WEATHERPROOF EXTERIOR - ALL FLASHING INSTALLATION
TO FOLLOW DETAILS FROM SHEET METAL & AIR
CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC.
ARCHITECTURAL SHEET METAL MANUAL, TOP OF FLASHING
TO BE INSTALLED UNDER TYPICAL.

NOTE:
ALL MASONRY DETAILS TO FOLLOW RECOMMENDED
PRACTICES BY THE MASONRY ADVISORY COUNCIL
SEMI-ANNUAL CONSTRUCTION PRACTICES, 2015, AND
EXPANSION CONTRACTING UNITS, 2015, AND
MASONRY MORTAR, STONE & CONCRETE AT PARAPET
DALLS AS REQUIRED FOR WEATHERPROOF.



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



SMOOTH LIMESTONE
BRACKET DETAIL
SCALE: 1" = 1'-0"

NOTE:
WINDOWS ARE WEATHER SHIELD WINDOWS (UNO)
VERIFY AVAIL. SIZES BY OWNER - UPGRADERS AS REQUIRED.
VERIFY WINDOW MANUFACTURER'S PATTERN BY OWNER AND
INSTALL PER MANUFACTURER'S SPECIFICATIONS.
CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS
GLAZED PENETRATION TO PROVIDE A MAXIMUM
U-FACTOR PER 2009 IECC
3/8" FIXED PENETRATION
1/2" OPERABLE PENETRATION
T = FULLY TEMPERED GLASS

NOTE:
INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR
WEATHERTIGHT EXTERIOR - ALL FLASHING INSTALLATION
TO FOLLOW DETAILS FROM SHEET METAL & AIR
CONDITIONING CONTRACTORS NATIONAL ASSOCIATION INC.
ARCHITECTURAL SHEET METAL MANUAL. TOP OF FLASHING
TO BE INSTALLED UNDER TILE.

NOTE:
ALL MASONRY DETAILS TO FOLLOW RECOMMENDED
PRACTICES BY THE MASONRY ADVISORY COUNCIL
SEMI-ANNUAL CONSTRUCTION INCLUDING FLASHING, TIES, AND
EXPANSION JOINTS. MORTAR, STONE & SEAL
MASONRY MORTAR STONE 1 CEMENT AT PARAPET
DALLS AS REQUIRED FOR WEATHERTIGHT FINISH.



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



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

DEC. 22, 2016 - REVISED FOR CONSTRUCTION



STATE OF ILLINOIS
DESIGN PROFESSIONAL
REGISTRATION NUMBER
04002481

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:
FIRST STREET - BLDG. 3
ST. CHARLES, ILLINOIS 60614
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisions:
OWNER/CLIENT
DATE: 5-22-2014

Commission: 2500
Issue Date: 5-2-2014
Drawn By: CDZ
North and West
Elevations

Sheet:
A9
of 9



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4d

Title:

Recommendation to Approve an Amendment to Title 15 of the City Code Pertaining to Recording Fees for Structures in Drainage/Utility Easements

Presenter:

Rita Tungare, Director of Community & Economic Development
Bob Vann, Building and Code Enforcement Division Manager

Meeting: Planning & Development Committee

Date: November 12, 2018

Proposed Cost: \$N/A

Budgeted Amount: \$

Not Budgeted: ☐

Executive Summary (if not budgeted please explain):

Permit applications to place structures within recorded easements (i.e. drainage/utility) are required by the City to have a "Release and Indemnity Agreement" recorded with the Kane/DuPage County Recorder of Deeds. The current fee collected by the Recorder's Office for the recording of this document is \$47.00. For the convenience of the applicant, the Building and Code Enforcement Office collects this fee and then has the Agreement recorded. Our office was advised by the Kane County Recorder's Office that effective on December 1st, 2018 the recording fee for these Agreements will be increased to the amount of \$52.00

Staff recommends amending the ordinance language in Title 15 Building & Construction, Chapters 15.101 Administration, Enforcement, Fees and Penalties, Section 15.101.150 Permit and Inspection Fees, Item 5 Miscellaneous Permits to reflect the updated fees.

Paragraph g "Fences", Item i, for the time frame of January 1, 2019 to December 31, 2019 and January 1, 2020 to December 31, 2020 to amend the current language of "plus a recording fee of forty-seven (\$47.00) dollars" to read as follows:

"plus the current Kane/DuPage County Recorder of Deeds Recording fee in effect at time of permit application". (Due at time of submittal)

And Paragraph k "Lawn Sprinklers", If the sprinkler heads are located in the right-of-way a recording fee of forty-seven (\$47.00) dollars (Due at the time of submittal) is amended to read as follows:

"If the sprinkler heads are located the right-of-way a current Kane/DuPage County Recorders of Deeds recording fee in effect at time of permit application". (Due at time of submittal)

Attachments (please list):

- Draft copy of ordinance amending Title 15
- Copy of fee schedule for Kane County Recorder that will be effect as of December 1, 2018
- Copy of the fee schedule for DuPage County Recorder

Recommendation/Suggested Action (briefly explain):

Staff recommends approval of the amendment to Title 15 of the City Code pertaining to recording fees for drainage/utility easements

City of St. Charles
Ordinance No. _____

**An Ordinance Amending Title 15 of the St Charles Municipal Code, Entitled
“Building Construction”, Chapter 15.101 Administration, Enforcement, Fees,
and Penalties, Section 15.101.150 “Permit and Inspection Fees”**

WHEREAS, the City Council of the City of St. Charles hereby finds that it is in the City’s best interest to update current recording fees charged by Kane/DuPage County Recorders of Deeds; and

WHEREAS, to provide assistance to applicants of permits for the recording of Release and Indemnity Agreements; and

WHEREAS, to maintain a current and efficient process when cost adjustments are mandated by the Recorder of Deeds Office;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Building and Construction”, Chapter 15.101 “Administration, Enforcement, Fees, and Penalties”, Section 15.101.150 “Permit and Inspection Fees”, be amended as follows:

B. Building Permit Fees

Item 5 “Miscellaneous Permits”

Paragraph g “Fences”, Item i, is amended to read as follows:

- g. Fences: (Excluding arbors and decorative landscape fences outside of easements and not more than 30 inches in height)

January 1, 2018 to December 31, 2018

Fences: (Excluding arbors and decorative landscape fences outside of easements and not more than 30 inches in height)

- i. Base fee: seventy (\$70.00) dollars plus the current Kane/DuPage County Recorders of Deeds Recording Fee in effect at time of permit application, if applicable for lots with fences in the easements. (Due at the time of submittal)
- ii. Partial Fence Installation – Repair and requires no recording fee - thirty (\$30.00) dollars (Due at the time of submittal)

January 1, 2019 to December 31, 2019

Fences: (Excluding arbors and decorative landscape fences outside of easements and not more than 30 inches in height)

- i. Base fee: eighty (\$80.00) dollars plus the current Kane/DuPage County Records of Deeds Recording Fee in effect at time of permit application, if applicable for lots with fences in the easements. (Due at the time of submittal)
- ii. Partial Fence Installation – Repair and requires no recording fee -thirty (\$30.00) dollars (Due at the time of submittal)

January 1, 2020 and thereafter

Fences: (Excluding arbors and decorative landscape fences outside of easements and not more than 30-inches in height)

- i. Base fee: eighty five (\$85.00) dollars plus the current Kane/DuPage County Records of Deeds Recording Fee in effect at time of permit application, if applicable for lots with fences in the easements. (Due at the time of submittal)
- ii. Partial Fence Installation – Repair and requires no recording fee -thirty (\$30.00) dollars (Due at the time of submittal)

Paragraph k “Lawn Sprinklers”, is amended to read as follows:

k. Lawn sprinklers:

Base fee: one hundred fifteen (\$115.00) dollars (Due at the time of submittal)

If the sprinkler heads are located the right-of-way a current Kane/DuPage County Records of Deeds recording fee in effect at time of permit application. (Due at time of submittal)

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage in accordance with law and this ordinance is authorized to be printed or published in book or pamphlet form by the authority of the City Council.

Presented to the City Council of the City of St. Charles, Illinois this ____ day of

_____, 2018.

Ordinance No. _____

Passed by the City Council of the City of St. Charles, Illinois this ____ day of _____, 2018.

Approved by the Mayor of the City of St. Charles, Illinois this ____ day of _____, 2018.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____
Nays: _____
Abstain: _____
Absent: _____

Approved as to Form:

City Attorney

Date: _____

SANDY WEGMAN
RECORDER
719 S BATAVIA AVE., BLDG C
GENEVA, IL 60134

630-232-5935
wegmansandy@kanecountyrecorder.net

KANE COUNTY PRICE SCHEDULE
(PREDICTABLE FEE)
EFFECTIVE 12/1/2018
55 ILCS 5/3-5018.1

STANDARD DOCUMENTS

Real Estate Related Documents	\$62.00
Non Real Estate Related Documents	\$52.00

NON-STANDARD DOCUMENTS

Plats & Delineations governed by the Plat Act (Exempt from Standard Forms Legislation)

Plat (Subdivision, Townhouse, etc.)	\$90.00
- Each Additional Page	\$1.00
Plat of Survey (single page, 11" x 17", no more than two lots or parcels)	\$62.00

Plats Governed by the Condominium Act

Declaration and Plat are recorded as one instrument, Document priced as above.

Map is \$50 for 1st page, \$1 for each additional page.

	\$112.00
--	----------

UCC Financing Statement	\$60.00
UCC Termination	\$45.00

NON-CONFORMING DOCUMENTS	\$84.00
---------------------------------	---------

More than 5 parcel numbers
More than 5 referenced document numbers

MILITARY DISCHARGE - DD214	NO CHARGE
-----------------------------------	-----------

includes 4 certified copies

PHOTO COPIES (per page)	\$1.00
--------------------------------	--------

CERTIFIED COPIES

First 4 pages	\$52.00
Each additional page	\$1.00

PLAT COPIES

First page	\$5.00
Each additional page	\$2.00

FAX

First page	\$5.00
Each additional page	\$1.00

Cash or check made payable to:
Kane County Recorder

Overages on checks shall not be
returned.

Recording Fee Schedule

Fees subject to change without notice.

Deeds, Mortgages, Releases/Satisfactions, Etc.

Documents related to property (includes parcel number and/or legal description)

First four (4) pages	\$40.00
Each additional page	\$1.00
Each additional document number therein noted	\$1.00

Judgments, Corporation Papers, Releases/Satisfactions, Etc.

Documents unrelated to property (does not include parcel number or legal description)

First four (4) pages	\$30.00
Each additional page	\$1.00

Non-Standard Documents

Documents non-conforming to our requirements (not on 8 ½ x 11 paper)

First four (4) pages	\$52.00
Each additional page	\$2.00

Military Discharge

Recording	No Charge
First copy	No Charge
Each additional copy	\$1.25

Copies

Per page	\$0.50
Certification	\$5.00

Faxed Copies

Per Page	\$0.50
----------	--------

Payment

Required at the time of recording.

Credit Card	Visa, MasterCard, Discover, UnionPay
Check (no starter checks)	Payable to: DuPage County Recorder
Money Order	Payable to: DuPage County Recorder
Cash	

Payment Fees

Credit Card Convenience Fee \$30.00 and above	2.75%
Credit Card Convenience Fee \$29.99 and under	\$2.00
Returned Check Charge: Refer to Maker	\$4.50
Returned Check Charge: Stop Payment	\$4.50
Returned Check Charge: Non-Sufficient Funds	\$9.00

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4e

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 405 S 4th St., Colonel Francis Bowman House

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: November 12, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: ☐**Executive Summary** *(if not budgeted please explain):*

Ginny and Will Hohm have nominated their property at 405 S 4th Street for Landmark status. If approved, this will be the 50th designated landmark within the City.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 11/7/18. The Commission recommended approval of the nomination by a vote of 5-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1852 in the Gothic Revival style. This double brick home contains many architectural details that are significant to the Gothic Revival Style. Since the original completion of the home, there have been several additions to the home. A massive renovation project was done to the home in an effort to modernize and rehabilitate the building with indoor heating and plumbing. The efforts were displayed in the November 1942 issue of Better Home and Gardens Magazine.

Colonel Francis Bowman was the original owner of the home. Colonel Bowman served in the 52nd Illinois Volunteer Infantry in the battle of Shiloh. Bowman also held a position on the first Board of Supervisors of St. Charles in 1850. Colonel Bowman was involved in many St. Charles businesses. He was a stockholder in the Crown Electric Manufacturing company, as well as tile and condensing factories.

If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.

Attachments *(please list):*

Historic Commission Resolution, Landmark Nomination

Recommendation/Suggested Action *(briefly explain):*

Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 405 S 4th St., Colonel Francis Bowman House.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 8-2018

A Resolution Recommending Approval for Landmark Designation (405 S. 4th Street –Colonel Francis Bowman House)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 405 S. 4th Street and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

- 1. The property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**
-AND-
- 2. The property is identified with a person who significantly contributed to the development of the community, county, state or nation.**

The original structure was built in the Gothic Revival style in 1853. By 1860, a single story kitchen was added to the west side. From 1928-1942 the house underwent extensive modernization with the installation of indoor plumbing, central heating and electricity. This renovation garnered national attention when the home was featured on the front cover of the 1942 November issue of Better Homes and Garden Magazine.

Colonel Francis H. Bowman had this house built for him and his wife. He served in the 52nd Illinois Volunteer Infantry in the battle of Shiloh. Colonel Bowman played a part in many of St. Charles businesses; including the Kane County National Bank, the tile factory, the condensing factory, a hardware business and the Crown Electric Manufacturing Company.

- 3. The structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.**
-AND-
- 4. The structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.**

The Gothic Revival style of this brick home is unique. The exterior and interior walls are double brick. The window and door frames are made of cast iron. Originally built without indoor plumbing and electricity, the interior walls had to be chiseled out to hold pipes and conduits.

Several additions and modifications have been made to the home over the years. A family room, kitchen, and a new garage are among some of the additions. The original windows were also replaced throughout the home.

5. The property has a unique location or physical characteristics that make it a familiar visual feature.

This home was highlighted in the 1942 November issue of Better Homes and Gardens magazine for the historic restoration done by the owners to the inside and outside of the building.

6. The property is suitable for preservation or restoration.

The home retains many of the original exterior features visible at the time of its initial construction and later additions. The house has been owned by Will and Ginny Hohm since 1967 and the exterior is suitable for preservation.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 405 S. 4th Street as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Colonel Francis Bowman House", with a construction date of circa 1852.

Roll Call Vote:

Ayes: Pretz, Smunt, Mann, Malay, Kessler

Nays: None

Absent: Krahenbuhl

Abstain: None

Motion Carried.

PASSED, this 7th day of November, 2018.

Chairman

Exhibit "A"
Legal Description

LOT 8 AND PART OF LOT 7 ORIGINAL TOWN OF ST. CHARLES ON THE EAST
SIDE OF THE RIVER.
PIN #09-27-383-007

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.



1. Property Information:	Parcel Number(s): 09-34-153-002	
	Property Name (Historic or common name of the property): Colonel Francis Bowman House	
2. Applicant:	Name WILL & GINNY HOHM	Phone 630-584-1496
	Address 405 S. 4TH ST. ST. CHARLES, IL, 60174	Fax
		Email W.h.hohm@gmail.com
3. Record Owner:	Name VIRGINIA R. HOHM	Phone 630-584-1496
	Address 405 S. 4TH ST. ST. CHARLES, IL 60174	Fax
		Email W.h.hohm@gmail.com
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). The Northerly 110 feet of Lot 17 (except the Westerly 108 feet thereof) of Moody's Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.		

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☒ original site
☐ moved: date _____
☐ unaltered

d) Function or Use:

Historic/Current

☒ / ☐ agriculture
☐ / ☐ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☒ / ☒ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify _____)

e) Architecture:

Early Republic

☐ Federal
☐ Early Classical
Revival

Mid-19th Century

☐ Greek Revival
☒ Gothic Revival #852
☐ Italian Villa
☐ National

Late 19th/20th Century Revivals

☐ Beaux Arts
☐ Colonial Revival
☐ Classical Revival
☐ Tudor Revival
☐ Late Gothic Revival
☐ Dutch Colonial Revival
☐ English Cottage
☐ Italian Renaissance
☐ French Renaissance
☐ Spanish/Mission

Regional Origin

☐ Vernacular (describe)

☐ Other (describe)

Late Victorian

☐ 2nd Gothic Revival
☐ Italianate
☐ Second Empire
☐ Queen Ann
☐ Stick/Eastlake
☐ Shingle Style
☐ Romanesque
☐ Renaissance
☐ Folk Victorian

Late 19th and Early 20th Century
(American Movements)

☐ Princess Ann
☐ Homestead

(Amer. Arts & Crafts Movement)

☐ Craftsman
☐ Bungalow
☐ Foursquare
☐ Prairie School

Modern Movement

☐ Modern
☐ Art Deco
☐ International Style
☐ Ranch

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building.

	Foundation	Walls	Roof	Others
Wood				
Weatherboard, Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone	✓			
Marble				
Slate				
Brick		✓		
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			✓	
Asbestos				
Concrete				
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				

III. Significance of Property:

Please indicate source of documentation, if available.

a) Original Owner: Colonel Bowman and wife

b) Architect/ Builder: Not known

c) Significant Person(s): None

d) Significant Dates (i.e., construction dates): 1852

See attached letter

e) Please indicate which of the following criteria apply to the property:(check all that apply.)

☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.

☐ Property is the site of a significant local, county, state, or national event.

☒ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.

☒ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.

☒ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

☐ Structure embodies design elements that make it structurally or architecturally innovative.

☒ Property has a unique location or physical characteristics that make it a familiar visual feature.

☐ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

☒ Property is suitable for preservation or restoration.

☐ Property is included on the ___ Illinois and/or ___ National Register of Historic Places.

☐ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property.
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing.
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Garry R. Hohn

Record Owner

10/8/18
Date

Will H. Hohn

Applicant or Authorized Agent

10/8/18
Date



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 405 South Fourth Street

ROLL-IMAGE # 3435 - 32

CD-IMAGE # 4369 - 32



ARCHITECTURAL SIGNIFICANCE

► Significant

- ☐ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

BUILDING CONDITION

► Excellent

- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Gothic Revival

Architectural Features: _____

Date of Construction: 1852

Source: St. Charles of Illinois by
David A Badger

Overall Plan Configuration: T Shape with addition

Exterior Walls (Current): Painted Brick

Exterior Walls (Original): Brick

Foundation: Stone

Roof Type/Material: Cross Gable/asphalt shingle

Window Material/Type: /Casement

ARCHITECTURAL FEATURES: The rake of the front gable is embellished with decorative barge boards that are cut out in the gothic style. The rest of the roof edges have open eaves and exposed rafter ends. All of the window openings have simple detailing over the head. The front entry has sidelights and slightly more elaborate detailing over the head.

ALTERATIONS: A one - story addition was constructed to the rear of the original home that included a two car garage and some interior spaces. The addition is painted white to match the main house but is sided in wood. The roof pitch does not match the original steep roof.



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

405 South Fourth Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: Unknown

Source

BUILDER: Unknown

Source

ASSOCIATED EVENTS, PEOPLE & DATES: Frances and Helen Bowman settled in St. Charles in 1845. Frances served in the 52nd Illinois Volunteer Infantry in the Battle of Shiloh. Frances served on the first Board of Supervisors of St. Charles in 1850. He was a banker who was a stockholder in several businesses in St. Charles. He was in partnership with John Lloyd in a hardware business, which he ran, and a foundry that Mr. Lloyd ran.

Source St. Charles of Illinois by David Allen Badger

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:

STATE: YES

COUNTY:

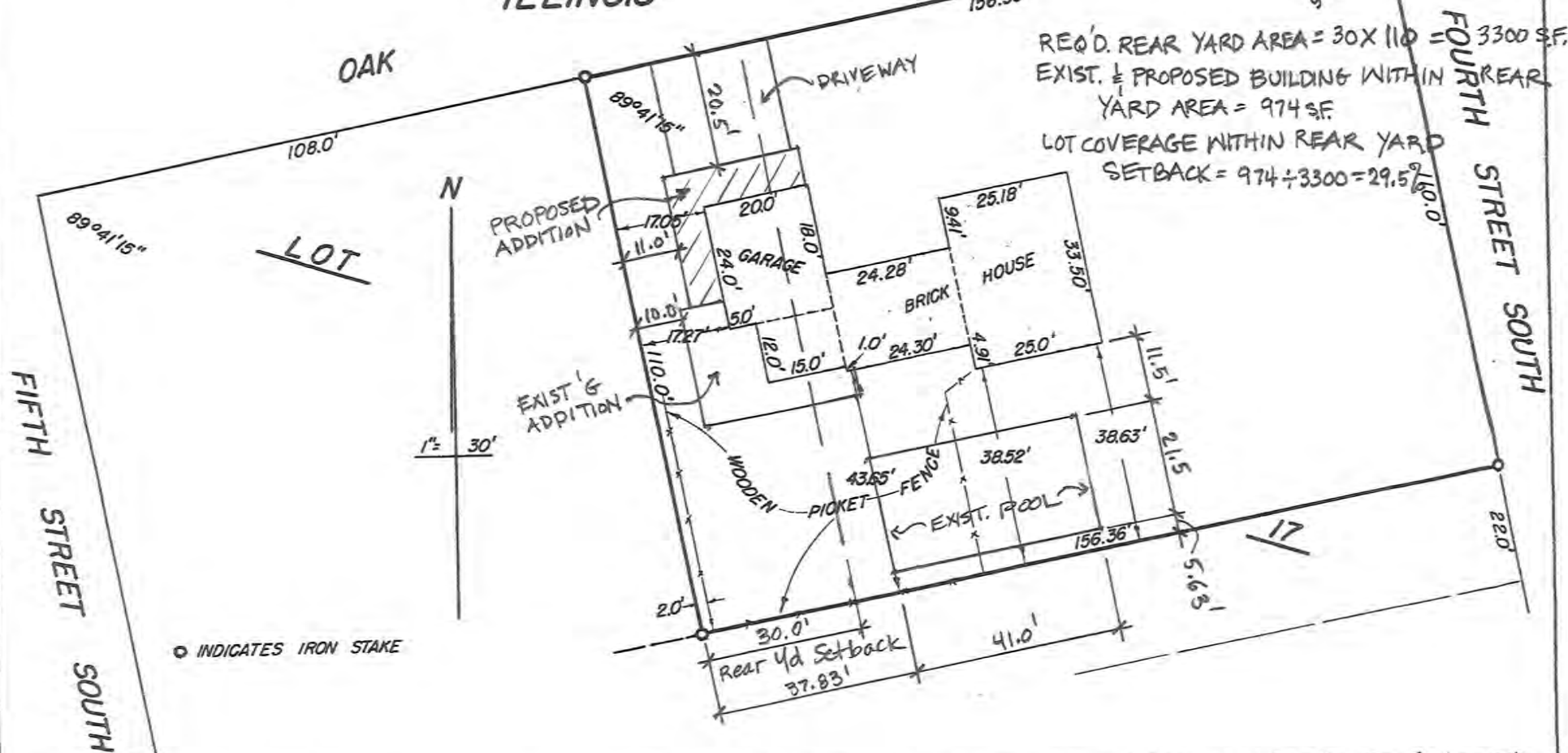
LOCAL: YES

STARTED JAN. 29, 2008 RESUBMITTED JAN. 31, 2008

LOT AREA = $156.33 \times 110 = 17,196$

PLAT OF SURVEY OF
PART OF LOT 17 MOODY'S ADDITION TO
ST. CHARLES KANE COUNTY STREET
ILLINOIS

EXIST. HOUSE W/ EXIST. ADDITION = 2,501 SF.
EXIST. BUILDING COVERAGE = 14.54%
PROPOSED ADDITION = 316 SF + 2,501 = 2,817 SF
PROPOSED BLDG. COVERAGE = 16.38%



REQ'D. REAR YARD AREA = $30 \times 110 = 3300$ SF.
EXIST. & PROPOSED BUILDING WITHIN
YARD AREA = 974 SF.
LOT COVERAGE WITHIN REAR YARD
SETBACK = $974 \div 3300 = 29.5\%$

State of Illinois)
County of Kane)

This is to certify that we, Donahue and Thornhill, Illinois Registered Land Surveyors, have surveyed and located the building on the north-erly 110.0 feet of Lot 17 (except the westerly 108.0 feet thereof) of Moody's Addition to St. Charles, Kane County, Illinois, as shown by the plat hereon drawn which is a correct representation of said survey and location. All distances are shown in feet and decimal parts thereof.

Dated at Geneva, Illinois, March 14, 1967.

Illinois Registered Land Surveyor No. 1740.

October 10, 2018

We, Will and Ginny Hohm, are submitting our application for consideration of landmark designation of our home located at 405 S. Fourth St. in St. Charles. Details of our ownership and additions and changes will introduce you to our house.

The two story home was built by Colonel Francis H. Bowman and his wife, Helen, in 1852. He served in the 52nd Illinois Volunteer Infantry in the Battle of Shiloh. He was also on the first Board of Supervisors of St. Charles in 1850. Bowman organized the Kane County National Bank, was a stockholder in the tile factory, the condensing factory, and the Crown Electric Manufacturing company. He was also a partner with John Lloyd in a hardware business and foundry.

The construction is unique. The window and door frames are made of cast iron. The exterior walls are double brick with an air space in between the layers. The interior walls are also double layers of brick. Reputedly, the bricks were made on site. The entry circular staircase is another remarkable feature of the home. Tradition has it that a famous artist once came to paint it. The single story kitchen was added to the west by 1860; it appears on a city plat of that year.

The home was built before there was indoor plumbing, central heating, and electricity; therefore, in the early nineteen hundreds it stood mostly empty as people built homes with those amenities. From 1900 to 1928, it was regularly used to store seed grains.

Carl and Olga Degenhardt acquired the property in 1928. The Degenhardt family was very important in rehabilitating and modernizing the home. Their efforts are chronicled in the November 1942 issue of *Better Homes and Gardens* when the home was featured as the cover story. The cover picture and article are framed and hang in the family room.

The Degenhardts installed plumbing, central heating (radiators), and electricity. This was a major accomplishment because the interior dividing walls are double layers of brick; thus, channels had to be chiseled out of the walls for the pipes and conduits. They also added a small porch on the north side of the kitchen and a garage.

We purchased the home in 1967. As mentioned earlier, the Degenhardt family had a major impact on this home. A personal story follows. We were attending the movie, *Dr. Zhivago*, in Geneva in the winter of 1968 when we became aware from conversation we overheard that the lady sitting behind us was Jane Degenhardt Moore. Jane was the teenager pictured and quoted in the 1942 *Better Homes and Gardens* article. We had heard that Jane was a local interior decorator but we had never met her. We introduced ourselves and Jane became our decorator! She was especially helpful in decorating the new family room. Incidentally, Jane's husband, Bill, was the head of the National Pickle Organization headquartered in St. Charles.

Additions and Changes During Our Ownership 1967-Present

1968 Added family room

1968 Restored the beautiful circular staircase, including the walnut rail and spindles, which had been painted! I (Will) first attempted to remove the paint on site with paint remover. This proved impossible! In utter frustration, I consulted Mr. Joe Burnham, a

Batavia resident, then the CEO of Marshall Field Stores, who was very knowledgeable in restoring antiques. (Mr. Burnham was hospitalized at the time in the Community Hospital in Geneva as my patient). He advised me to disassemble the rail (eight pieces), number the spindles (different lengths), and take all the parts to an antique restorer. With some trepidation, I did as he instructed. The restorer put the parts into a tank of paint remover and made the rail and spindles like new! After sanding, I reassembled a beautiful circular staircase. It is spectacular and a marvel to this day. Architects who have looked at it with the thought of duplicating it in a new home say that no one presently builds such a beautiful staircase. Furthermore, if someone actually wanted it built, it would be prohibitive because of the cost.

1968-present

New landscaping as the original landscaping has died of old age. All of the original magnificent trees are gone. Especially noticeable is the absence of the beautiful old maples on each side of the front door on the cover picture of Better Homes and Gardens. Those have been replaced with oaks which are now approximately fifty feet tall. We have also planted considerable ground cover where the shade makes it hard to grow grass.

1969 Added in ground swimming pool

1970 Installed central air conditioning

1970 Installed basketball court with floodlights

1971 Remodeled downstairs bathroom

1972 Replace original windows with double layered thermopane windows

1974 Modernized kitchen

1978 Remodeled upstairs bathroom

1981 Built backyard utility shed

1982 Added bathroom and bedroom addition to family room

2008 Tore down old garage and built new garage

We have made well over \$200,000 of documented additions, renovations, and improvements during our fifty plus years of owning this home. Obviously, we love this old house which became our home. Hopefully, it will remain a treasure to the inhabitants who follow us and to the St. Charles community. Being designated as a historical site will enhance that possibility.


Ginny R. Hohm


Will H. Hohm

Better Homes & Gardens

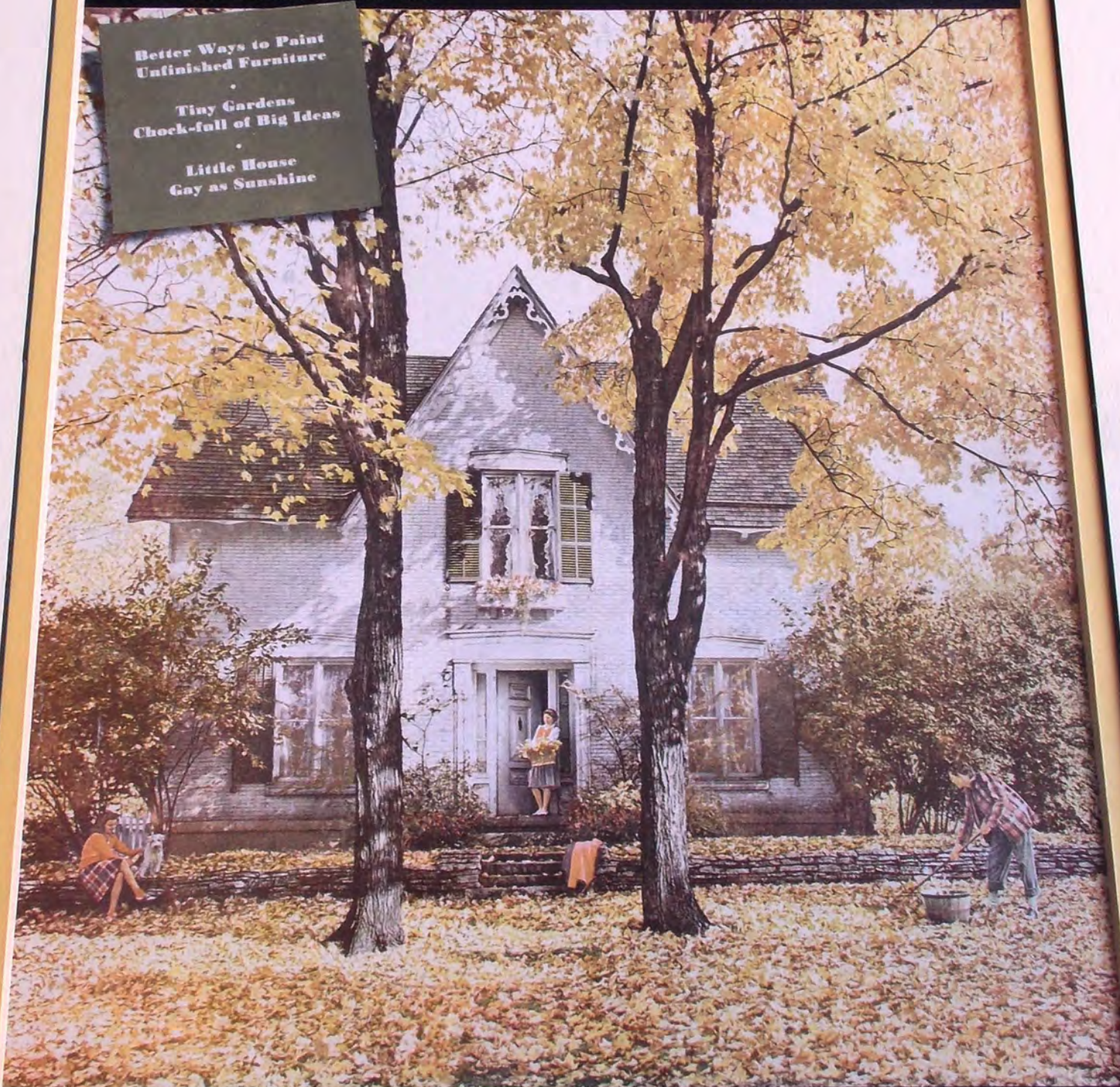
MORE THAN 2,400,000 CIRCULATION

NOVEMBER 1942 • 15 CENTS

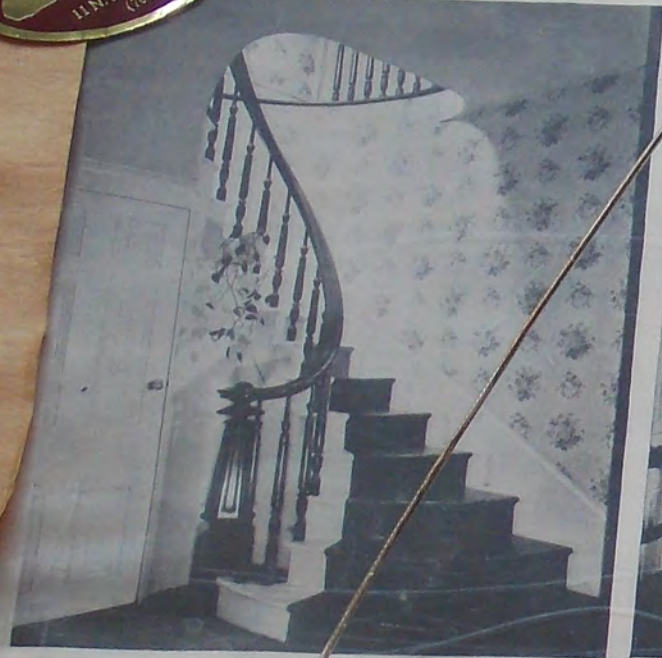
Better Ways to Paint
Unfinished Furniture

Tiny Gardens
Chock-full of Big Ideas

Little House
Gay as Sunshine



How a Family Made a Treasure of This 90-Year-Old Home . . . a Story for Today's Living



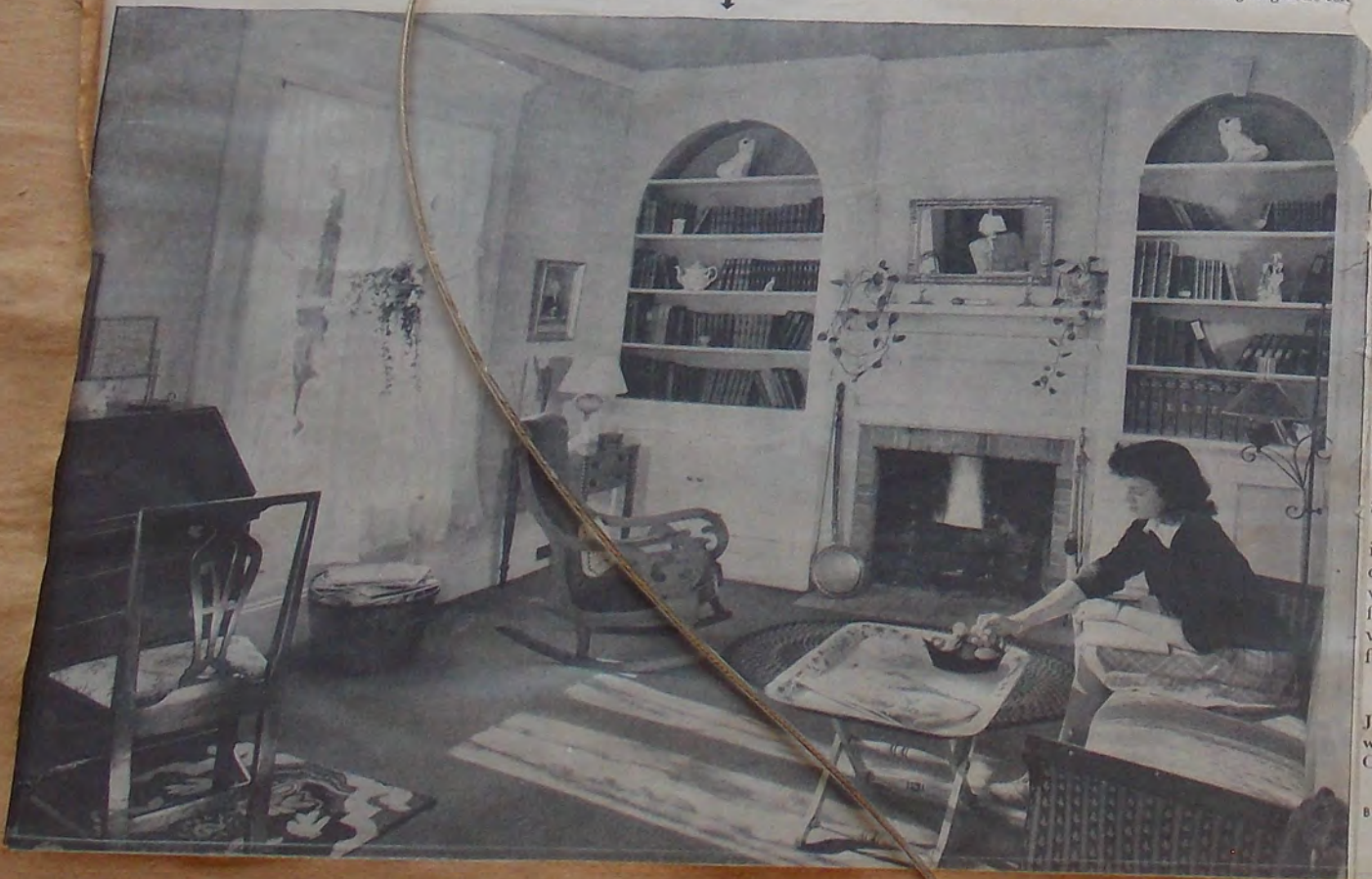
★ The circular staircase! Do you wonder that a famous artist painted its portrait? Because of the curving steps, carpeting is impossible. So Mrs. Degenhardt paints the center of each step deep, rich brown; borders white



★ The narrow windows each side of the front door are curtained with frilly marquisette panels tied with perky scarlet ribbon bows. Flanking them are the Victorian iron hall tables and walnut-framed mirrors painted white

Sun and green plants, mellow old furniture and accessories, books, and a hospitable fireplace. The neutral carpet is brightened with hooked and rag rugs. Mrs. Degenhardt designed the fireplace paneling and bookcases

Only addition to the Degenhardt house is this little porch and garage (believe it or not, that is the garage with ruffled curtains and window box). Mrs. Degenhardt, with an odd-job man, built the charming flagstone terrace.



Photographs: Hedrich-Blessing

THE HOME ON THE COVER

They Saw Treasure in a 90-Year-Old Home



To this mellow old house, un-lived in for a quarter of a century, a St. Charles, Illinois, family brought old-time charm and modern comfort... and much of it they created with their clever hands

By Maurine Shaw Holloway



Two old bedrooms combined to form this roomy L-shaped one. The floor wears plum carpeting as background for old hooked rugs. There's pink and green rose-spray wallpaper beneath the delicate rose-pink ceiling

MR members of the Carl C. Degenhardt clan (Mother, Jim, and Woody) took full charge of this story about their precious 90-year-old house in St. Charles, Illinois. They directed the picture-taking... tossed off astonishing facts about remodeling... jubilantly pointed out lucky antique finds... lamented that Dad wasn't there to join in the hilarity.

"Mother, will you ever forget what a mess this house was when we bought it?" demanded Jane.

"Heavens, no!" shuddered Mother. "It hadn't been lived in for 25 years. A seed company was using it for storage. Most of the floorboards were missing. There was no central heating, no bathrooms, no wiring, paint an inch thick on the woodwork—and not one single closet in any of the bedrooms!"

"But in spite of neglect, the old house was structurally as sound as a bank vault. We figured that the price of the property, plus modernizing, would still be considerably less than the cost of building a comparable house. And you can't build a house equipped with a ready-made history."

YES, it does have an enchanting history—this mellow old house in St. Charles-on-the-Fox-River:

Built in 1852 by a banker and iron-works partner named Bowman, it was given window and doorframes of enduring metal. Local tradition has it that the bricks for the double-thick walls and partitions were mixed and fired on the premises. An expert workman brought from the East designed and built the charming circular staircase which architects have come from far and near to gaze upon respectfully while measuring its curves.

[Turn to page 89

Jane's pride-and-joy room is yellow and white—with antique furniture painted white, a froth of white organdy on windows and dressing table. The rug is green. Chair seats, dressing-table scallop, and mirror frame are of gay yellow-red percale

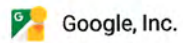


Google Maps 405 S 4th St



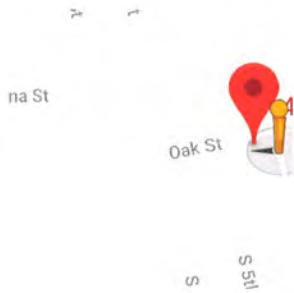
Image capture: Sep 2012 © 2018 Google

St. Charles, Illinois



Google, Inc.

Street View - Sep 2012



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4f

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 105 N 2nd Ave., Webster-Wing House

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: November 12, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: ☐**Executive Summary** *(if not budgeted please explain):*

David L. Hunt has nominated his property at 105 N 2nd Avenue for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 11/7/18. The Commission recommended approval of the nomination by a vote of 5-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1853 in the Greek Revival style by Orin Webster. The structure is a brick two-story building that was used as a home until the 1960s. The building has a wraparound porch, front facing gable and many decorative elements and trims aligning with the Greek Revival Style. When the home was sold in the 1960s, the building was converted into small shops. Currently it holds Town House Books and Town House Café.

Clinton Wing bought the home from Mr. Webster 12 years after it was built. The house remained in the Wing family for 104 years. Mr. Wing served as the Mayor of St. Charles from 1877-1879. During his term, he was instrumental in bringing the Great Western Railroad to St. Charles. He was a part of the establishment of Pottawatomie Park.

If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.

Attachments *(please list):*

Historic Commission Resolution, Landmark Nomination

Recommendation/Suggested Action *(briefly explain):*

Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 405 S 4th St., Colonel Francis Bowman House.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 9-2018

A Resolution Recommending Approval for Landmark Designation (105 N. 2nd Avenue –Webster-Wing House)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 105 N. 2nd Avenue and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

- 1. The property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**
-AND-
- 2. The property is identified with a person who significantly contributed to the development of the community, county, state or nation.**

The original structure was built in the Greek Revival style by Orin Webster at 105 N 2nd Ave. in 1853. The architectural features of the structure include a pointed archway, decorative elements or embellishments, steeply pitched roof and delicate wooden trim.

Twelve years after the structure was built, Mr. Webster sold the home to Clinton and Margaret Wing. Mr. Wing was involved in real estate and a lumber business. He served as Mayor of St. Charles from 1877-1879. During his term as Mayor, he played a vital role in bringing the Minnesota & Northwestern Railroad (Great Western Railroad) to St. Charles. Wing was also instrumental in the establishment of Pottawatomie Park. The Wing family owned the structure for 104 years before they sold the property in 1974.

- 3. The structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.**
-AND-

4. The structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

The original structure was built as a brick two-story Greek revival style house. It was used a single family residence until the 1960s when the home was purchased and converted into small shops.

The building contains some original windows and displays many features characteristic to the Greek revival style. These include the wrap around porch, the front facing gable, and the decorative elements and trim.

5. The property has a unique location or physical characteristics that make it a familiar visual feature.

The building sits at the corner of Cedar and 2nd Ave, and is a dominant structure on the block. Located within the Century Corners Shopping District, this structure is a part of one of the oldest neighborhoods in St. Charles.

6. Property is suitable for preservation or restoration.

The building retains many of the original exterior features visible at the time of its initial construction and some original windows. The structure has been owned by David Hunt since 1992 and the exterior is suitable for preservation.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 105 N. 2nd Avenue as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Webster-Wing House", with a construction date of circa 1853.

Roll Call Vote:

Ayes: Pretz, Smunt, , Mann, Malay, Kessler

Nays: None

Absent: Krahenbuhl

Motion Carried.

PASSED, this 7th day of November, 2018.

Chairman

Exhibit "A"
Legal Description

LOT 8 AND PART OF LOT 7 ORIGINAL TOWN OF ST. CHARLES ON THE EAST
SIDE OF THE RIVER.
PIN #09-27-383-007

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.



1. Property Information:	Parcel Number(s): 09 27 383 007		
	Property Name (Historic or common name of the property): WEBSTER - WING HOUSE		
2. Applicant:	Name	DAVID L. HUNT	Phone 630 443 4977
	Address	105 N. SECOND AVE ST. CHARLES, IL 60174	Fax
			Email
3. Record Owner:	Name	DAVID L. HUNT	Phone 630 740 3864
	Address	5N 3/4 DANFORTH RD WAYNE, IL 60184	Fax
			Email DAVID.LOGAN.HUNT@ME.COM
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). LOT 8 AND PART OF LOT 7 ORIGINAL TOWN OF ST. CHARLES ON THE EAST SIDE OF RIVER			

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☒ original site
☐ moved: date _____
☐ unaltered

d) Function or Use:

Historic/Current

☐ / ☐ agriculture
☐ / ☒ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☒ / ☐ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify

e) Architecture:

Early Republic

☐ Federal
☐ Early Classical
☐ Revival

Mid-19th Century

☒ Greek Revival
☐ Gothic Revival
☐ Italian Villa
☐ National

Late 19th/20th Century Revivals

☐ Beaux Arts
☐ Colonial Revival
☐ Classical Revival
☐ Tudor Revival
☐ Late Gothic Revival
☐ Dutch Colonial Revival
☐ English Cottage
☐ Italian Renaissance
☐ French Renaissance
☐ Spanish/Mission

Regional Origin

☐ Vernacular (describe)

☐ Other (describe)

Late Victorian

☐ 2nd Gothic Revival
☐ Italianate
☐ Second Empire
☐ Queen Ann
☐ Stick/Eastlake
☐ Shingle Style
☐ Romanesque
☐ Renaissance
☐ Folk Victorian

Late 19th and Early 20th Century
(American Movements)

☐ Princess Ann
☐ Homestead

(Amer. Arts & Crafts Movement)

☐ Craftsman
☐ Bungalow
☐ Foursquare
☐ Prairie School

Modern Movement

☐ Modern
☐ Art Deco
☐ International Style
☐ Ranch

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building.

	Foundation	Walls	Roof	Others
Wood				SOME ORIGINAL WINDOWS
Weatherboard, Clapboard		WOOD	WOOD	
Shingle			ASPHALT	
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				
Brick		X		
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete				
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: ORIN WEBSTER
- b) Architect/ Builder: ORIN WEBSTER
- c) Significant Person(s): CLINTON WING (SEE ATTACHED) WING FAMILY
104 YEARS OWNED
- d) Significant Dates (i.e., construction dates): 1853
(VERIFIED ON 1860 MAP)

e) Please indicate which of the following criteria apply to the property: (check all that apply.)

- ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation. CENTURY CORNERS
- ☐ Property is the site of a significant local, county, state, or national event.
- ☒ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation. CLINTON WING (SEE ATTACHED)
- ☒ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. GREEK REVIVAL (SEE ATTACHED)
- ☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.
- ☒ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance. GREEK REVIVAL (SEE ATTACHED)
- ☐ Structure embodies design elements that make it structurally or architecturally innovative.
- ☒ Property has a unique location or physical characteristics that make it a familiar visual feature. CENTURY CORNERS
- ☐ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.
- ☒ Property is suitable for preservation or restoration.
- ☐ Property is included on the ___ Illinois and/or ___ National Register of Historic Places.
- ☐ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. *SEE ATTACHED*
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. *SEE ATTACHED*
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. *SEE ATTACHED*

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

David J. Hunt
Record Owner

10-12-18
Date

Applicant or Authorized Agent

Date

PLAT OF SURVEY

BY

L.S.C.I., INC.

12 EAST WILLOW ST. LOMBARD ILL. 60148 (708) 620-7589

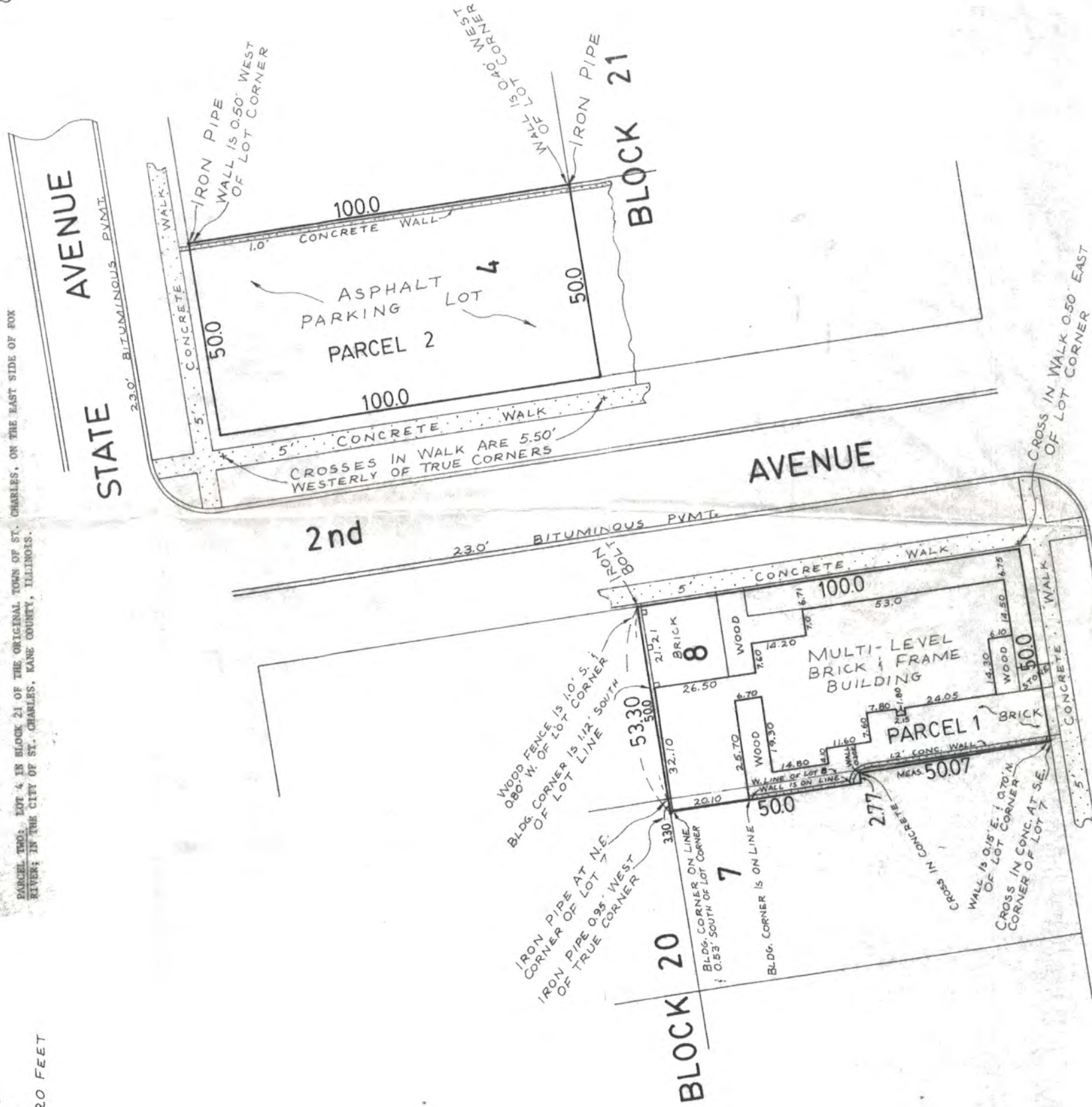
OF



1 INCH = 20 FEET

PARCEL ONE: LOT 8 AND THAT PART OF LOT 7, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 100 FEET TO THE NORTHEAST CORNER OF THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3.30 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 50 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 50 FEET OF SAID LOT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 2.77 FEET; THENCE SOUTHERLY TO THE POINT OF BEGINNING. ALL IN BLOCK 20 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO: LOT 4 IN BLOCK 21 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF DU PAGE }

ADDRESS 105 N. 2nd AVE., ST. CHARLES
SURVEYED FOR SAFANDA LAW FIRM

ORDER NO. 91-10807
BOOK: 223 PAGE: 34-35

* REFER TO DEED, TITLE POLICY AND LOCAL
ORDINANCE FOR BUILDING RESTRICTIONS.
NO MEASUREMENTS ARE TO BE ASSUMED
BY SCALING.

I, TIMOTHY J. KRISCH, A REGISTERED LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT
THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL
DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT
62° FAHRENHEIT

THIS SURVEY AND PLAT OF
SURVEY IS NULL AND VOID
IF SURVEYOR'S EMBOSSED SEAL
IS NOT AFFIXED HEREON

DATE 5/20/99
ILLINOIS REGISTERED LAND SURVEYOR #2502

Descriptive Statement for 105 N. Second Avenue

Built by Orin Webster in 1853 this late 18th and 19th century Greek Revival architectural style building is currently the home to both Townhouse Books and Townhouse Café. Greek Revival architectural style includes features such as a pointed arch, decorative elements or embellishments, porch, steeply pitched roof, front facing gable, and delicate wooden trim. This structure is an excellent example of this style of architecture.

This site is listed on the St. Charles Public Library of historic homes and has been a featured site during the annual Art Festival bus tour.

The most notable living character in the 165 year old structure is Clinton Wing who purchased the home in 1870. The Wing family owned the home until 1974 or 104 years. Clinton Wing (see additional attached from STCPL) was a city mayor, helped establish Pottawatomie Park, and brought the Minnesota & Northwestern Railroad to town among other achievements while raising 9 children in this home.

This home now deserves to be recognized by the City for both its location within the historic district, architectural contribution and the Wing family contribution.

Ownership History for 105 N. Second Avenue

- 1992 The Hunt family from James Kelly
- 1974 Kelly from Harriet Wing (104 years of Wing family ownership end and Townhouse Books era begins)
- 1870 Clinton Wing from William Ballou
- 1866 Ballou from Levi Bush
- 1859 Bush from Ezekiel Tripp
- 1857 Tripp from William Farrell
- 1857 Farrell from Joseph Hurst
- 1855 Hurst from Pelog Barker
- 1853 Home built by Orin Webster
- 1852 Orin Webster purchases land from John Webster



ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 105 N 2nd Ave

1994 Photo

Roll: 5

Negative: 2, 4

Photo: Aug. 2003



ARCHITECTURAL SIGNIFICANCE

- ◆ Significant
- ☐ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

BUILDING CONDITION

- ☐ Excellent
- ◆ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Greek Revival</u>	Exterior Walls (Current): _____
Architectural Features: _____	Exterior Walls (Original): _____
Date of Construction: <u>1853</u>	Foundation: _____
Source: _____	Roof Type/Material: _____
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: Broken pediment front gabled roof with fan accent at gable end. Brick two story structure. Stone lintels at windows. Wrap around porch enclosed in glass. Heavy entablature.

ALTERATIONS: Minor alteration to first floor. Addition to first floor.



ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

Orrin Webster

Owner – Clinton Wing, Mayor 1877-1879

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL:

STATE:

COUNTY:

LOCAL:

Yes

Yes









St. Charles Public Library

One South Sixth Ave., St. Charles, IL 60174 ☎ 630.584.0076

Search this site

St. Charles Historic Buildings

[SCPL Historic
Buildings Page](#)

[Welcome](#) > [Local Buildings - Alphabetically](#) >

Webster House / Wing House

Welcome

**Buildings with
Historic
Landmark
Documentation**

Library
Resources

Links

**Local Buildings -
Alphabetically**

Local Buildings
By Address

Map

Comments

[Email](#) or Call 630-584-
0076 x1

105 North 2nd Avenue ([View on map](#))

Clinton and Margaret Wing bought this Greek Revival home in 1865 from Orrin Webster, who had built the home twelve years earlier. Wing, originally from



Image credit: St. Charles Public Library

Vermont, settled on a farm northwest of St. Charles before moving into town. While living in St. Charles, Wing engaged in the real estate and lumber businesses, was a member of the St. Charles School Board, and **served as mayor** from 1877 through 1879. During his term as mayor, Wing helped to bring the Minnesota & Northwestern Railway, later called the Great Western Railroad, through St. Charles. Wing was also instrumental in the establishment of Pottawatomie Park. Clinton and Margaret had nine children, three of whom died in infancy. They suffered the deaths of three more children due to Scarlet Fever during an outbreak of the disease in St. Charles in 1884. The house remained in the Wing family for many years.

In the 1960s, the home was bought and converted into small shops. Marilou Kelly established Town House Books in the former residence in September of 1974. Al Berg held stained glass classes in the remodeled garage adjacent to the book store and then established Al's Ice Creamery in the space in the fall of 1980. Al's Ice Creamery featured specialty malts and milkshakes in its popular eatery. The business moved to Batavia in October of 1996.

David Hunt purchased Town House Books in 1992 and established the Town House Cafe in the space vacated by Al's Ice Creamery in 1996. Town House Books and Town House Cafe are part of the Century Corners Shopping District in one of the oldest neighborhoods in St. Charles.

For additional photographs see:

St. Charles of Illinois p. 104

Reflections of St. Charles p 24

Sources

- Badger, David Alan. **St. Charles of Illinois**. Havana: David Alan Badger, 1985.
- Clauter, Hazel. **Our Community--St. Charles**. 1967.
- Durant, Pliny. **Passing in Review: Reminiscences of Men Who Have Lived in St. Charles**. pp. 305-306
[**View Online**](#)
- Grondin, Kathryn. "St. Charles Bookstore Survives Larger Chains." *Daily Herald*. 24 September 1999.
- Pearson, Ruth Ann. **Reflections of St. Charles**. Elgin: Brethern Press, 1976. pp. 23-24, 98.

Comments

You do not have permission to add comments.



St. Charles Public Library

One South Sixth Ave., St. Charles, IL 60174 ☎ 630.584.0076

[Search this site](#)

St. Charles Historic Buildings

[SCPL Historic
Buildings Page](#)

[Welcome](#) > [Local Buildings - Alphabetically](#) >

Pottawatomie Park

Welcome

**Buildings with
Historic
Landmark
Documentation**

Library
Resources

Links

**Local Buildings -
Alphabetically**

Local Buildings
By Address

Map

Comments

[Email](#) or Call 630-584-
0076 x1

Located along east side of Fox River, 3 blocks west of Rt. 25 ([View on map](#))

This piece of riverfront property, now a public park and recreation area was once home to the Potawatomie Indians who lived along the Fox River Valley. One of the area's first white settlers, Evan Shelby, laid claim to the land in 1833. Calvin Ward purchased the property in 1835 for \$75. Ward's son, Lorenzo, a wealthy butter and cheese producer, built a home on the site in the 1870s. Ward continued to live in his mansion until 1885 when the Great Western Railroad secured the southern portion of his land for its use. Soon after, Ward sold his property to a group of enterprising developers who wanted to build a large hotel along the railroad tracks. The hotel was never built and Ward's mansion burned in the early 1900s.



Image credit: Art Work of Kane County, 1898 in [Illinois Digital Archives](#)

In the 1890s, St. Charles businessmen, including Clinton Wing and Charles Haines, developed the property into a private park, adding picnic tables, playground equipment, and a refreshment stand. An elaborate park pavilion was built in 1892.

In July 1911, Bert C. Norris petitioned Kane County for permission to form a park district. By May 1912, the area, soon to be known as Pottawatomie Park, became the property of St. Charles Township. Pottawatomie Park was

the first public park established in Illinois under the Illinois Park Act of 1911.

The nation suffered under the weight of the Great Depression during the 1930s, but Pottawatomie Park saw many improvements at this time. Park Board member Algert Swanson is credited with securing a large Works Progress Administration (WPA) grant to help pay for the park upgrades. Major contributions from Dellora and Lester Norris and the Park Commission, enabled the construction of new amenities within the park. By 1938, Pottawatomie Park had a golf course, swimming pool, recreation building, baseball diamond, amphitheater, and improved tennis courts.



Beautiful Pottawatomie Park — St. Charles, Ill

Image credit: Curt Teich & Co. in [Illinois Digital Archives](#)

One of the park's most recognizable attractions, the passenger boats that run on the Fox River, can be attributed to Chet Anderson, who played an active part at the park starting in the 1930s. Anderson, who originally worked a refreshment stand and served Swedish-style picnics, began piloting his first boat on the Fox River in 1946. For thirty-five

cents, Anderson took passengers for a trip up the river on his "Honeymoon Queen." Anderson replaced this original boat with the "St. Charles Belle I" in the 1960s, the "St. Charles Belle II" in 1981, and added the "Fox River Queen" in 1987. The Pottawatomie Park paddle boat business is still operated by the Anderson family.

Since the early 1990s, the St. Charles Park District has added many improvements to Pottawatomie Park. Opened in January 1991, the 27,000 square foot Pottawatomie Park Community Center provided the community with a gymnasium, locker rooms, dance studios, craft studios, pre-school rooms, and office space for the St. Charles Park District. In 2003, an 18,000 square foot addition to the Center enlarged the space for adult activities and substantially increased the size of the preschool program areas. The original Pottawatomie Park Pavilion was dismantled in 2000. The Park District rebuilt the pavilion in its original location and according to original plans with the help of private donations. In 2009, the St. Charles Park District dedicated the Pottawatomie Park Pavilion tower in honor of James and Joann Collins for their contributions to Pottawatomie Park and to the City of St. Charles.

For additional photographs see:

St. Charles Illinois p 95, 96, 97

Celebrating History p 19, 30, 78, 80, 81

St. Charles Belle: Local History File

Reflections of St. Charles p 105, 108 133

St. Charles on Parade p 44

Strader, L., laborer; P. O. St. Charles.
 Smith, L. G., P. O. St. Charles.
 Strader, Maria, P. O. St. Charles.
 Stone, John, butcher; P. O. St. Charles.
 Strader, J. C., clerk; P. O. St. Charles.
 Smith, Fred, Constable; P. O. St. Charles.
 Stewart, W. A., harness maker; P. O. St. Charles.

Schults, Fred, farmer; P. O. St. Charles.
 Sinclair, Jane, P. O. St. Charles.
 Sill, G. N., Road Comr.; P. O. St. Charles.
 Sanguist, Jehn, P. O. St. Charles.

SWITZER, MARTIN, P. O. St. Charles; manufacturer of fine butter and cheese, and is doing business at 157 S. Water St., Chicago, as com. merchant, firm of Curtis & Switzer, jobbers of cheese, etc.; is a Rep.; Meth.; was born in Canada West, March 30, 1831, and came to St. Charles in the Fall of 1848, and bought 300 acres of land in Sec. 10, valued at \$50 per acre, which he still owns, but resides in St. Charles. He married Mary Ann Towner in Oct., 1855; she was born in Canada East, May 5, 1836; they have five children (lost two)—Viola S., born March, 1861; Hattie B., born 1863; Willie R., born 1865; Jo. Fred, born 1870; Lizzie May, born 1872; Mr. S. has been a very successful farmer, and as a business man very few have succeeded as well; Mr. S. was one of the first who built a cheese factory in the county.

Shibley, A. H., butcher; P. O. St. Charles.
 Scott, William, P. O. St. Charles.
 Swanson, Joseph, lab.; P. O. St. Charles.
 Scott, John, P. O. St. Charles.
 Smith, W. H., P. O. St. Charles.
 Sunderland, W. R., P. O. St. Charles.
 Schoeberg, Chas. P. O. St. Charles.
 Switzer, Chas., farmer; P. O. St. Charles.
 Switzer, Saml., farmer; P. O. St. Charles.
 Smart, W. H., farmer; P. O. St. Charles.
 Shaver, C. T., farmer. P. O. St. Charles.
 Stenberg, A., P. O. St. Charles.
 Sharp, Eli, farmer; P. O. St. Charles.
 Samuelson, G., farmer; P. O. St. Charles.

THOMPSON, C. O., carp.; P. O. St. Charles.
 Trumbull, J. P., blacksmith; P. O. St. Charles.

Turbert, Jane, P. O. St. Charles.
 Treest, Henry, P. O. St. Charles.
 Tefft, E. A., P. O. St. Charles.
 Taylor, A. S., farmer; P. O. St. Charles.

TYLER, IRA D., farmer; P. O. St. Charles; Rep.; Free Meth.; born in Cayuga Co., N. Y., April 22, 1810; has 137 acres of land on Sec. 35, worth \$10,000; came to this State in 1835, and settled where he now lives, having \$12.50 left; married Aurelia Mixer, in Victor, N. Y., in 1832, where she was born in 1815; they have five children—Warren T., Hannah, George, Lucinda, Daniel and John; George died of wds. received at the siege of Vicksburg; he was in Co. E, 127th Ill. Vol. Inf. The first school in the town was kept in Warren Tyler's log house, Ira D.'s father, by Prudence Ward. He drew the first load of merchandise into St. Charles, for the first store of Minard & Person.

Tefft, F. W., farmer; P. O. Batavia.

Turner, W., carp.; P. O. St. Charles.

Trumbull, C. J., P. O. St. Charles.

UNDERWOOD, E., miller; P. O. St. Charles.

VAN PATTEN, J. S., banker; P. O. St. Charles.

Van Ame, Rachel, P. O. St. Charles.

Veeder, Jacob, P. O. St. Charles.

Vinike, Benj., farmer; P. O. St. Charles.

WIDDEN, G., farmer; P. O. St. Charles.

Wheeler, J. T., P. O. St. Charles.

Way, Mary E., P. O. St. Charles.

Whipple, Mrs. David, P. O. St. Charles.

Wightson, Edw., far.; P. O. St. Charles.

WING, CLINTON D., Mayor of the city; P. O. St. Charles; Dem.; was born in St. Johnsbury, Vt., Feb. 4, 1835, and moved with his parents to St. Lawrence Co., N. Y., and remained there until 1857, and came to this county in 1862, and engaged in the real estate business and farming, and has been one of the successful men of the times; since the death of Mr. Ira Minard, in 1876, he has been engaged in the settlement of that large estate; in 1872, he was elected President of the Village Council, and is now the Mayor of the city; in an eminent degree, he has the confidence of the people in his official as well as his business duties. He was married Sept. 20, 1857, to Margaret Wine, in N. Y.; she was born in Masseno, N. Y., April 13, 1835; have five children—Hortense M., Clinton D., Jr., Hattie A., Minnie and Fred. M.



PORTFOLIO

SERVICES

PROCESS

ABOUT

STYLES



AMERICAN BUNGALOW | ART DECO | COLONIAL REVIVAL | FEDERAL | GEORGIAN | GREEK REVIVAL | ITALIA
 RICHARDSONIAN ROMANESQUE | SECOND EMPIRE | SHINGLE | STICK | TUDOR | MID-CENTURY MODERN

Historic Styles / Greek Revival 1825-1860

Overview



Greek Revival is an excellent example of a style that gained popularity by exploring parallels between an earlier culture and the present day. With British influence waning considerably after the War of 1812 and the nation rapidly expanding westward, the style was fundamentally an expression of America's triumphant sense of destiny and the sense that our

newly formed nation was the spiritual descendant of Greece, birthplace of democracy.

Americans' sympathy and support for Greece's war of independence from Turkey also

FULL A



PORTFOLIO

SERVICES

PROCESS

ABOUT

STYLES

temple-fronted façades on the nation's churches, banks, town halls, and houses.

Appropriate to the nation's emerging sense of self, one of the country's first Greek Revival buildings was the Second Bank of the United States, built in Philadelphia between 1819 and 1824. Fostered by building handbooks used by carpenters and builders, the style moved West with the early settlers and acquired subtle regional differences along the way. Not surprisingly, the fastest growing regions ended up with the largest number of Greek Revival homes. Popular fascination with Greek Revival began to wane toward the late 1800s as architects in the East explored other styles, such as Gothic and Italianate.

Characteristics

Homes in the Greek Revival style were usually painted white to resemble the white marble of impressive and costly public buildings. The details were bold, but with simple moldings. Heavy cornices, gables with pediments, and unadorned friezes were typical. The gable-fronted house, found throughout America, is one of the style's enduring legacies.

Materials

Stucco and wood, and occasionally stone, are the essential building materials of the Greek Revival style. Intended to resemble stone or marble temples the buildings were usually painted white or enhanced with a faux finish such as the Lee Mansion at Arlington National Cemetery.

Roof

Low pitched gable and hip roofs were typical. The cornice line was embellished with a wide band of trim to emphasis the temple-like roof. Standing seam tin or cedar shingles were materials used at the time.

Windows

STATE

SELEC

TELL U

☒ Y
☐ N

S



[PORTFOLIO](#)[SERVICES](#)[PROCESS](#)[ABOUT](#)[STYLES](#)

assemblages. Among the style's unique features are the small rectangular windows set into the frieze beneath the cornice that replaced the common dormer. Window surrounds tended to be less elaborate than doorways.

Columns

Columns and pilasters are among the most common elements of Greek Revival. Although classical columns are round, by definition, the Greek Revival style also used square or even octagonal columns. The columns were designed without bases as in the Greek style or with bases as in a Roman adaptation. Columns could be fluted or smooth, but they were almost always built of wood.

The most common and simplest capital style found in Greek Revival is Doric; only a small percentage are Ionic, with even fewer in the Corinthian mode. Occasionally designers used pilasters much like columns, marching them across the front facade of the wall to which they are attached.

Entrance

Because the vault design was unknown to the Greeks, a simple post-and-beam construction was widely used. For this reason, the arched entrances and fanlights common in the Georgian and Federal styles were not part of the Greek revival movement.

Elaborate door surrounds were frequent features of Greek Revival homes. Typically, small-paned sidelights and a rectangular transom were framed by heavy, wide trim, sometimes recessed for a more three-dimensional look. The door itself might be single or double, divided into one, two, or four panels. Almost invariably, a portico or porch was added in front of the entrance.

You May Be Interested in Reading: