

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. ED BESSNER – CHAIRMAN
MONDAY, OCTOBER 8, 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. Plan Commission recommendation to approve a Minor Subdivision Final Plat for Burger King Addition.

*b. Recommendation to approve a Plat of Easement for Hillcroft, 1147 Geneva Rd.

c. Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development for Saddlebrook Executive Offices, St. Charles Commercial Center PUD.

d. Historic Preservation Commission recommendation to approve Landmark Designation for 516 N. 3rd Ave.

e. Historic Preservation Commission recommendation to approve Landmark Designation for 203 N. 3rd Ave.

f. Historic Preservation Commission recommendation to approve Landmark Designation for 515 Walnut St.

g. Recommendation to approve a proposal for consulting services from HVS Convention, Sports & Entertainment for an Economic Impact and Cost-Benefit Analysis of the Fox River Corridor Master Plan.

h. Historic Preservation Commission recommendation to deny a Certificate of Appropriateness for the construction of a building at 207 Walnut Ave.

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:

Plan Commission recommendation to approve a Minor Subdivision Final Plat for Burger King Addition.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

In 2009, the City approved Ordinance #2009-Z-14, granting PUD Preliminary Plan approval for the development of a Burger King restaurant with drive-through and a multi-tenant retail building on an outlot parcel located in front of the Lowes store, at the northwest corner of Randall and Bricher Roads. The property is located within the Meijer PUD and is subject to the development standards in the Meijer PUD Ordinance #1999-M-24.

The Burger King and retail buildings were constructed on a single lot 1.6 acre lot. This complies with the Meijer PUD zoning standards, which lists no minimum lot size.

The Lannert Group, on behalf of the owners, Gill Properties LLC, has submitted an application for Minor Subdivision – Final Plat in order to subdivide the property into individual lots for the two buildings.

Plan Commission review

The Plan Commission reviewed the application on 9/4/18 and recommended approval, 9-0, subject to resolution of staff comments prior to City Council action.

Attachments *(please list):*

Plan Commission recommendation, Staff Memo, Application, Final Plat

Plan Commission recommendation to approve a Minor Subdivision Final Plat for Burger King Addition.

City of St. Charles, Illinois
Plan Commission Resolution No. 17-2018

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for Burger King Addition (Lannert Group)

Passed by Plan Commission on September 4, 2018

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision (Minor Subdivision) for Burger King Addition (Lannert Group); and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and the applicable PUD requirements of Ordinance No. 1999-M-24 (Meijer PUD).

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision (Minor Subdivision) for Burger King Addition (Lannert Group); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Funke, Pretz, Vargulich, Pietryla, Purdy, Wallace, Kessler

Nays: None

Absent: None

Motion carried: 9-0

PASSED, this 4th day of September 2018.

Chairman
St. Charles Plan Commission



STAFF MEMO

TO: Chairman Ed Bessner
And the Members of the Planning & Development Committee

FROM: Russell Colby, Community Development Division Manager

RE: Burger King Addition Resubdivision

DATE: October 2, 2018

I. APPLICATION INFORMATION:

Project Name: Burger King Addition Subdivision

Applicant: The Lannert Group

Purpose: Resubdivide into two parcels (one for each building)



II. BACKGROUND

In 2009, the City approved Ordinance #2009-Z-14, granting PUD Preliminary Plan approval for the development of a Burger King restaurant with drive-through and a multi-tenant retail building on an outlot parcel located in front of the Lowes store, at the northwest corner of Randall and Bricher Roads. The property is located within the Meijer PUD and is subject to the development standards in the Meijer PUD Ordinance #1999-M-24.

The Burger King and retail buildings were constructed on a single lot 1.6 acre lot. This complies with the Meijer PUD zoning standards, which lists no minimum lot size.

The Lannert Group, on behalf of the owners, Gill Properties LLC, has submitted an application for Minor Subdivision – Final Plat in order to subdivide the property into individual lots for the two buildings.

III. ANALYSIS

Zoning Review

Staff has reviewed the Final Plat for compliance with the applicable PUD requirements. The proposed lots comply with all PUD requirements as listed below. Additional information is needed to verify if the parking provided per lot meets the minimum standard, as noted in the table.

Requirement	PUD Standards- Ord. 1999-M-24	Lot 1 Multi-tenant building	Lot 2 Burger King
Lot Area	None	27,760 sf	41,933 sf
Lot Width	None	156.52 ft.	207 ft.
Building Setbacks:	-	-	
<i>Front (Randall Road)</i>	50 ft.	73 ft.	50 ft.
<i>Interior Side (north, south)</i>	5 ft.	10 ft. north 40 ft. south	38 ft. north 70 ft. south
<i>Rear (west)</i>	20 ft.	70 ft.	75 ft.
Parking/Paving Setbacks:			
<i>Front</i>	50 ft.	50 ft.	50 ft.
<i>Interior Side</i>	5 ft. if provided	0 ft.	0 ft.
<i>Rear</i>	None	6.75 ft.	8 ft.
Building Coverage (FAR)	0.300	0.23	.07
Parking Requirement (Restaurant)	15 per 1000 sf. net floor area	24*	
Parking Requirement (Multi-Tenant Building)	5 per 1000 sf. net floor area		31*

*Note: As constructed, the development met the applicable PUD requirements based on the total parking provided. Because the calculation is based on net floor area, the actual required parking assigned to each building is undetermined, without reviewing the current floor plan of each building.

Subdivision Plat

Staff has reviewed the Subdivision Plat for compliance with City Code and offers the following comments that will need to be addressed before City Council action:

1. The “Access and Utility Easement” that follows the common lot line needs to be expanded to 24 ft. to cover the entire width of the drive aisle. Easement language needs to be added to grant cross access between the two lots.
2. The amount of parking on the Burger King lot (Lot 2) may not meet the minimum parking requirement for the restaurant use. Staff recommends that a shared parking easement be established over the 8 parking spaces along the shared access drive, or alternately, granting of a shared parking easement over the entirety of both lots.
3. A duplicate owner and notary signature block is shown; only a single signature block is required.
4. A signature block for the Director of Community & Economic Development needs to be added.
5. A signature block needs to be added for the Kane County Department of Transportation, which has jurisdiction over Randall Road.
6. A Mortgagee’s signature may need to be added, if applicable.

IV. SUGGESTED ACTION

Staff has found the application materials to be complete and the Final Plat to be in compliance with applicable PUD ordinance standards, subject to revisions noted above.

The Plan Commission reviewed the Final Plat of Subdivision on 9/4/18 and recommended approval, 9-0.

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of any staff comments prior to City Council action.

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

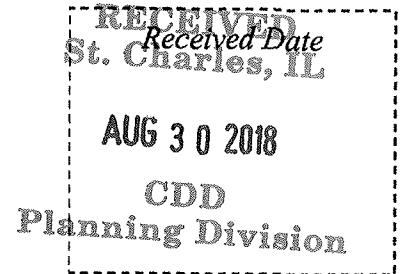


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	BURGER KING ADDITION
Project Number:	2009 -PR- 004
Application Number:	2018 -AP- 033



Per City Code Section 16.04.04, a Minor Subdivision must meet the following criteria:

- 1) Compliance with subdivision design standards in the City Code; 2) No more than 4 lots; 3) No public utility extensions or new streets are required to serve the subdivision; 4) no stormwater detention is required to serve the subdivision; 5) all lots meet minimum zoning standards.

Complete this application and submit it with all required attachments to the Planning Division. When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

1. Property Information:	Location:	BERGER KING PARCEL ON RANDAL & BRICHER R.D	
	Parcel Number (s):	SECTION 32 TOWNSHIP 40N RANGE 06E	
	Proposed Subdivision Name:	0509 RANDAL ROAD	
2. Applicant Information:	Name	THE LANNERT GROUP	Phone 630-208-8088
	Address	215 FULTON ST GENEVA IL 60134	Fax 630-208-8050
			Email TLG@LANNERT.COM
3. Record Owner Information:	Name	GILL PROPERTIES LLC 17522	Phone /
	Address	1250 EXECUTIVE PLACE SUITE GENEVA IL 60134 402	Fax /
			Email /

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

☒ APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

☒ REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

☒ PROOF OF OWNERSHIP:

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☒ PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

PARK AND SCHOOL LAND/CASH WORKSHEETS: N . A .

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.


INCLUSIONARY HOUSING SUMMARY: N . A .

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

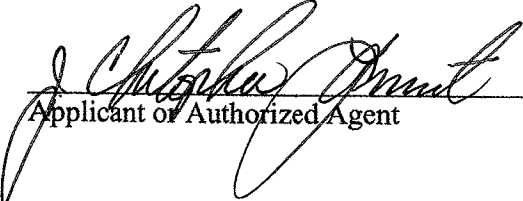
COPIES OF THIRD PARTY PERMIT/APPROVALS N . A .

- Kane County DOT and/or IDOT signature on Final Plat (if applicable)

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.



Record Owner Date



Applicant or Authorized Agent Date

8/20/18

OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, WILLIAM L. GILL, being first duly sworn on oath depose and say that I am
Manager of GILL PROPERTIES, L.L.C. SERIES, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

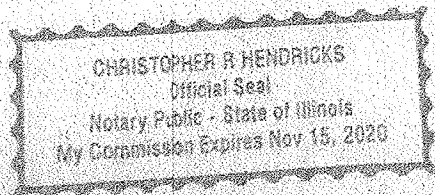
N

A

By: *William L. Gill*, Manager

Subscribed and Sworn before me this 9th day of
AUGUST, 20 18.

Christopher R. Hendricks
Notary Public



Burger King Addition
City of St. Charles Kane County Illinois

A Resubdivision of Lot 1 of Resubdivision #1 of the Resubdivision of Mejer #128 Subdivision, recorded September 18, 2002 as Document 2002K115360, in Section 32, Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

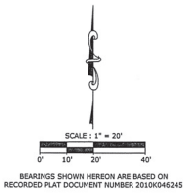
PARCEL INDEX NUMBER
09-32-476-007

THIS PLAY WAS SUBMITTED TO THE COUNTY RECORDERS FOR THE PURPOSES OF RECORDING BY:

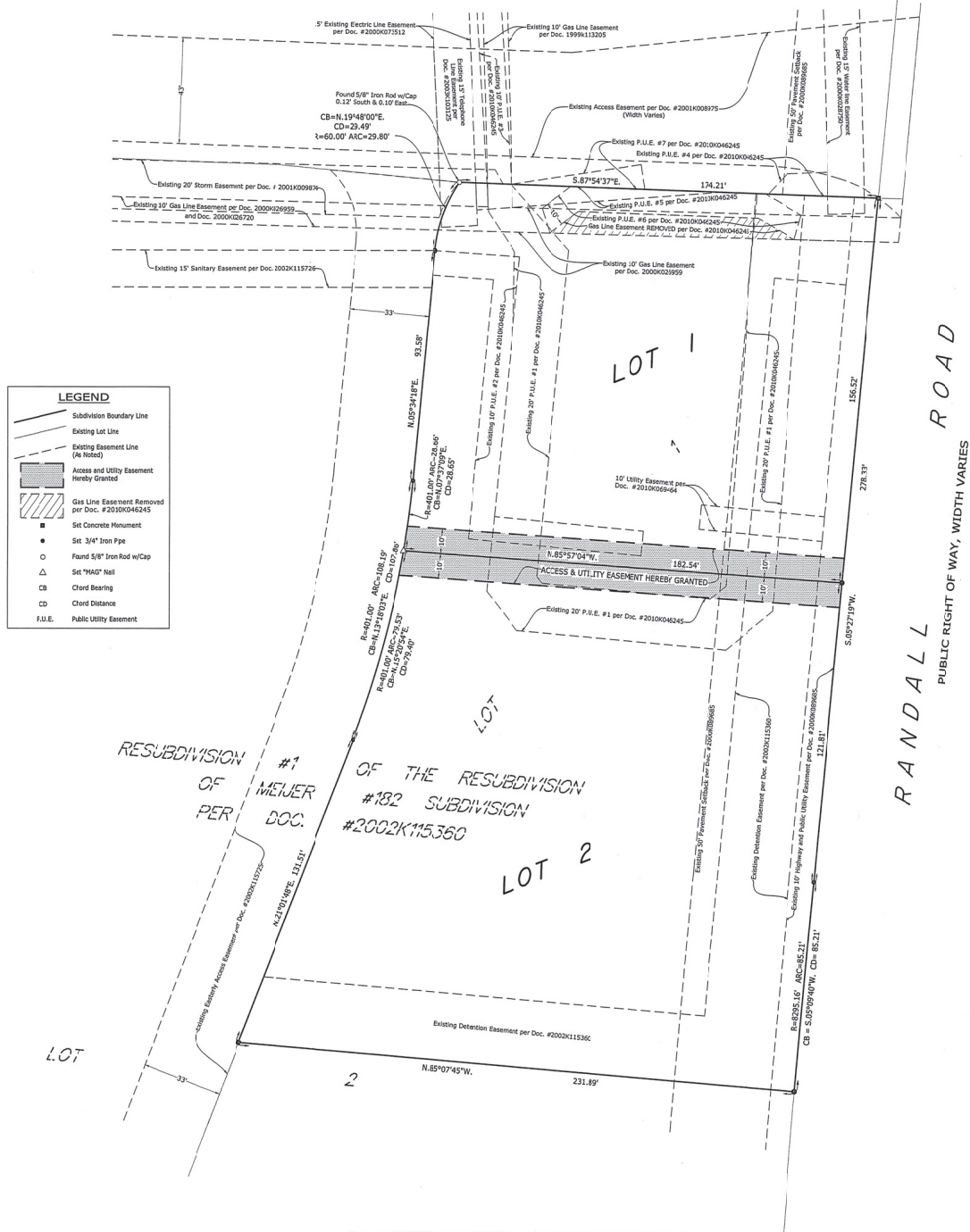
(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)



Lot 1
 Resubdivision #2 of the Resubdivision of Mejer #182 Subdivision
 per Doc. #2002K115360



LEGEND

- Subdivision Boundary Line
- Existing Lot Line
- Existing Easement Line (As Noted)
- Access and Utility Easement Newly Granted
- Gas Line Easement Removed per Doc. #2010K046245
- Set Concrete Monument
- Set 3/4" Iron Pipe
- Found 5/8" Iron Rod w/Cap
- Set "MAG" Nail
- Chord Bearing
- Chord Distance
- P.U.E. Public Utility Easement

RESUBDIVISION #1 OF THE RESUBDIVISION #182 SUBDIVISION PER DOC. #2002K115360

RANDALL ROAD
 PUBLIC RIGHT OF WAY, WIDTH VARIES

<p>AREA TABLE (MORE OR LESS)</p> <p>Lot 1 = 27,760.35 Square Feet Lot 2 = 41,933.35 Square Feet</p> <p>TOTAL AREA OF SUBDIVISION 69,694.70 SQ. FT. OR 1.600 ACRES</p>
--

NOTES

All measurements are shown in feet and decimal parts thereof.

Dimensions enclosed with () are record data. All other dimensions are measured or record equals measured.

SUBMITTED BY AND RETURN TO:
 City of St. Charles
 2 E. Main Street
 St. Charles, IL 60174

PREPARED BY:

ASMC
 ASM Consultants, Inc.
 16 E. Wilson St., Batavia, IL 60510
 Tel (630) 879-0200 Fax (630) 454-3774
 asmc@asmc.com
 Professional Design Firm #156-00624 expires 4/30/2019

Burger King Addition
City of St. Charles Kane County Illinois

A Resubdivision of Lot 1 of Resubdivision #1 of the Resubdivision of Mejer #128 Subdivision, recorded September 18, 2002 as Document 2002K115360, in Section 32, Township 40 North, Range 8 East of the Third Principal Meridian, in the City of St. Charles, Kane County, Illinois.

OWNER'S CERTIFICATE OF LOT 1 IN THE RESUBDIVISION #1 OF THE RESUBDIVISION OF MEJER #128 PER DOCUMENT #2002K115360

STATE OF ILLINOIS)
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS / ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

GILL PROPERTIES, LLC
400 SOUTH 3RD STREET
ST. CHARLES, IL 60174

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: (PRINT NAME) (TITLE)

(SIGNATURE)

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ WHO IS/ARE THE SAME PERSONS WHOSE NAMES I SHARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY DID SIGN AND DELIVER THE SAID INSTRUMENT AS THEIR/THEIR/THEY OWN FREE AND VOLUNTARY ACT(S) FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

APPROVED, AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D., _____.

CITY OF ST. CHARLES PLAN COMMISSION

PLAN COMMISSION CHAIRMAN _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____, COLLECTOR FOR THE CITY OF ST. CHARLES, FIND NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS GRANT DEFERRED INSTRUMENTS THEREOF AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE.

DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D., _____.

COLLECTOR CITY OF ST. CHARLES _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, COUNTY CLERK IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO LEDEMBLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT GENEA, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

KANE COUNTY CLERK _____

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK _____, AND WAS RECORDED IN PLAT ENVELOPE NO. _____.

COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, CHARLES S. PARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

A RESUBDIVISION OF LOT 1 OF RESUBDIVISION #1 RECORDED SEPTEMBER 18, 2002 AS DOCUMENT 2002K115360 OF THE RESUBDIVISION OF MEJER #128 SUBDIVISION IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND PLAT. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE DESCRIBED PROPERTY LIES WITHIN ZONE X, AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ST. CHARLES, ILLINOIS COMMUNITY PANEL NUMBER 12320 02A H, THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 17090202AH, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT THE FOREGOING DESCRIBED TRACT IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-00377

LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM LICENSE NO. 184-006014

LICENSE EXPIRES APRIL 30, 2019



PUBLIC UTILITY EASEMENT PROVISIONS:

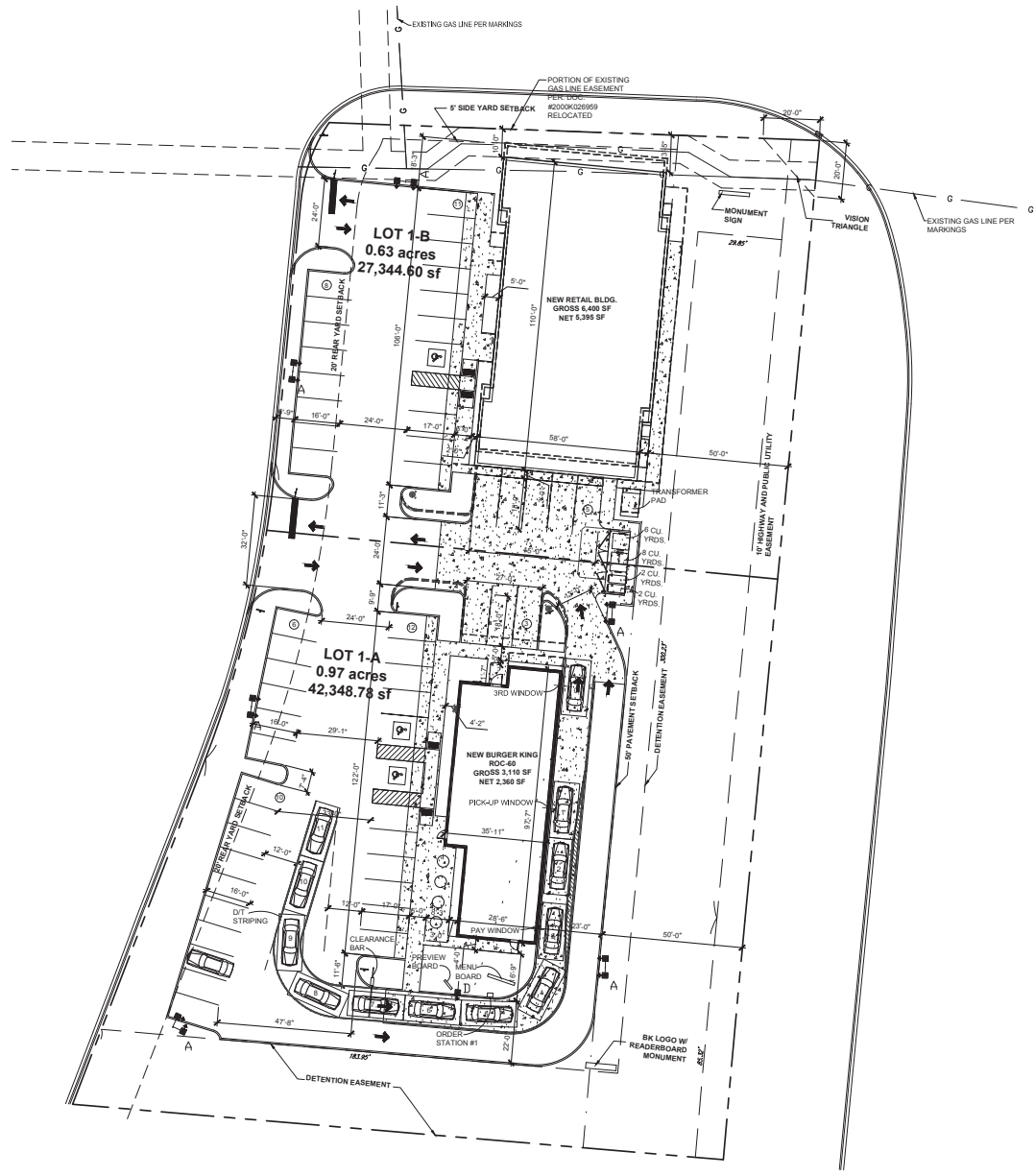
A PERMANENT, NON-EXCLUSIVE EASEMENT WITHIN THE AREA SHOWN BY BOLD DASHED LINES AND DOTTED HATCH ON THE PLAT HEREON DRAWN AND MARKED "ACCESS AND UTILITY EASEMENT" IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEIR EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON, AMERITECH AND NORTHERN ILLINOIS GAS COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, CLEANING AND MAINTAINING UNDERGROUND ELECTRIC, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE, HYDRAULIC, PIPES, CONNECTIONS, CATCH BASINS, BURNING ROSES AND WITHOUT LIMITATIONS SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE UP OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED TO AS "SERVICES"). THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OR ACCESS TO SAID SEWERS, OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN OR, UPON OR ACROSS, UNDER OR THROUGH SAID EASEMENT, IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND HOLDING SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT USES FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER LINES.



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (330) 879-0210 Fax (630) 454-3774
asmcna@aol.com
Professional Design Firm 1184-096614 expires 4/30/2019

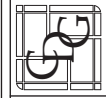


A **SITE PLAN**
 A001 SCALE: 1" = 20'-0" (24x36 SHEET)

**PREVIOUSLY
 PROPOSED
 BUILDING & CURB
 LOCATIONS**

NOT FOR CONSTRUCTION

DATE:	08-31-09
SCALE:	AS SHOWN
DRAWN:	TS
CHECK:	TT
JOB:	008228
SHEET:	A001



BRICHER CROSSING
 ST. CHARLES, ILLINOIS
 NWC BRICHER RD. & RANDALL RD.

**Gill
 Management,
 INC.**

CORPORATE
 DESIGN + DEVELOPMENT
 GROUP, LLC
 100 W. MADISON STREET, FLOOR 0100
 CHICAGO, ILLINOIS 60601
 TEL: 312.467.1000
 WWW.CORPORATEDESIGN.COM

NO.	REVISIONS	DATE	BY
1	Submit for Permit Review	10-16-09	RT

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4b

Title:

Recommendation to approve a Plat of Easement for Hillcroft, 1147 Geneva Rd.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

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

The Hillcroft PUD consists of two single-family parcels on the west side of Geneva Rd. between Roosevelt and Horne streets. The PUD was approved under Ordinance 2017-Z-15 and modified to add a second buildable lot earlier this year under Ordinance 2018-Z-12.

A 20 ft. wide Public Utility Easement along the Geneva Rd. frontage was identified on the approved site plan as requested by the City. The PUD Ordinance requires submittal of a Plat of Easement prior to issuance of building permit.

A Plat of Easement has been submitted. Staff has no outstanding comments and recommends approval.

Attachments *(please list):*

Plat of Easement, Ordinance 2018-Z-12

Recommendation

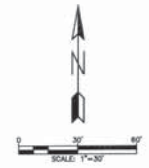
Recommendation to approve a Plat of Easement for Hillcroft, 1147 Geneva Rd.

PLAT OF EASEMENT

LEGAL DESCRIPTION OF PROPERTY

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE 30) THAT IS 180.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE), THENCE SOUTH 19 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE 298.50 FEET TO A NORTHEAST CORNER OF LOT 27 IN THE QUARTERS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NUMBER 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES 30 MINUTES 00 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 27, 273.88 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES 30 MINUTES 00 SECONDS EAST OF THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT 1; THENCE NORTH 14 DEGREES 30 MINUTES 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES 50 MINUTES 28 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 8 DEGREES 10 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.82 FEET TO A LINE DRAWN NORTH 87 DEGREES 07 MINUTES 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 07 MINUTES 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



LEGEND

- - - - - EX PROPERTY LINE
- - - - - EX LOT LINE
- - - - - EX EASEMENT LINE
- - - - - EX CENTERLINE

ABBREVIATIONS

A	ARC LENGTH
CH	CHORD
CONC	CONCRETE
FP	FACE
FR	FOUND IRON PIPE
N	NORTH
RADIUS	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
WEST	WEST
BUILDING SETBACK LINE	BUILDING SETBACK LINE
DOC.	DOCUMENT
XXX(X)	RECORD INFORMATION
XXXX	MEASURED INFORMATION

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED ABOVE AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN SAID LAND, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND EASEMENT GRANTED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

DATED THIS 11 DAY OF October, A.D. 2017

Hillcroft Estates LLC,
OWNER(S)
Maurice Mentally, manager
SIGNATURE(S)

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF Kane }

Colleen P. Mentally, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID.

DO HEREBY CERTIFY THAT Maurice Mentally PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SAID OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ABOVE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11 DAY OF October, A.D. 2017

AT St. Charles, ILLINOIS.

Colleen P. Mentally
NOTARY PUBLIC



CITY COUNCIL CERTIFICATE

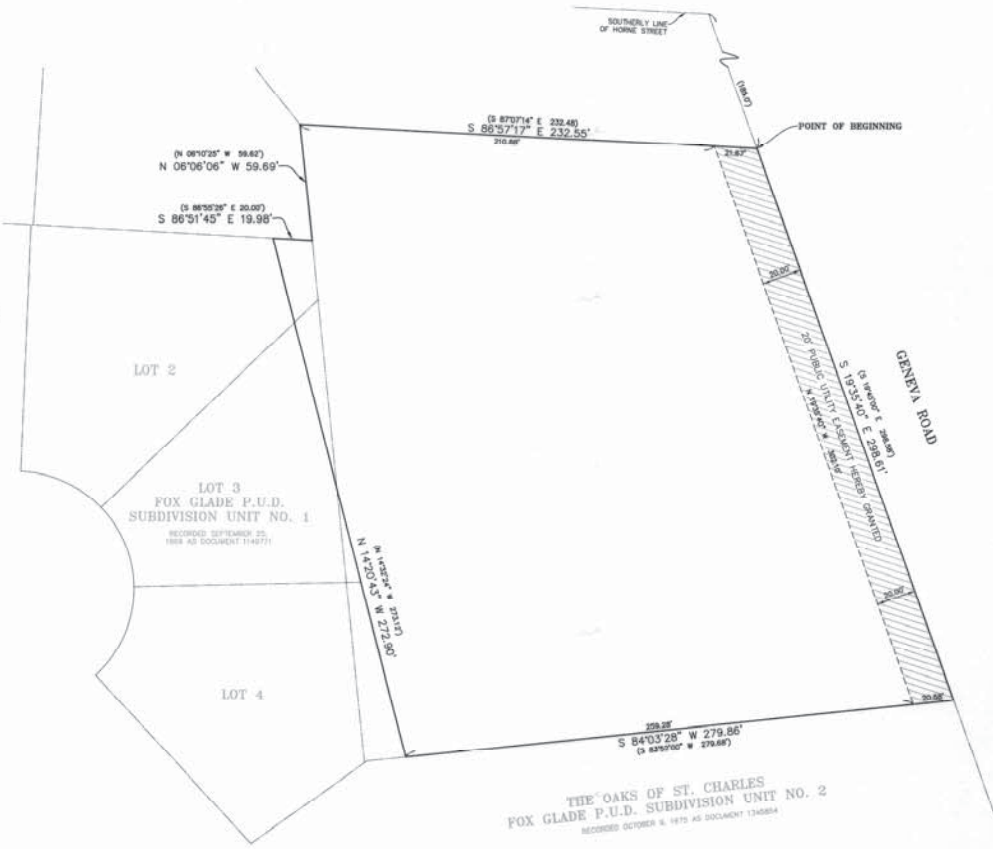
STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED AND ACCEPTED THIS 11 DAY OF October, A.D. 2017

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS

BY: _____
MAYOR

ATTEST:
CITY CLERK



PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTS THEIR EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NUCOR AND TO THEIR SUCCESSORS AND ASSIGNS/HEIREN COLLECTIVELY REFERRED TO AS "GRANTEES", IN, UPON, ABOVE, OVER, UNDER, AND THROUGH THE AREA(S) SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF EASEMENT HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, MAINTAINING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE, BELOW AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREOF FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEE(S) TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT OBLIGATION, IN, ON, UPON OR ABOVE, UNDER, OR THROUGH SAID EASEMENTS, IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO LIMITATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE(S) SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND REGRADE SO AS TO RETAIN SATISFACTORY DRAINAGE, REMOVE SEDGES, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRANTY FLOOR IN SAID SENIOR OR SENIOR UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

WE, ENGINEERING RESOURCE ASSOCIATES, INC. HEREBY CERTIFY THAT WE HAVE PREPARED THIS PLAT OF EASEMENT UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR FOR THE PURPOSE OF CREATING A NEW EASEMENT AS SHOWN HEREOF AND SAID PLAT IS A CORRECT REPRESENTATION OF SAID EASEMENT.

ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
I HEREBY AUTHORIZE THE CITY CLERK, OF THE CITY OF ST. CHARLES, ILLINOIS TO RECORD THIS PLAT OF EASEMENT.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF OCTOBER, 2017

Timothy R. Matzel
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2018



DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001898
LICENSE EXPIRES APRIL 30, 2019

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREOF ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB
CHECKED BY: TRM
APPROVED BY: TRM



38701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-0080
FAX (630) 393-2152

30 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-9099

2450 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-0268
FAX (217) 355-1902

AVONDALE CUSTOM HOMES, INC.

TITLE: **PLAT OF EASEMENT**
1147 GENEVA ROAD
ST. CHARLES, ILLINOIS

SCALE: 1"=30'
DATE: 10-11-17
JOB NO: 160808
SHEET 1 OF 1

Refer to:	7-16-18
Minutes	
Page	

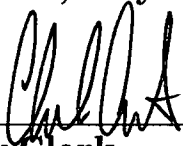
City of St. Charles, Illinois

Ordinance No. 2018-Z-12

**An Ordinance Amending Ordinance No. 2017-Z-15
(Hillcroft Estates PUD) and Granting Approval of a
PUD Preliminary Plan for Hillcroft Estates, 1147
Geneva Road**

**Adopted by the
City Council
of the
City of St. Charles
July 16, 2018**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, July 23, 2018**



City Clerk

(SEAL)



City of St. Charles, Illinois
Ordinance No. 2018-Z- 12

**An Ordinance Amending Ordinance No. 2017-Z-15 (Hillcroft Estates PUD)
and Granting Approval of a PUD Preliminary Plan for Hillcroft Estates, 1147
Geneva Road**

WHEREAS, on or about April 27, 2018, Hillcroft Estates LLC (the “Applicant”) filed petitions for Amendment to Special Use for Planned Unit Development Ordinance No. 2017-Z-15, “An Ordinance Amending Ordinance No. 2016-Z-6 (Hillcroft Estates PUD) and Granting Approval of a PUD Preliminary Plan for Hillcroft estates, 1147 Geneva Road”, and PUD Preliminary Plan, both for the real estate commonly known as 1147 Geneva Road and legally described in Exhibit “A”; said Exhibit being attached hereto and incorporated herein (the “Subject Property”), for the purpose of adding a second single-family home on the property and requesting that a Plat of Subdivision not be required to divide the property into two buildable parcels; and,

WHEREAS, Notice of Public Hearing on said petition for Amendment to Special Use for Planned Unit Development was published on or about May 21, 2018 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about June 5, 2018 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about June 5, 2018; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about July 9, 2018; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of an Amendment to Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Amendment to Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. A PUD deviation is hereby granted to waive the requirement of Title 16 of the St. Charles Municipal Code, "Subdivisions and Land Improvement", to provide a Plat of Subdivision for the purpose of dividing the Subject Property into two buildable parcels as depicted on the PUD Preliminary Plan. Prior to issuance of a building permit for a second single family home on the property, the applicant shall provide documentation demonstrating that Subject Property has been legally divided under the Illinois Plat Act into parcels conforming to the PUD Preliminary Plan.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code, and subject to submittal of a Plat of Easement at the time of building permit for the 20 ft. Public Utility Easement shown on the PUD Preliminary Plan:

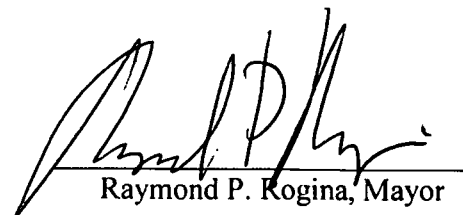
- Topographical Site Development & Tree Preservation Plan; Engineering Resource Associates; revisions dated 6/1/2018
- Architectural Elevations (Parcel 2); Marshall Architects, Inc.; not dated
- Tree Inventory and Preservation Plan; SaveATree; not dated

5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

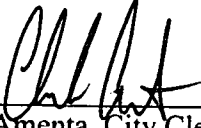
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of July 2018.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of July 2018.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of July 2018.


Raymond P. Rogina, Mayor

Attest:



Charles Amenta, City Clerk

Vote:

Ayes: 5

Nays: 4

Absent: 0

Abstain: 1

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

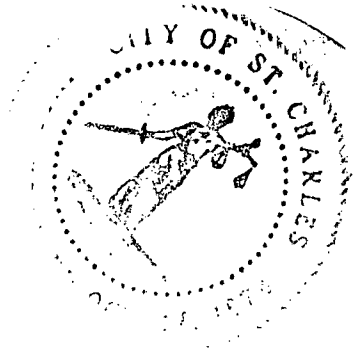


EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE PUD SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLAD PUD SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1, FOX GLADE PUD SUBDIVISION, UNIT NO. 1; THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINTUES, 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed development will include redevelopment of the existing property in a way that preserves the unique topography of the site while creatively addressing the challenges it provides. Two residence onsite achieves more efficient land use without additional public infrastructure. The large open spaces below and in front of each residence enhance the grandeur of each.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
 - A. Conforming to the requirements would inhibit creative design that serves community goals, or**
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**

2. **The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
3. **The PUD will provide superior landscaping, buffering or screening.**
4. **The buildings within the PUD offer high quality architectural design.**
5. **The PUD provides for energy efficient building and site design.**
6. **The PUD provides for the use of innovative stormwater management techniques.**
7. **The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
8. **The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
9. **The PUD preserves historic buildings, sites or neighborhoods.**

The unique character of the site topography prevents structures on-site from meeting the height requirements of the zoning code. Relief from these requirements will allow the developer to construct dwellings in keeping with the spirit of upscale development in the neighborhood. The proposed development will also intensify carefully designed buffering and screening not present on the existing property. The property may be lawfully divided without submitting a plat of subdivision by using a Plat Act exception, while still promoting all of the same goals advocated by city codes.

iii. **The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The existing dwelling has fallen into disrepair and needs to be demolished. The special use will allow for the style and design of the proposed home to be constructed appropriate for the subject premises.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Since the redevelopment of the subject premises is considered "infill," all offsite utilities and access to the subject premises already existing; required onsite infrastructure will be provided as depicted on the final engineering plans.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The upscale nature of the residence proposed for the subject premises will raise

property values in the immediate area. With infill, the only impact on adjacent properties will be the connection to existing facilities across public rights of way. Use of adjacent properties will not be diminished nor impaired because of the proposed development.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Because adjacent properties have already been developed for their intended use and are occupied, additional development is unlikely, but would not be impeded.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

As infill, the Special Use to allow redevelopment of the subject premises with the existing zoning classification will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The redevelopment will conform to all regulations except those pertaining to building height restriction and that no plat of subdivision is required to be submitted for the divisions of the property.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The PUD will enable improvement of infill property near the entrance to the city that needs redevelopment; it will be compatible with adjacent land uses, and will raise the tax base with little additional burden to city infrastructure.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

As infill, the PUD is consistent with the Comprehensive Plan.

EXHIBIT "C"

**PUD PRELIMINARY PLAN
(13 Pages)**

TOPOGRAPHICAL SITE DEVELOPMENT & TREE PRESERVATION PLAN

LEGAL DESCRIPTION

PARCEL ONE:
 THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, HANE COUNTY, ILLINOIS, AND PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERN LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE 31) THAT IS 162.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HOME STREET, AS SHOWN ON THE PLAN OF SUBDIVISION (ENLARGED) ALONG SAID WESTERLY LINE, THENCE SOUTH 18 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 87 IN THE CITY OF ST. CHARLES, FOX GLADE P.U.D.;
 SUBSEQUENTLY NUMBER 1, ST. CHARLES, HANE COUNTY, ILLINOIS, THENCE SOUTH 83 DEGREES 27 MINUTES 00 SECONDS WEST ALONG A HORIZONTAL LINE OF SAID LOT 87, 278.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES 24 MINUTES 00 SECONDS WEST OF THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE 14 DEGREES 37 MINUTES 24 SECONDS WEST 214.2 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 88 DEGREES 30 MINUTES 28 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 88 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE NORTH 4 DEGREES 10 MINUTES 23 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 58.42 FEET TO A LINE ORANGE 32.71 DEGREES 07 MINUTES 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HOME STREET FROM THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES 10 MINUTES 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 223.40 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, HANE COUNTY, ILLINOIS.

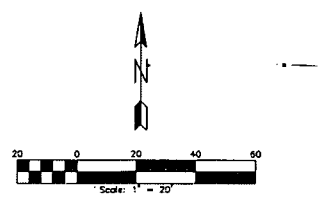
PARCEL TWO:
 A NON-EXCLUSIVE EASEMENT FOR WATER IMPLICATION PURPOSES, TO BENEFIT PARCEL ONE, AS ESTABLISHED BY INSTRUMENT RECORDED JUNE 23, 1986 AS DOCUMENT NUMBER 177744A, OVER THE FOLLOWING DESCRIBED AREA:
 A FIVE FOOT WIDE STRIP ADJACENT TO THE 145.40 FEET NORTHERLY LINE OF LOT 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN ST. CHARLES, HANE COUNTY, ILLINOIS.

PARCEL THREE:
 A NON-EXCLUSIVE EASEMENT FOR WATER IMPLICATION PURPOSES, TO BENEFIT PARCEL ONE, AS ESTABLISHED BY INSTRUMENT RECORDED JUNE 23, 1986 AS DOCUMENT NUMBER 177744A, OVER THE FOLLOWING DESCRIBED AREA:
 A FIVE FOOT WIDE STRIP ADJACENT TO THE 145.40 FEET SOUTHERLY LINE OF LOT 2 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NUMBER 1, A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN ST. CHARLES, HANE COUNTY, ILLINOIS.

ADDRESS: 114 GENEVA ROAD, ST. CHARLES, ILLINOIS
 A/C: 08-24-004-023

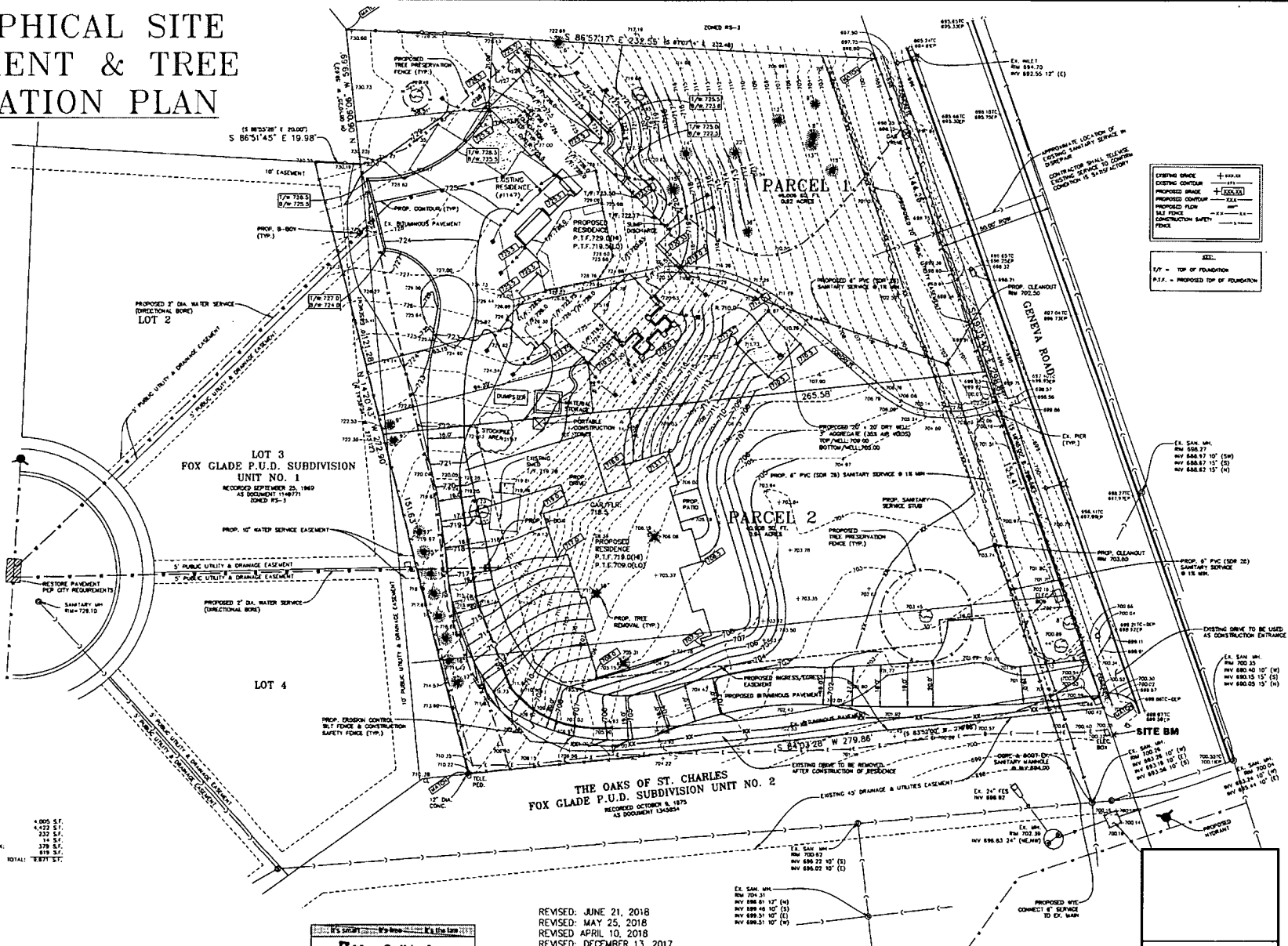
EXISTING ZONING: RS-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT
 PROPOSED IDENTITY: RS-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT
 SITE AREA: 80,814 SQ. FT. (1.858 AC.)

SOIL BENCHMARK DATA:
 CUT CROSS IN SIDEWALK ALONG THE WEST SIDE OF GENEVA ROAD
 APPROX. 13 FEET WEST OF SUBJECT PROPERTY.
 (ELEV. 700.24 (MAY 88))



IMPERVIOUS DATA TABLE

PARCEL 1:	8,355 S.F.	DRIVEWAY	4,005 S.F.
WALK DRIVE	810 S.F.	HOUSE	4,923 S.F.
REAR DRIVE	1,063 S.F.	WALLS	232 S.F.
HOUSE	1,063 S.F.	STEPS	14 S.F.
PATIO	1,127 S.F.	FRONT STORM & WALK	378 S.F.
		REAR PATIO & WALK	119 S.F.
		TOTAL:	17,817 S.F.



LEGEND

EXISTING DRIVE	—	ELEV. 100.00
EXISTING CONTOUR	—	—
PROPOSED DRIVE	—	ELEV. 100.00
PROPOSED FLOOR	—	—
8\"/>		

NOTES:
 1/2" = TOP OF FOUNDATION
 P.F. = PROPOSED TOP OF FOUNDATION

THE OAKS OF ST. CHARLES
 FOX GLADE P.U.D. SUBDIVISION UNIT NO. 2
 RECORDED OCTOBER 6, 1975
 AS DOCUMENT 134850A

REVISED: JUNE 21, 2018
 REVISED: MAY 25, 2018
 REVISED: APRIL 10, 2018
 REVISED: DECEMBER 13, 2017
 REVISED SITE PLAN: SEPTEMBER 8, 2017
 REVISED SITE PLAN: JUNE 15, 2017
 REVISED SITE PLAN: JUNE 1, 2017
 REVISED SITE PLAN: MAY 1, 2017
 SITE PLAN DATED: APRIL 25, 2017

PREPARED FOR: AVONDALE CUSTOM HOMES, INC.

DRAWN BY: **BL**
 CHECKED BY: **JG**
 APPROVED BY: **JG**

ENGINEERING RESOURCE ASSOCIATES
 35701 WEST AVENUE, SUITE 180
 WARRICKVILLE, ILLINOIS 60555
 PHONE (830) 393-8060
 FAX (830) 393-2152

102 HUNTERDALE PLACE, SUITE 875
 CHICAGO, ILLINOIS 60646
 PHONE (773) 274-7811
 FAX (773) 474-6059

24256 GALEN DRIVE
 CLARKSPRING, ILLINOIS 61817
 PHONE (217) 451-8500
 FAX (217) 451-8572

Call before you dig
800.892.0123

Jon P. Green, P.E.
 IL P.E. NO. 062-052108
 Expires November 30, 2019

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MARSHALL ARCHITECTS

812 E. Main Street
Suite 101
St. Charles, Illinois
60174

TEL: 630.584.7888
FAX: 630.584.7888

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HILLCROFT HOUSE 2
GENEVA ROAD, ST. CHARLES, IL
AVONDALE CUSTOM HOMES

1



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

MARSHALL ARCHITECTS

812 E. Main Street
Suite 101
St. Charles, Illinois
60174

TEL: 630-582-2200
FAX: 630-582-2201

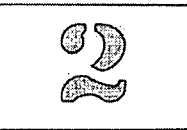
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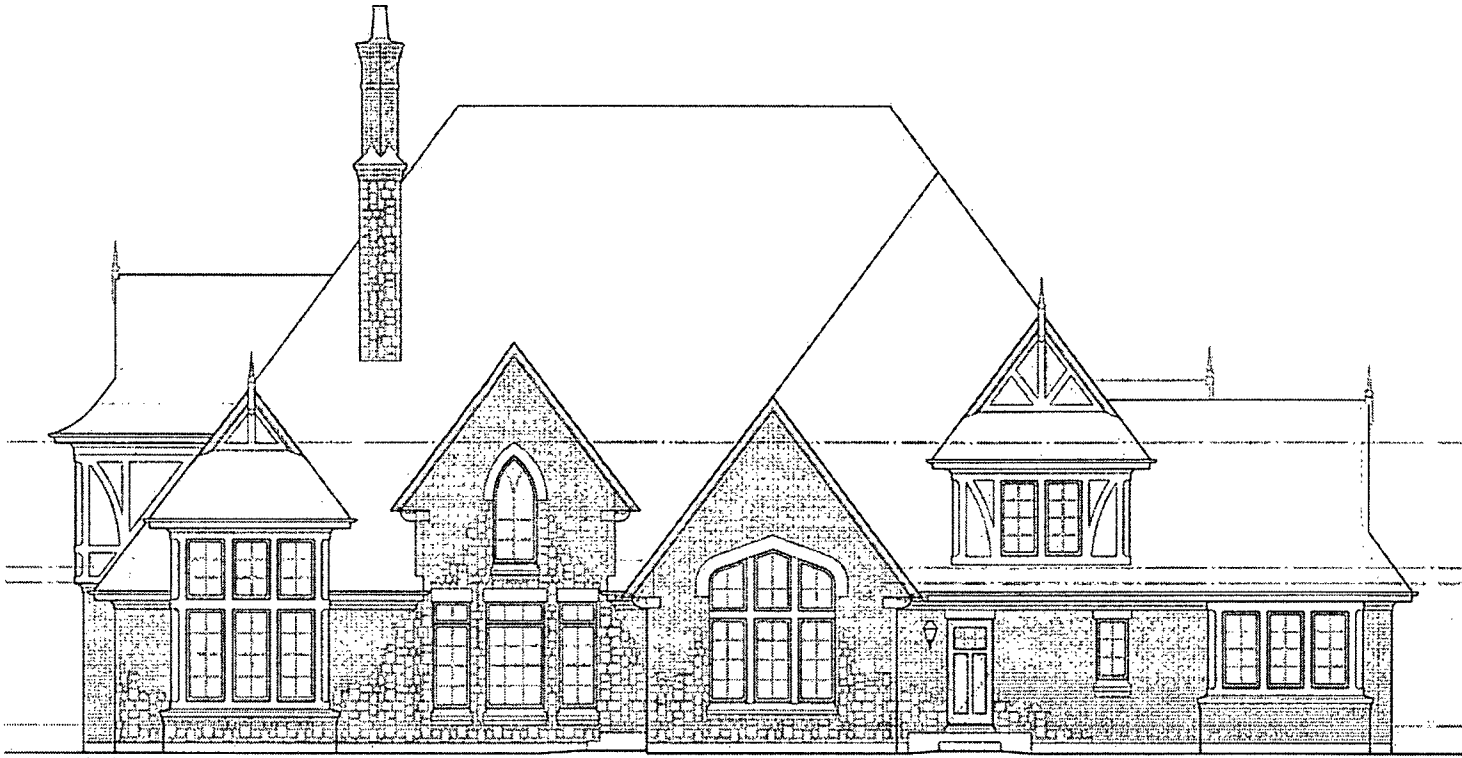
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HILLCROFT HOUSE 2

GENEVA ROAD, ST. CHARLES, IL
AVONDALE CUSTOM HOMES





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

MARSHALL ARCHITECTS

812 E. Main Street
Suite 101
St. Charles, Illinois
61774
Tel: 618-234-7333
Fax: 618-234-7334

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HILLCROFT HOUSE 2
GENEVA ROAD, ST. CHARLES, IL
AVONDALE CUSTOM HOMES

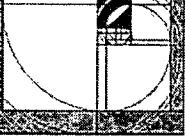
3



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MARSHALL ARCHITECTS

812 E Main Street
Suite 101
St. Charles, Illinois
60174
630.584.7880
Fax 630.584.7882



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HILLCROFT HOUSE 2
GENEVA ROAD, ST. CHARLES, IL
AVONDALE CUSTOM HOMES



Tree Inventory and Preservation Plan

1147 Geneva Road

St. Charles, Illinois

Prepared By

Andrew Lueck

Registered Consulting Arborist #560

ISA Certified Arborist # IL-4641A



Tree Protection Zone shown on the "Preliminary Topographical Site Development & Tree Preservation Plan" by Engineering Resource Associates, revisions dated 6/15/2017 shall be used in lieu of the Tree Protection Zone marked on this survey.

PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

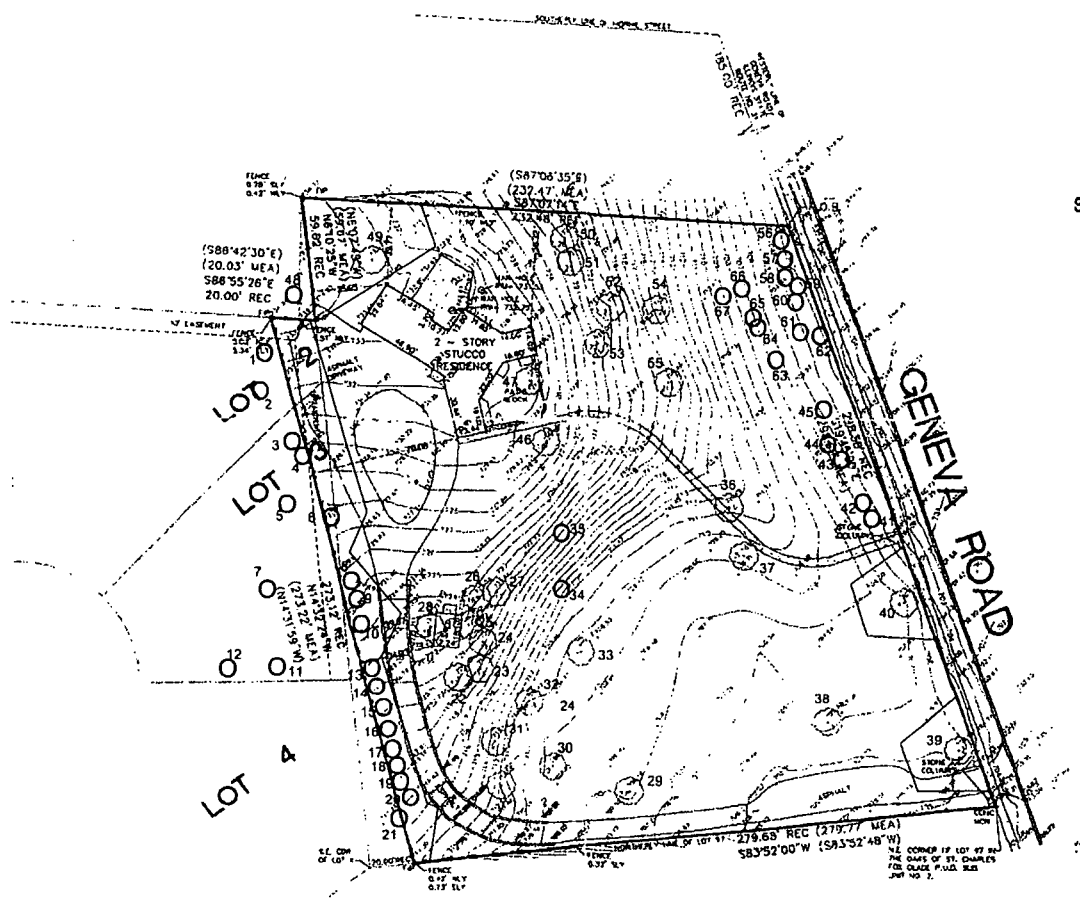
2600 Keslinger Road, Suite 15
Geneva, Illinois 60134

Phone: (630) 232-7705 Fax: (630) 232-7725

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 294.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 32 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.48 FEET TO A POINT THAT IS 20.0 FEET NORTH 43 DEGREES, 32 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 25 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 28.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES, 23 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.43 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS.



Scale: 1" = 40'



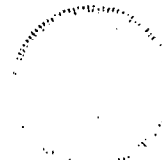
UPDATE: 9-17-2003 ADDED TOPOGRAPHY

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and all once report any difference

Structure located 9-9-2003

Dale A. Floyd
Illinois Professional Land Surveyor No. 005-002876
Job No. 000600-1



State of Illinois 88
County of Kane

I, DALE A. FLOYD, do hereby certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn. Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9-23 A.D. 2003

Dale A. Floyd
Illinois Professional Land Surveyor No. 005-002876

License expiration date 11-30-2004

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
1	6		Hackberry	<i>Celtis occidentalis</i>	Good			x	x	x	x	Lean over drive
2	14		Bur oak	<i>Quercus macrocarpa</i>	Good		x	x	x	x	x	5' lean over fence
3	22		White oak	<i>Quercus alba</i>	Good		x	x	x	x	x	15' lean over drive.
4	12		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Joined at base with #3
5	20		Linden	<i>Tilia americana</i>	Good		x	x	x	x	x	
6	30		Red oak	<i>Quercus rubra</i>	Good		x	x	x	x	x	Crown to middle of circle. 12' drive clearance
7	24		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Not over drive
8	8		Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
9	7		Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
10	32		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Slight lean away from drive. 14' over fence
11	10		White pine	<i>Pinus strobus</i>	Good							
12	16		Norway maple	<i>Acer platanoides</i>	Good							
13	6	4,4	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
14	7	4,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
15	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
16	8	5,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
17	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
18	7	6	Redcedar	<i>Juniperus virginiana</i>	Poor			x	x	x	x	
19	7	6,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
20	6	5,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
21	26		Red Oak	<i>Quercus rubra</i>	Good		x	x	x	x	x	25' over fence. 15' height over fence
22	15		Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
23	12	9	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
24	14	12	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
25	8	6	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
26	13	8,7,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
27	7	6,4,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
28	18		Red oak	<i>Quercus rubra</i>	Poor	x						Large wound/decay at base
29	10		Norway maple	<i>Acer platanoides</i>	Fair	x						Wound/decay in stem
30	17		Norway spruce	<i>Picea abies</i>	Good	x						Must remove due to LOD. Will be replaced with hackberry
31	13		White spruce	<i>Picea glauca</i>	Fair	x						
32	17		Norway spruce	<i>Picea abies</i>	Fair	x						Large girdling root
33	16		Norway spruce	<i>Picea abies</i>	Good	x						

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
34	6	5,5,4,4,3	Amur maple	<i>Acer ginnala</i>	Poor	x						Heavy suckering
35	6	5,5,4,4,3	Redbud	<i>Cercis canadensis</i>	Fair	x						
36	15		Linden	<i>Tilia americana</i>	Fair	x						
37	14		Austrian pine	<i>Pinus nigra</i>	Fair	x						Moderate diplodia
38	26		Norway maple	<i>Acer platanoides</i>	Poor	x						Poor structure. Dead limbs. Stem crack
39	37		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	
40	35		White oak	<i>Quercus alba</i>	Fair		x	x	x	x	x	
41	7		Mulberry	<i>Morus sp.</i>	Fair	x						
42	7		Black cherry	<i>Prunus serotina</i>	Fair	x						
43	8		Boxelder	<i>Acer negundo</i>	Fair	x						
44	10		Black cherry	<i>Prunus serotina</i>	Fair	x						
45	10		American elm	<i>Ulmus americana</i>	Fair	x						
46	12	10	Redbud	<i>Cercis canadensis</i>	Fair	x						
47	37		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
48	12		Hackberry	<i>Celtis occidentalis</i>	Good		x	x	x	x	x	Crown 8' over fence
49	27		White oak	<i>Quercus alba</i>	Good		x	x	x	x	x	
50	31		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
51	28		White oak	<i>Quercus alba</i>	Fair	x						1-sided to south
52	12		White pine	<i>Pinus strobus</i>	Good	x						Overtopped by oak
53	13		White pine	<i>Pinus strobus</i>	Good	x						
54	18		White pine	<i>Pinus strobus</i>	Good	x						
55	33		Norway spruce	<i>Picea abies</i>	Good	x						
56	8		Boxelder	<i>Acer negundo</i>	Fair	x						
57	9		Green ash	<i>Fraxinus pennsylvanica</i>	Dead	x						
58	15		Black cherry	<i>Prunus serotina</i>	Fair	x						
59	7		American elm	<i>Ulmus americana</i>	Fair	x						
60	9		Black cherry	<i>Prunus serotina</i>	Fair	x						
61	7		Green ash	<i>Fraxinus pennsylvanica</i>	Poor	x						50% Dead
62	13		Boxelder	<i>Acer negundo</i>	Fair	x						
63	12	8	Hemlock	<i>Tsuga canadensis</i>	Fair	x						
64	12		Hemlock	<i>Tsuga canadensis</i>	Fair	x						
65	6		American elm	<i>Ulmus americana</i>	Fair	x						
66	6		Hemlock	<i>Tsuga canadensis</i>	Fair	x						

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
67	11		Hemlock	<i>Tsuga canadensis</i>	Fair	x						

Poor - The tree appears unhealthy and may have significant structural defects.

Fair - The tree has structural or health issues that could decrease likelihood of survival during construction

Good - Overall, the tree is healthy and satisfactory in condition and form. The tree has no major structural problems.

Actions:

R - Remove

M - Mulch

RP - Root Prune

I - Irrigate

P - Crown Prune

PF - Protection Fence

Recommendations

Tree protection zone - Defined for all trees within and adjacent to the construction zone as a radial distance of 1 foot per inch in tree diameter. **Temporary fencing** (4 feet high) shall be installed at the edge of all tree protection zones. Fence shall completely encircle the tree.

Activities prohibited within the Tree Protection Zone include:

- Parking vehicles or equipment, storage of building materials, refuse, or excavated soils, or dumping poisonous material on or around trees and roots. Poisonous materials include, but are not limited to paint, petroleum products, concrete, stucco mix, dirty water or any material that may be harmful to tree health.
- The use of tree trunks as a backstop, winch support, anchorage, as a temporary power pole, signpost or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, or other miscellaneous excavations without prior approval of the project arborist
- Soil disturbance, drainage or grade change.
- No machinery or equipment shall be used within the protection fence. Work within the protection zone shall be done manually.
- Removal of asphalt by any means other than by hand or with lightweight equipment that will not compact the soil or sever tree roots.

The following actions will be performed on an as-needed basis to help ensure tree health. All work should be done in accordance with applicable ANSI A300 Standards.

Removal: Trees will be removed if they cannot reasonably be expected to survive construction due to either poor health or proximity to construction activities.

Crown pruning - Trees will be pruned to promote health and proper structure and to provide clearance for construction activities. Tree crowns should be raised to allow clearance for construction activities. Dead limbs larger than 1 inch should be removed. Oak trees should be pruned from the months of October - March only to reduce risk of oak wilt transmission.

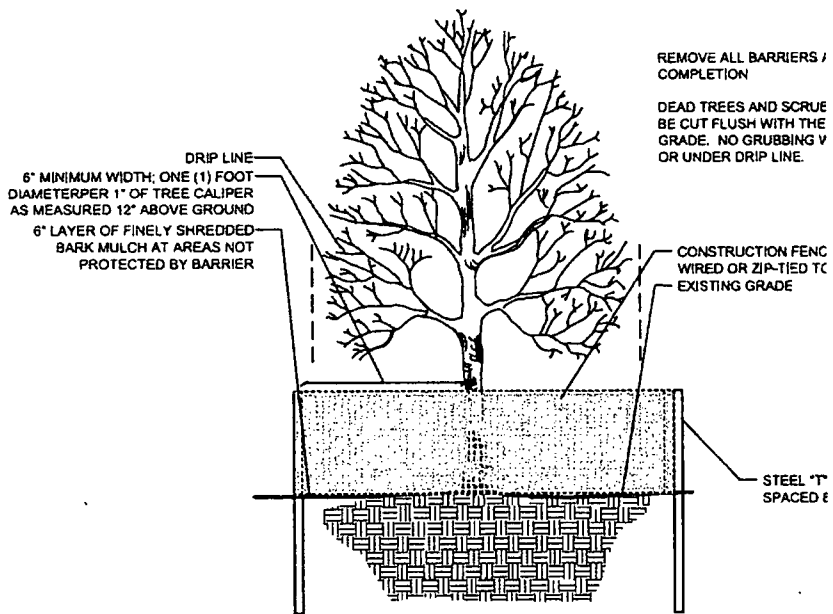
Root Pruning - Trees whose roots extend into the construction zone will have their roots pruned at the edge of the zone to prevent damage during construction. Root should be pruned to 18-24 inches below grade.

Irrigation - Trees will be irrigated before and during construction.

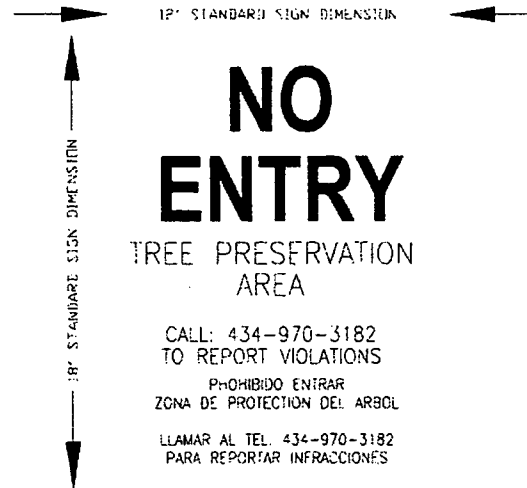
Mulch - Shredded hardwood, free of deleterious materials. Mulch should be spread within the TPZ prior to construction to a four to six inch depth, leaving the trunk clear of mulch. This will aid in inadvertent soil compaction and moisture loss.

Fertilization - Fertilization and other soil needs should be determined at a later date based on soil sampling and actual construction impacts.

Signage - Signs stating "No Entry, Tree Preservation Area" shall be placed along temporary fencing.



Sample specification for tree protection fencing.



Sample of tree preservation signage

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, CHUCK AMENTA, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

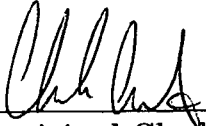
I further certify that on June 19, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 2017-Z-15, entitled

"Motion to approve an Ordinance Amending Ordinance No. 2016-Z-6 (Hillcroft Estates PUD) and Granting Approval of a PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road. "

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2017-Z-15, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on June 26, 2017, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19th day of June, 2017.



Municipal Clerk

(SEAL)



State of Illinois)
)
) ss.
Counties of Kane and DuPage)

Certificate

I, CHUCK AMENTA, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

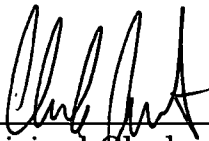
I further certify that on July 16, 2018, the Corporate Authorities of such municipality passed and approved Ordinance No. **2018-Z-12** entitled

An Ordinance Amending Ordinance No. 2017-Z-15 (Hillcroft Estates PUD) and Granting Approval of a PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2018-Z-12**, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 23, 2018, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 16th day of July, 2018.



Municipal Clerk

(S E A L)



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4c

Title:	Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development for Saddlebrook Executive Offices, St. Charles Commercial Center PUD
Presenter:	Ellen Johnson

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

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

The subject property is the site of Saddlebrook Executive Offices, now known as Vanderbilt Professional Center, located at 1400-1700 Lincoln Hwy., behind CVS and adjacent to S. 14th St.

The property is Lot 2 of the St. Charles Commercial Center PUD, approved under Ordinance 1982-Z-6.

Justin Heinz of Shodeen Group, representing owners Vanderbilt Professional Center, LLC, has filed an application for Special Use requesting an amendment to the St. Charles Commercial Center PUD to add “Personal Services” as a permitted use on the subject property. No modifications to the site plan or building exterior are proposed.

Plan Commission Review

Plan Commission held a public hearing on 10/2/18 and recommended approval by a vote of 7-0.

Attachments *(please list):*

Plan Commission Resolution, Staff Memo, Application, PUD Ordinance Excerpt

Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development for Saddlebrook Executive Offices, St. Charles Commercial Center PUD.

City of St. Charles, Illinois
Plan Commission Resolution No. 19-2018

A Resolution Recommending Approval of an Application for Special Use to Amend PUD Ordinance 1982-Z-6 for Saddlebrook Executive Offices, St. Charles Commercial Center PUD (Justin Heinz)

Passed by Plan Commission on October 2, 2018

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use for Planned Unit Development; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for Special Use to amend PUD Ordinance 1982-Z-6 to add “Personal Services” as a permitted use on the subject property; and

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community**

Resolution 19-2018

Applicant is requesting a minor change to the existing PUD governing the property, being Ordinance No. 1982-Z-6, recorded August 17, 1982, to allow “personal services” as a permitted use.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

No significant changes are being made to the PUD. No changes are being made to the site development.

- iii. **The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):**

- A. **Public Convenience: The Special Use will serve the public convenience at the proposed location.**

No significant changes are being made to the PUD.

- B. **Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

No significant changes are being made to the site development.

- C. **Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

No significant changes are being made to the PUD.

- D. **Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

No significant changes are being made to the PUD.

Resolution 19-2018

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

No significant changes are being made to the PUD.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

No significant changes are being made to the PUD.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

No significant changes are being made to the PUD.

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

No significant changes are being made to the PUD.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use to amend PUD Ordinance 1982-Z-6 for Saddlebrook Executive Offices, St. Charles Commercial Center PUD (Justin Heinz), subject to resolution of outstanding staff comments prior to City Council action.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Purdy, Wallace, Pretz, Kessler, Funke

Nays:

Absent: Pietryla Vargulich

Motion carried: 7-0

PASSED, this 2nd day of October 2018.

Chairman
St. Charles Plan Commission

Community and Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Ed Bessner
 And Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Saddlebrook Executive Offices (now Vanderbilt Professional Center)

DATE: October 5, 2018

I. APPLICATION INFORMATION:

Project Name: Saddlebrook 1400-1700 Lincoln Hwy.

Applicant: Justin Heinz, Shodeen Group

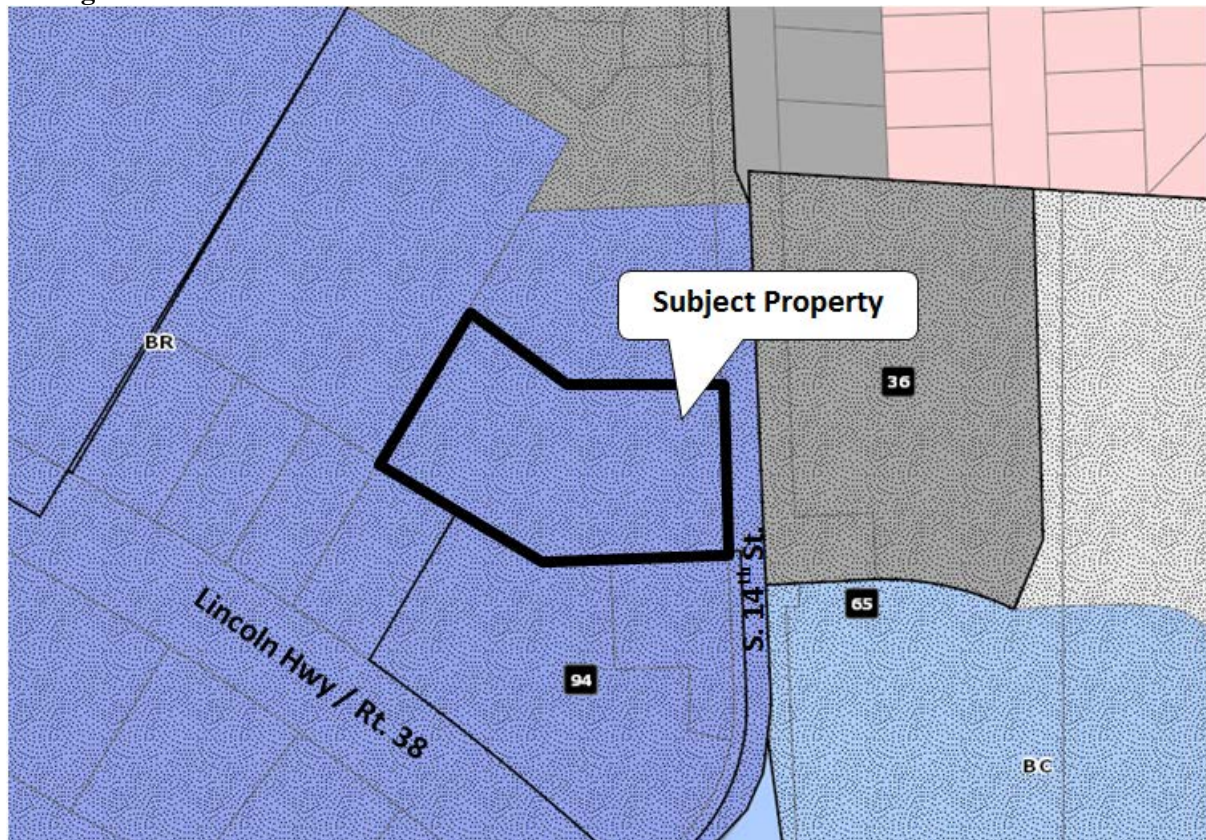
Purpose: Allow a Personal Services as a use of the subject property

General Information:		
Site Information		
Location	1400-1700 Lincoln Hwy.	
Acres	1.8 acres	
Application	Special Use (PUD Amendment)	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.30 Definitions Ordinance 1982-Z-6 "An Ordinance Rezoning Property to the R-5 Multiple Residence District and B-3 Service Business District and Granting a Special Use as a Planned Unit Development for the St. Charles Commercial Center"	
Existing Conditions		
Land Use	Office	
Zoning	BR- Regional Business (PUD)	
Zoning Summary		
North	RM-3 General Residential (PUD)	Apartment complex (The Crossings; formerly Covington Court)
East	RM-3 General Residential (PUD)	Independent senior living (Carriage Oaks)
South	BR- Regional Business (PUD)	Commercial (CVS, Salsa Verde)
West	BR- Regional Business (PUD)	Commercial (Binny's)
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is the site of Saddlebrook Executive Offices, now known as Vanderbilt Professional Center, which consists of two single-story office buildings and associated parking. The property is located at 1400-1700 Lincoln Hwy, behind CVS and adjacent to S. 14th St.

The property is Lot 2 of the St. Charles Commercial Center PUD, approved by Ordinance 1982-Z-6 “An Ordinance Rezoning Property to the R-5 Multiple Residence District and B-3 Service Business District and Granting a Special Use as a Planned Unit Development for the St. Charles Commercial Center”. Plans for the property were approved under Resolution 1987-13. The exterior of the buildings were recently renovated in accordance with a Minor Change approved last year under Ordinance 2017-Z-24.

B. PROPOSAL

Justin Heinz of Shodeen Group, representing owners Vanderbilt Professional Center, LLC, has filed an application for Special Use requesting an amendment to the St. Charles Commercial Center PUD to add “Personal Services” as a permitted use on the subject property. No modifications to the site plan or building exterior are proposed.

III. ANALYSIS

A. PROPOSED USE

Permitted uses in the St. Charles Commercial Center PUD are listed in Exhibit B of Ordinance 1982-Z-6. Uses identified as permitted on the subject portion of the PUD (Lot 2) include professional and medical offices and limited retail.

The applicant is requesting “Personal Services” be added as a permitted use on the subject property. This use is defined in the Zoning Ordinance as follows:

Personal Services. An establishment where personal services are provided directly to the customer. This use includes, but is not limited to, barber shops, beauty parlors, laundry and dry cleaning establishments, funeral homes/mortuaries, tanning salons, tailors, domestic pet grooming, shoe repair shops, and the like. This use may include incidental retail sales of goods. Tattoo Parlors, Currency Exchanges, Motor Vehicle Rental and Adult Uses are not permitted as Personal Services establishments.

The underlying zoning of the subject property is BR Regional Business. Personal Services is a permitted use in the BR District.

B. PARKING

The parking requirement for Personal Service uses is 3 spaces per 1,000 sf of gross floor area. This is the same parking count required for business/professional offices. Medical/dental uses and retail sales require 4 spaces per 1,000 sf GFA.

The existing parking lot contains 72 spaces. Based on the square footage of the buildings, the parking requirement for the site is 46-61 spaces, depending on the tenant mix. The addition of Personal Service uses on the property will not increase the required parking count.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission held a public hearing on the Special Use application on 10/2/18 and recommended approval by a vote of 7-0.

V. ATTACHMENTS

- Application for Special Use; received 9/12/18
- Exhibit B of Ordinance 1982-Z-6

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



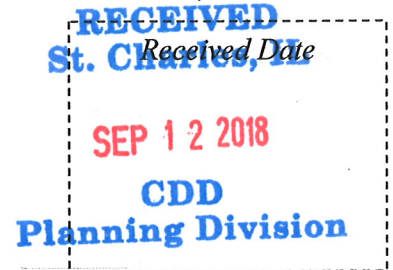
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	Saddlebrook 1400-1700 Lincoln Hwy
Project Number:	2018 -PR- 012
Application Number:	2018 -AP- 034



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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:	Location: 1400-1700 Lincoln Hwy., St. Charles, Illinois 60174	
	Parcel Number (s): 09-33-329-059 and 09-33-329-060	
	Proposed Name: Existing Vanderbilt Professional Center, L.L.C.	
2. Applicant Information:	Name Justin Heinz, President, Shodeen Group	Phone (630)444-8277
	Address 77 N. 1st Street Geneva, Illinois 60134	Fax
		Email justin_heinz@shodeen.com
3. Record Owner Information:	Name Vanderbilt Professional Center, L.L.C.	Phone (630)444-8277
	Address 77 N. 1st Street Geneva, Illinois 60134	Fax
		Email justin_Heinz@shodeen.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: 1982-2-6
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** _____
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: NEIGHBORHOOD COMMERCIAL

Is the property a designated Landmark or in a Historic District? NO

What is the property's current zoning? BR / PUD

What is the property currently used for? OFFICE BUILDING

If the proposed Special Use is approved, what improvements or construction are planned?

NONE AT THIS TIME. THIS WILL SIMPLY ALLOW US TO MARKET THE PROPERTY FOR LEASE TO POTENTIAL TENANTS THAT FALL UNDER THE CATEGORY OF "PERSONAL SERVICES" AS A PERMITTED USE.

For Special Use Amendments only:

Why is the proposed change necessary?

THERE IS A DEMAND AT THAT PROPERTY FROM POTENTIAL TENANTS THAT FALL UNDER THE "PERSONAL SERVICES" USE.

What are the proposed amendments? (Attach proposed language if necessary)

REQUESTING A MINOR CHANGE TO THE EXISTING PUD TO ALLOW "PERSONAL SERVICES" AS A PERMITTED USE.

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- APPLICATION FEE:** (\$200.00 fee being paid, as an application for a minor change to existing PUD)
Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

LIST OF PROPERTY OWNERS WITHIN 250 FT.: (attached)

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

❑ **PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.


❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

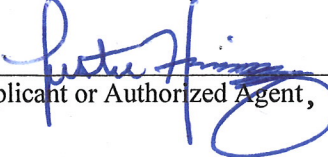
1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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.

By: 

Record Owner, Vanderbilt Professional Center, L.L.C. Date



Applicant or Authorized Agent, Justin Heinz, Date
President, Shodeen Group 9.7.2018

OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Craig Shodeen, being first duly sworn on oath depose and say that I am
Manager of Vanderbilt Professional Center, L.L.C., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|-------------------------|-------|
| <u>Craig A. Shodeen</u> | _____ |
| <u>Beth Shodeen</u> | _____ |
| <u>Anna B. Harmon</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: *Craig Shodeen*, Manager

Subscribed and Sworn before me this _____ day of
_____, 20 18.

Notary Public

“EXHIBIT E”

Legal Description of 1400- 1700 Lincoln Highway, St. Charles, Illinois

PARCEL 1:

LOT 1 OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. FIVE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1988 AS DOCUMENT 1921720, ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 1B:

EASEMENTS FOR BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1494073 AS MODIFIED BY DOCUMENT 1595256 AND BY DOCUMENT 1662945, AND BY THE DECLARATION RECORDED AUGUST 23, 1983 AS DOCUMENT 1614587, AND BY THE DECLARATION RECORDED MAY 20, 1985 DOCUMENT 1722221; AND BY THE DECLARATION RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1490481 AS MODIFIED BY DOCUMENT 1605393 AND BY DOCUMENT 1662945, AND BY THE DECLARATION RECORDED AUGUST 23, 1982 DOCUMENT 1614585 AS MODIFIED BY DOCUMENT 1721205; AND BY THE AGREEMENT RECORDED JULY 21, 1988 AS DOCUMENT 1922045.

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

St. Charles Commercial Center Property
PUD Name

City of St. Charles, Illinois
Ordinance #1982-Z-6
recorded 8/17/1982

Date (attached as "Exhibit A")

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

Applicant is requesting a minor change to the existing PUD governing the property, being Ordinance No. 1982-Z-6, recorded August 17, 1982 (and attached hereto), to allow "personal services" as a permitted use.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

NO SIGNIFICANT CHANGES ARE BEING MADE TO THE PUD. NO CHANGES ARE BEING MADE TO THE SITE DEVELOPMENT.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

NO SIGNIFICANT CHANGES ARE BEING MADE TO THE PUD.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

NO CHANGES TO THE SITE DEVELOPMENT.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

NO SIGNIFICANT CHANGES ARE BEING MADE TO THE PUD.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

NO SIGNIFICANT CHANGES ARE BEING MADE TO THE PUD.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

NO SIGNIFICANT CHANGES ARE BEING MADE
TO THE PUD

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

NO SIGNIFICANT CHANGES ARE BEING MADE
TO THE PUD

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

NO SIGNIFICANT CHANGES ARE BEING MADE
TO THE PUD

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

NO SIGNIFICANT CHANGES ARE BEING MADE
TO THE PUD

Exhibit "B" (cont.)

Page 3

- 81. Pet shops
- 82. Phonograph record and sheet music stores
- 83. Photography studios, including developing and printing of photographs when conducted on the premises as a part of the retail business
- 84. Physical culture and health services, gymnasiums
- 85. Picture framing when conducted on the premises for retail trade
- 86. Plumbing showrooms and shops
- 87. Post offices
- 88. Radio and television broadcasting studios and towers
- 89. Radio and television service and repair shops
- 90. Recording studios
- 91. Restaurants, including live entertainment and dancing
- 92. Restricted production and repair limited to the following: art needlework, clothing, custom manufacturing and alterations for retail only
- 93. Schools, commercial or trade not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences
- 94. Schools of music, dance or business
- 95. Second-hand stores and rummage shops
- 96. Sewing machine sales and services, household machines only
- 97. Shoe stores
- 98. Shoe and hat repair stores
- 99. Signs as regulated in this Ordinance
- 100. Sporting Goods stores
- 101. Tailor shops
- 102. Taverns and cocktail lounges
- 103. Taxidermists
- 104. Telegraph offices
- 105. Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- 106. Theaters - indoor
- 107. Ticket agencies, amusements
- 108. Tobacco shops, retail sales
- 109. Toy shops
- 110. Travel bureaus and transportation ticket office
- 111. Typewriter and adding machine sales and service establishments
- 112. Undertaking establishments and funeral parlors
- 113. Variety stores
- 114. Wearing apparel shops

B. The following uses are permitted on Lot 1 as shown on the Concept Plan:

- 1. Multiple-family dwellings

* C. The following uses are permitted on Lot 2 as shown on the Concept Plan:

Business service establishments which perform services on the premises:

- 1. Better business bureau

Exhibit "B" (cont.)

Page 4

2. Business and/or management consultant
3. Business office, in which chattels or goods, wares or merchandise are not displayed or sold on the premises
4. Chamber of commerce
5. Credit agency
6. Funeral parlor or undertaking establishment
7. Insurance office
8. Interior decorating studio
9. Investment company
10. Labor union and/or organization
11. Mail order house
12. Photographic studio
13. Real estate office
14. Secretarial service
15. Social and fraternal association
16. Trade association

Professional office establishments:

1. Accounting, auditing and bookkeeping
2. Architect's office
3. Artist and industrial designer's office
4. Attorney and law office
5. Chiropodist's office
6. Chiropractor's office
7. Dentist's office
8. Doctor's, surgeon's and/or physician's office
9. Engineering office
10. Landscape architect's office
11. Land surveyor's office
12. Minister's office.
13. Optician's office
14. Osteopath's office

Retail business, which supply commodities on the premises limited to:

1. Art gallery
2. Antique shop
3. Bookstore
4. Gift shop
5. Flower shop
6. Leather and luggage goods stores
7. Equestrian riding apparel shops

Public, quasi-public and governmental buildings or facilities:

1. Church
2. Off-street parking facility
3. Museums, art gallery

D. The following uses are permitted on Lot 3 as shown on the Concept Plan:

1. The uses permitted on Lot 2 listed in Paragraph 1, C, above



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4d

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 516 N. 3rd Ave., Franklin Curtis House

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Judith Loof has nominated her property at 516 N. 3rd Ave. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 9/5/18. 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 1926 in the English Cottage style. Architect Franklin E. Curtis designed and built the home, with the garage being added sometime later. An addition was added to the East side elevation of the home shortly before 2008. The addition does not distract from the prominent English Cottage architectural style. Curtis lived in the home until 1941, when he sold it to George E. Thompson, who lived there until 1959. Mr. Thompson was the superintendent of schools for St. Charles from 1919 until his retirement in 1958. Thompson Middle School is named in his honor.

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 516 N. 3rd Ave., Franklin Curtis House

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 4-2018

A Resolution Recommending Approval for Landmark Designation (516 N. 3rd Ave.-Franklin Curtis 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 516 N. 3rd Ave. 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 English Cottage style by Franklin E. Curtis at 516 N. 3rd. Ave. in 1926. The garage was added sometime later.

Mr. Curtis lived in the home until 1941 when he sold it to George E. Thompson. George E. Thompson lived in the home from 1941-1958. Thompson was the superintendent of St. Charles schools from 1919 until his retirement in 1958. Thompson middle school is named in his honor. In 1959 Mr. Thompson sold the home to Daniel J. Schifeling, an attorney for the St. Charles Savings and Loan. He sold the home to Michael S. Shirley, a Phycologist and administrator of Elgin Community College, in 1980.

- 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 English Cottage style house on terra cotta foundation. A garage was added sometime later. An addition was added to the east elevation of the home shortly after 2008. The addition was built in a way that does not take away from the prominent architectural style of the home. The home has all new windows, except for the garage and the basement. However, all of the replacements are of like material to the originals and the new trim matches the original used.

5. 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 Judith A Loof since 2008 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 516 N. 3rd. Ave. as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Franklin Curtis House”, with a construction date of circa 1926.

Roll Call Vote:

Ayes: Pretz, Smunt, Krahenbuhl, Mann, Malay

Nays: None

Absent: Kessler

Abstain: None

Motion Carried.

PASSED, this 5th day of September, 2018.

Chairman

Exhibit "A"
Legal Description

THE NORTHERLY 90 FEET OF THE WESTERLY 17 FEET OF LOT 3 AND THE
NORTHERLY 90 FEET OF LOT 4 IN BLOCK 40 OF WARD'S ADDITION TO ST.
CHARLES IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PIN #09-27-332-01

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): <p align="center">09-27-332-001</p>	
	Property Name (Historic or common name of the property): <p align="center">TBD</p>	
2. Applicant:	Name <p align="center">JUDITH A. LOOF</p>	Phone <p align="center">630-513-6640</p>
	Address <p align="center">516 N. 3RD AVENUE ST. CHARLES, IL 60174</p>	Fax
		Email <p align="center">JWLOOF8463@GMAIL.COM</p>
3. Record Owner:	Name	Phone
	Address <p align="center">SAME</p>	Fax <p align="center">SAME</p>
		Email
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). <p align="center">SEE ATTACHED PLAT OF SURVEY</p>		

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				
Weatherboard, Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone				
Marble				
Slate				
Brick		X		
Metal				
Iron				
Copper			FRONT ENTRY	
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta	X			
Asphalt			X	W/CEMENT SKIM SHAKE LOOK
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: FRANKLIN E. CURTIS
- b) Architect/Builder: FRANKLIN E. CURTIS
- c) Significant Person(s): GEORGE E. THOMPSON - SUPERINTENDENT OF STC 1919-1958
- d) Significant Dates (i.e., construction dates): CIRCA 1926

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. GEORGE E. THOMPSON - SEE ATTACHMENTS
- 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. *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.

Judith A. Spof _____ *8/6/2018*
Record Owner Date

Applicant or Authorized Agent Date

Hitzemann, Rachel

From: THOMAS PRETZ
Sent: Saturday, August 18, 2018 8:41 AM
To: Colby, Russell; Hitzemann, Rachel
Cc: Norris Fred; Steve Smunt
Subject: Fw: 516 N. 3rd Ave ... Window replacement question

Please find below a response from Will Loof regarding clarification of the existing windows. If I recall correctly from a verbal conversation, the prior to replacement windows opened into the interior of the home.

Tom

----- Forwarded Message -----

From: Judith Loof
To: Thomas Pretz
Sent: Friday, August 17, 2018 3:10 PM
Subject: Re: Window replacement question

Tom - All the windows are new except the basement and garage, with new wood storms made for the basement. House windows match the originals with the appearance of individual panes and are aluminum clad over wood on the outside and wood on the inside. We had the interior trim match the original, including windowsills.

Will

Sent from my iPhone

516 N. 3rd Avenue – Descriptive Statement

In 1925, Franklin E. Curtis, an architect, and his wife, purchased the site known as 516 N. 3rd Avenue in St. Charles, IL. Mr. Curtis designed an English Cottage style home built circa 1926. The garage was not added until sometime later. Mr. Curtis lived in the home until 1941 when he sold the home to George E. Thompson and his wife. Mr. Thompson was Superintendent of schools for the City of St. Charles from 1919 until his retirement in 1958. The then high school now a middle school was named in his honor and remains so today. In 1959 Mr. Thompson sold the home Daniel J. Schifeling, an Attorney for the St. Charles Savings and Loan and his wife. They sold the home in 1980 to Michael S. Shirley, Phycologist and administrator of Elgin Community College. Judith A. Loof purchased the home in 2008 and is the current owner/applicant.

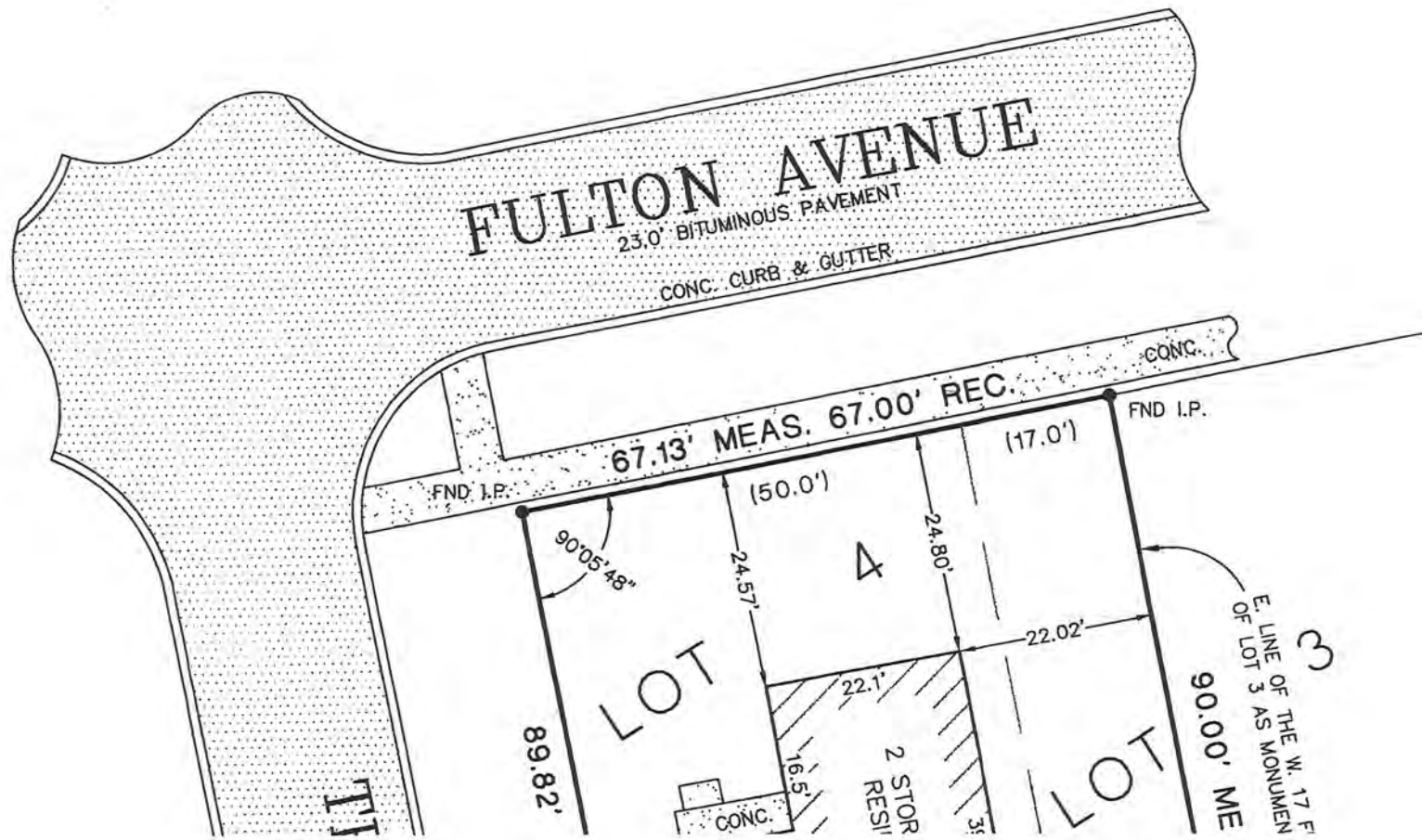
The home resides outside the historic district boundaries in the area referred to as Pottawatomie Park. The addition on the East elevation of the home was added shortly after 2008 but does not distract from the architectural style. Windows are not original but do reflect the correct style. The home is well maintained and worthy for landmark designation

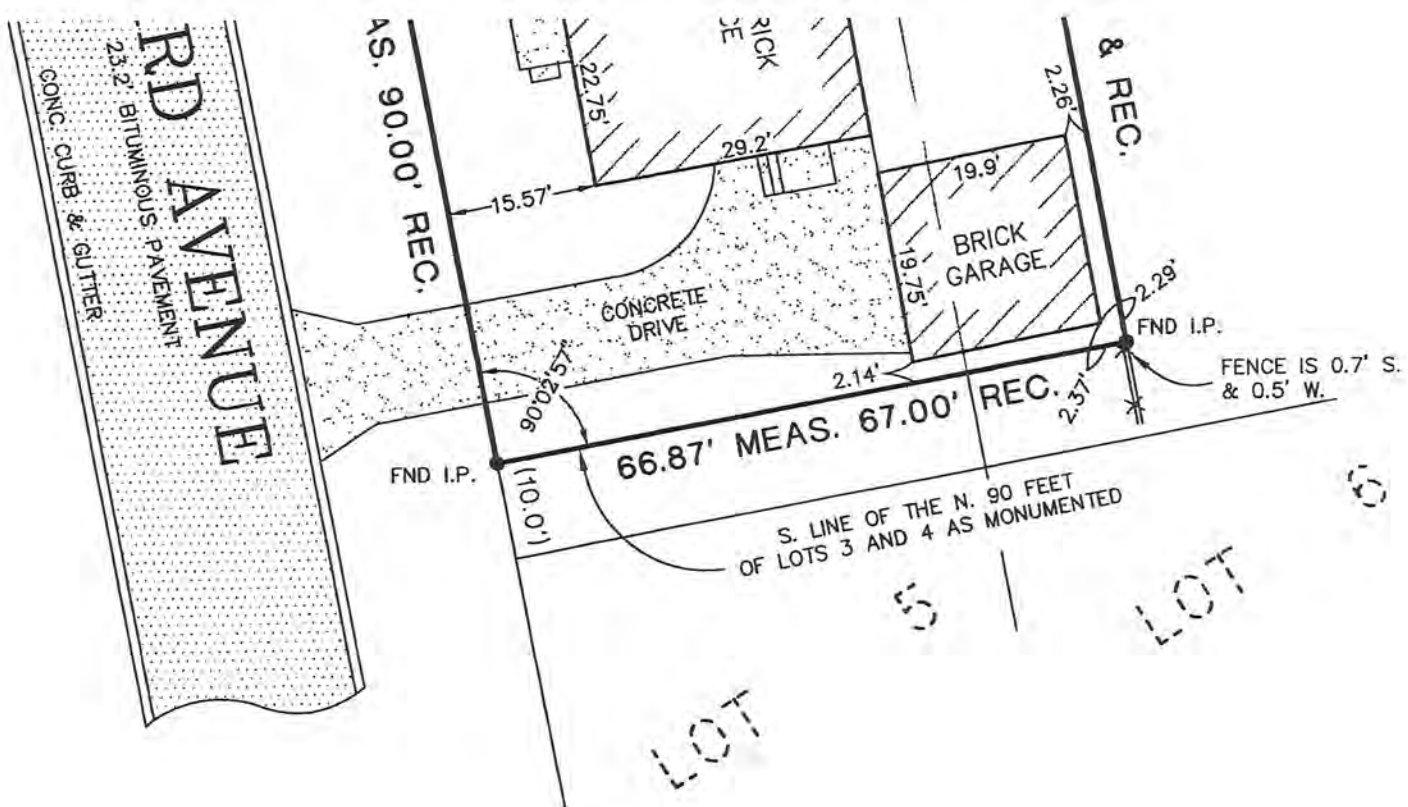
PLAT OF SURVEY

OF
THE NORTHERLY 90 FEET OF THE WESTERLY 17 FEET OF LOT 3 AND THE NORTHERLY 90 FEET
OF LOT 4 IN BLOCK 40 OF WARD'S ADDITION TO ST. CHARLES, IN THE CITY OF
ST. CHARLES, KANE COUNTY, ILLINOIS.



SCALE: 1" = 20'





Prepared for: Markuson & Neufeld

Job No. 08-8417

Address: 17 N. 11th Street, St. Charles

Book 80 Page 49

FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL ORDINANCES

- IRON PIPE SET R=RADIUS
- IRON PIPE FOUND A=ARC LENGTH

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

FJM LAND SURVEYING

TELEPHONE: (630) 587-8060 EMAIL: FJMSURVEY@AOL.COM

FACSIMILE (630) 587-8061 6 N 566 WILLOWBROOK DRIVE

ST. CHARLES, ILLINOIS 60175

State of Illinois)
) S. S.
 County of Kane)

I, Frank J. McDaniel, an Illinois Professional Land Surveyor, No. 3256, do hereby certify that the Plat shown hereon is a correct representation of a survey performed at and under my direction. This professional service conforms to the current Illinois minimum standards for a boundary survey.

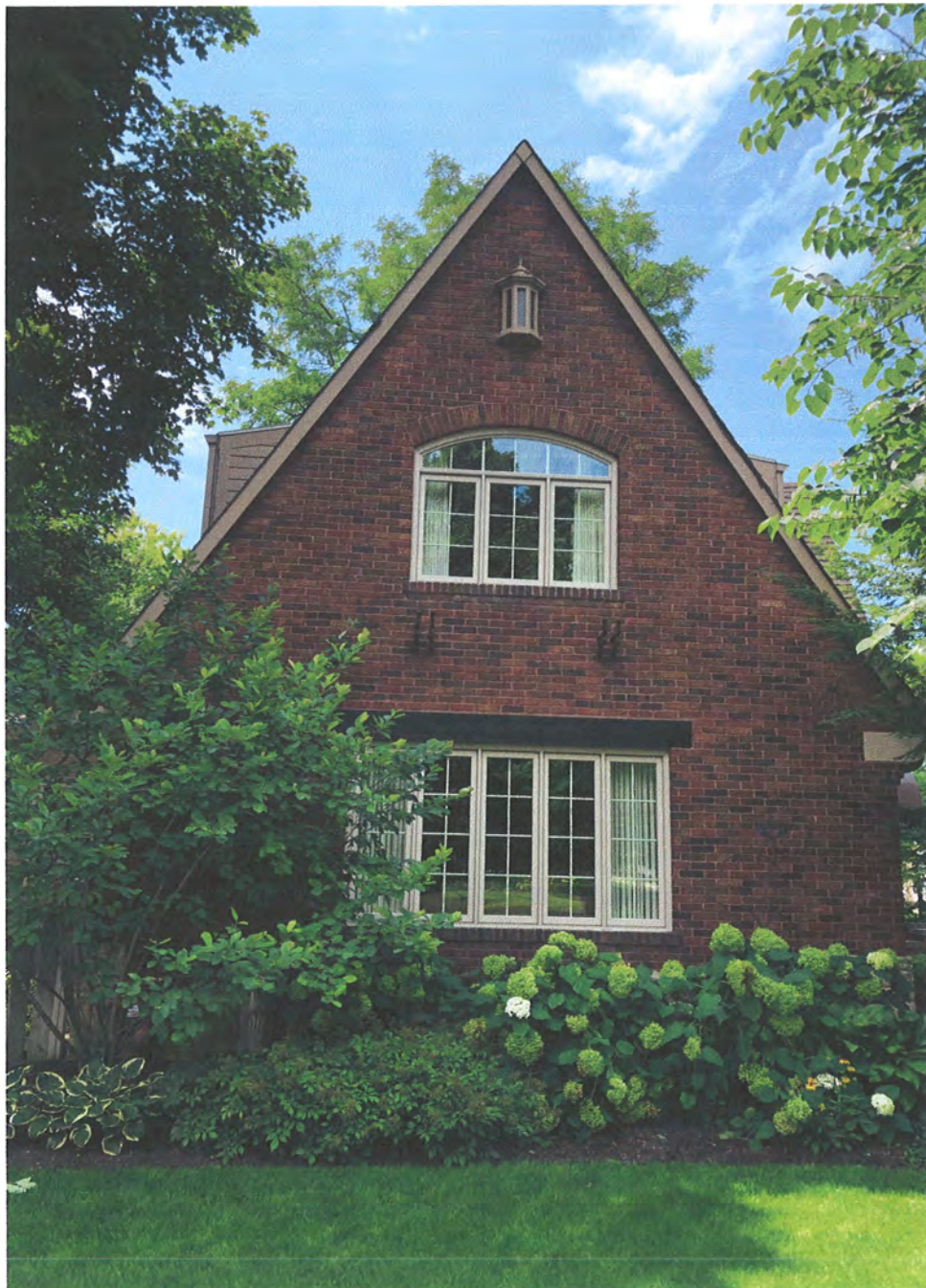
All dimensions shown in feet and decimal parts thereof.

Given under my hand and seal in St. Charles, Illinois, this 30th day of April, A.D. 2008.

Frank J. McDaniel, P.L.S. #3256
 License Renewal/Date of Expiration = 11/30/2008



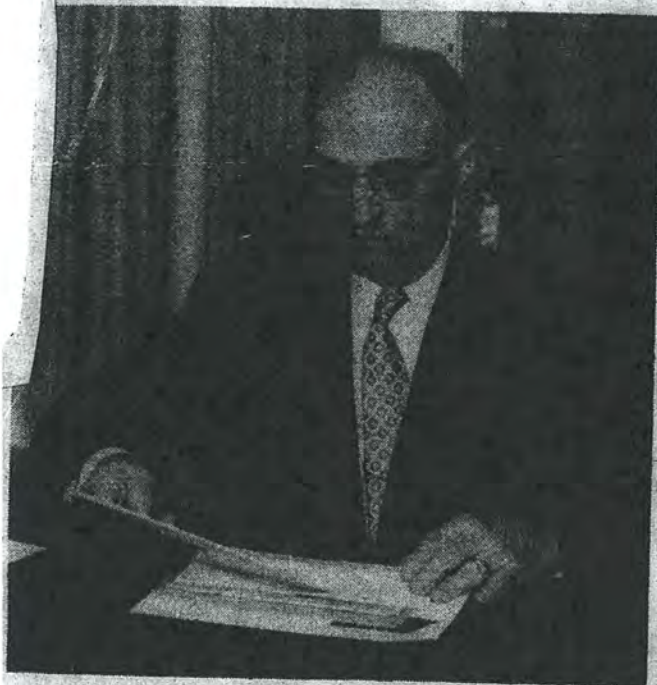




BASEMENT
FOUNDATION



Chronicle 3/31/76



George Thompson, superintendent of St. Charles schools for 40 years, died Saturday in Indianapolis. A service will be held in St. Charles this afternoon (see death notice below).

Deaths

The man for whom the high school in St. Charles is named, George E. Thompson, died Saturday, March 27, in his Indianapolis home. He was 81.

Mr. Thompson was superintendent of schools in St. Charles from 1919 to 1958 and later was admissions counselor of Washington University in St. Louis for 10 years. The high school was named in his honor in 1958.

He was president of the St. Charles Chamber of Commerce in 1928 and 1929, a charter member of the St. Charles Rotary Club and its president in 1949 and 1950.

Mr. Thompson was born May 1, 1894, in Continental, Ohio. He received a bachelor's degree from Defiance College and a master's degree from the University of Chicago. He served in the U.S. Navy in World War I after being principal of Haines High School in 1917.

He helped organize the Little Seven Conference in 1921 and was its president for 34 years. He was president of the Northeastern Division of the Illinois Education Assn. and two educational organizations for superintendents.

He is survived by a son, Robert of Indianapolis; three sisters, Marvel Schaffer and Helen Lanning of Toledo, Ohio, and Jane DeVel of Geneva, and three

wife, Mary, in 1974, a daughter, Mary Jean Thompson, in 1970, and seven brothers.

A funeral service will be held at 1 p.m. today in the Yurs Funeral Home in St. Charles, Rev. Drury H. Green officiating. Burial will be in North Cemetery, St. Charles.

Contributions may be made to Defiance College Book Fund.

Thompson

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He helped organize the Little Seven Conference in

grandchildren. He was preceded in death by his wife, Mary, in 1974, a daughter, Mary Jean Thompson, in 1970, and seven brothers.

A funeral service will be held at 1 p.m. today in the Yurs Funeral Home in St. Charles, Rev. Drury H. Green officiating. Burial will be in North Cemetery, St. Charles.

Contributions may be made to Defiance College Book Fund.

GEORGE E. THOMPSON SUPERINTENDENT OF SCHOOLS FOR 40 YEARS RETIRES.

George Thompson came here as principal of the High School in 1917, and left in 1918 to serve overseas on a Navy Destroyer, then returned as Superintendent in Sept. 1919 being employed by a School Board headed by Col. E.J. Baker. He has been in that capacity since, serving the community ably under several different boards. He has managed the system in a period that saw it grow from one small High School and two city Grade schools to a large City-Country District with eight buildings.

In the spring of 1957, George E. Thompson announced he would retire at the end of 1958 school term. He said, in the fall of 1958 the schools will have to be reorganized because of lack of building space. A new building program will have to be planned and carried out. This program will take more than a year to complete. I felt that the reorganization and planning should be done by the person who will carry it to its completion.

During the past 40 years, Mr. Thompson has given generously of his time to the improvement of his community. Mr. Thompson won the respect of his fellow educators. He was president of the Little Seven Athletic Conference, which he helped start in 1921, for over 34 years. He has served as president of the Northwestern Division of the Illinois Education Assn., of the Superintendents' Roundtable of Northern Illinois, and the Superintendents' Study Club that meets at the University of Chicago.

He was a main organizer of the St. Charles Chamber of Commerce and served as its president the year the Thomas Engineering building was brought here (now S.S. Printing & Lithograph's headquarters). He set up the organization of the Henry Rockwell Baker Memorial Community Center when it opened. He was spokesman for this region when a caravan went to Gov. Small at Springfield to urge a four-lane highway (Rte. 64) into Chicago. Recently Mr. Thompson was chairman of a Lane County committee that worked for the adoption of a county building code.

Superintendent Thompson can justly be proud of several projects he encouraged and sponsored in the schools. At the close of World War II the St. Charles system had one of the largest apprentice school programs for veterans in this area.

St. Charles was one of the first school districts to institute the renting of school books. This was begun by Superintendent Thompson in the depths of the depression. Small nominal rental charges were made and the people were saved thousands of dollars. St. Charles was also one of the first systems to employ the part-time services of a dentist. This was done as early as 1920.

In making plans for the future, Mr. Thompson sees changes ahead in the education of American youngsters. "Changing times he stated, will require great changes in the American high school. The use of television and other visual aids will be increased immensely and will modify procedures at all levels. The school year will have to be longer.

Mayer Ralph Richmond, proclaimed May 18, 1958 as George E. Thompson Day. Hundreds gathered at the High School to honor the Superintendent and a program "This Is Your Life," written by Lois Link O'Melia, narrated by Russell Fortkins was presented. Former School Board Members, teachers, servicemen from World War were present to honor him.

To climax the day for Supt. Thompson, the St. Charles High School was named the GEORGE E. THOMPSON HIGH SCHOOL and besides tickets to the 1958 World Series, the members of the community gave him and his wife a Trip to Europe.

Thompson, George E.

ST. CHARLES' SCHOOL HEAD FETED SUNDAY

ST. CHARLES — "This building, which since 1925 has been known as 'St. Charles Community High School', will from this day be known as 'George E. Thompson High School'". These words were spoken yesterday afternoon in the high school auditorium by Russ Forkins, who acted as a local Ralph Edwards in the real life dramatization of the life of superintendent of schools George E. Thompson. (The new inscription, already over the entrance of the high school, was unveiled Sunday

Starting at two o'clock in the afternoon hundreds of people streamed into the high school gym which had been transformed into a lovely reception room. The area where Mr. and Mrs. Thompson stood with others of the reception committee was flanked with American flags and the American Legion and V.F.W. flags, bouquets of red roses and palms. Long tea tables holding gleaming silver urns and punch bowls were arranged by Mrs. Chester Anderson down the center of the room. Many teachers took turns pouring, and others aided visitors with the guest register books. Mrs. Janice Smith, school art supervisor, designed adorable school children made of crepe paper, wrapped wire and yarn for each table.

A short program by the high school choir under the direction of Tabor Kelly was presented in the gym, while the high school band, directed by Walter E. Best, played a more lengthy program on the lawn.

After greeting the guest of honor people found pleasure in greeting former classmates and teachers and in strolling thru the building.

The "This Is 'your Life'" program, written by Mrs. Harry O'Melia and Arthur Albiston, drew a full house to the auditorium.

Forkins set the theme by bringing Thompson to a seat on the stage and with the "Book of Memory" in hand went back to the superintendent's birth May 1, 1894 in Putnam County, Ohio. The audience learned of his early schooling, his first job as a harness maker's apprentice, later working two shifts in a canning factory.

As the program progressed several persons important in his life were introduced either in person or thru voice recordings. Those presented were:

Mr. and Mrs. Erie Benton. Benton is Thompson's cousin, and lives in Fort Wayne, Ind.

Ward McReynolds, now registrar of Defiance College who graduated from Defiance College with Thompson in 1915.

Mrs. Mary Caldwell Thompson, his wife.

George Lamb, a member of the St. Charles School Board, who cabled Thompson when he was on duty with the Navy offering him the job as superintendent in St. Charles. (A recorded message from Col. Baker was presented).

Robert Munn, a former pupil at Defiance, later a high school science teacher here, secretary of the St. Charles Chamber of Commerce, and now an executive of the American Red Cross.

Joe Gaffney, who spoke of Thompson's early interest in baseball.

Sharon Williams, a present day high school student.

Mrs. Jane DeVel of Geneva. Thompson's sister.

Mr. and Mrs. Robert Thompson and their three children, Joan, Tommy and Johnny. Bob Thompson is the George E. Thompson's son and Mrs. Bob Thompson who is the former Shirley Borman, daughter of Mr. and Mrs. A. H. Borman. A cablegram was read from the Thompson's daughter, Mary, who is in Vienna.

At the close of the program Thompson was given the "Book of Memory" which was prepared for the occasion, two tickets to the 1958 World Series games, and a certificate for a trip to Europe or any other vacationland of his choice.

William Bangs of Crane Road was general chairman of the big event in which 230 people took part.

Thompson, George E.

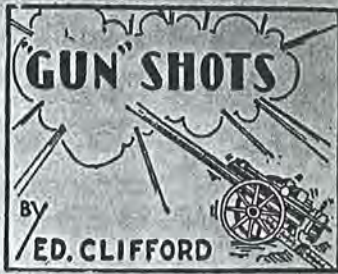
to Honor Thompson

Thompson Sees New Nameplate



Retiring St. Charles School Superintendent George E. Thompson (second from right) inspects the new nameplate on St. Charles Community High School, now renamed the George E. Thompson High School. With Thompson (left to right) are William Bangs, chairman of the local Appreciation Day committee; Mr. and Mrs. Arthur Albiston; and Miss Margaret Foley, who recently retired after 31 years in the school office. (Photo by Porter)

Re-name High School



When the program committee of the First Evangelical Albright Brotherhood invited George E. Thompson, superintendent of the St. Charles school, to address them last Monday night, they didn't realize what they were biting off.

The topic assigned him was "How Shall We Meet the Present Crisis" and following the accepted formula, those present expected to settle back, be well entertained and when it was all over, file down to a luncheon at 9 as usual and then call it an evening.

Well, they didn't know Thompson or they would have known better. This St. Charles educator is quite a fellow. He commands the respect of everyone in his chosen profession and, you might say, the admiration and affection of every boy and girl, who has ever attended the St. Charles schools since he has been there.

Thompson doesn't let you settle back. He believes any controversial subject deserves a sound thrashing out, not just by him alone but everyone present, who has informed himself on the matter and has definite ideas.

Before the members of the Brotherhood realized it, he had fired a series of thought and speech provoking questions at them that demanded an answer and within a minute or two, there were a dozen on their feet ready to accept the challenge. Possibly everyone present didn't get a word in but those who didn't were in the minority.

The "Soup's On" announcement at 9 could not be heard. For another half hour, the "red hot" discussion continued. Finally on the insistence of the committee in charge of preparing the food, adjournment was taken, unwillingly, at 9:30.

There are many local organizations, which need a Thompson or some one like him to stir them up and compel the individual members to not only think but to get up on their feet and express themselves.

It is too easy to get out of the "hang" of being able to present your thoughts confidently and in well chosen language. Sure, it's easier to just sit there and let someone do the talking and confine your own activity to polite applause at the conclusion of the evening.

"Doc" Bennett with his speech clubs is doing an excellent job in Elgin along this line. He has gathered a group of business and professional men and is teaching them to give a good account of themselves when called upon to talk. Graduates of his course are already demonstrating that it works.

You may not believe it but the average fellow, who can talk an arm off you on a street corner or monopolize the conversation at the lunch table or counter, turns red and stutters, when he is called upon to talk on his feet to any large audience.

MEMORIES ARE MADE OF THIS

continued from page 16

After leaving Defiance, he served as the principal of the St. Charles High School from 1917-1918 before serving in the Navy in the Adriatic Sea for one year. He then returned to St. Charles to become superintendent of the city's present 10 schools.

On the day the words "This building will from this day be known as George E. Thompson High School" were spoken, a "This Is Your Life" program was held for him. As he sat in "his" high school, Thompson watched the names and voices of his life parade before him.

Among those in the program was Ward McReynolds, a man who has devoted many years of his life to Defiance College and is now retired. McReynolds and Thompson are both graduates of the class of 1915. Thompson served as master of ceremonies during "Ward and Opal Day" in 1962.

At the close of "This Is Your Life" program, Thompson was given the "Book of Memory" which was prepared for the occasion, two tickets to the 1958 World Series games and a certificate for a trip to Europe or any other vacationland of his choice.

"I haven't gone on the trip yet because there isn't any place I want to go," Thompson said. "I've been to Europe twice."

This is what Vernon L. Nickell, superintendent of Public Instruction, in Illinois, said about Thompson's 41 years as an educator. "In my humble opinion, this is a noteworthy contribution to public education and I wish to congratulate you upon your devotion to the schools of Illinois and the tremendous influence that you have exerted on the lives of the boys and girls who have been fortunate enough to have been in your classes.

It is impossible to measure the impression that you have made upon these young people and the great contribution which you have made to our great commonwealth through your influence upon the boys and girls you have taught."

Where does one find Thompson now? Nine months out of the year he is roaming the country working for Washington University and the other three he spends at a trout stream and golf course. "However, I'm not allowed to reveal my golf score," he chuckled.



To

George E. Thompson

A TRIP TO EUROPE

or to any other vacationland of your choice

from All the people who want to say "thank you"
for the forty years you've given us from your life.

(The financial means for making
this trip is deposited in your name
at the State Bank of St. Charles)

EX-ST. CHARLES SCHOOL HEAD TO LEAVE AREA

ST. CHARLES — Former Superintendent of Schools George E. Thompson and Mrs. Thompson have purchased a newly built home in the city of Mountain Home, Ark., and two lots on the shores of Lake Norfort nearby and plan to leave St. Charles by mid-summer.

In telling of his plans for the new home, Thompson stated that the house is just completed and that there is ample land for Mrs. Thompson to pursue her hobby of rose growing. She will also continue her profession of teaching piano and already has been urged to accept pupils there.

Mountain Home is a city of approximately 3,000 persons and is located about half-way between Bull Shoals Lake and Lake Norfort in northern Arkansas. It is a county seat and Thompson reports that there are fine schools (his specialty), fine public buildings and lovely homes. He heard Alex Drier extol the virtues of Mountain Home on a radio program and decided to see for himself.

Thompson is thoroughly enjoying his work with Washington University in St. Louis. Since leaving his position in St. Charles he has visited 209 high schools and has talked to hundreds of students and parents about Washington. During the month of March he travelled 2,200 miles.

Thompson was in St. Charles yesterday to attend a meeting of the board of directors of the Baker Memorial Community Center.

St. Chas. Personals

THOMPSON, GEORGE + MARY
FAMILY



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Deaths

Thompson

The man for whom the high school in St. Charles is named, George E. Thompson, died Saturday, March 27, in his Indianapolis home. He was 81.

Mr. Thompson was superintendent of schools in St. Charles from 1919 to 1958 and later was admissions counselor of Washington University in St. Louis for 10 years. The high school was named in his honor in 1958.

He was president of the St. Charles Chamber of Commerce in 1928 and 1929, a charter member of the St. Charles Rotary Club and its president in 1949 and 1950.

Mr. Thompson was born May 1, 1894, in Continental, Ohio. He received a bachelor's degree from Defiance College and a master's degree from the University of Chicago. He served in the U.S. Navy in World War I after being principal of Haines High School in 1917.

He helped organize the Little Seven Conference in 1921 and was its president for 34 years. He was president of the Northeastern Division of the Illinois Education Assn. and two educational organizations for superintendents.

He is survived by a son, Robert of Indianapolis; three sisters, Marvel Schaffer and Helen Lanning of Toledo, Ohio, and Jane DeVel of Geneva, and three

grandchildren. He was preceded in death by his wife, Mary, in 1974, a daughter, Mary Jean Thompson, in 1970, and seven brothers.

A funeral service will be held at 1 p.m. today in the Yurs Funeral Home in St. Charles, Rev. Drury H. Green officiating. Burial will be in North Cemetery, St. Charles.

Contributions may be made to Defiance College Book Fund.

March 6, 1969

George E. Thompson
412 West Glenstone Circle,
Mountain Home, Arkansas

Dear Mr. Thompson;

I trust it won't be too much of a shock hearing from an ex-neighbor after all these years, but as is always the case, when a teacher has problems he turns to his Superintendent.

The "Illinois Prep Sports Special", a weekly newspaper devoted entirely to high school athletics is going to do a two page special honoring our school on April 25th of this year. Among other things they have asked us for a brief history of St. Charles High School, particularly from an athletic point of view. I have talked to Wirth Gustafson, Elmore McCornack, Joe Gaffney and a few others and they all say that the best single source for this would be George Thompson.

I realize that although you have retired from the educational wars you are probably still as busy as ever (I somehow can't imagine you not being busy), but if you have the time and the inclination it would be of great value to us.

I talked to the publishers on the phone today and they are interested in such things as:

What years we have won championships and in what sports.
Who were our all-state players? Football and basketball.
Who have been our coaches and for what years?
When did we enter the Little Seven Conference? Were we ever a member of another conference.

I am enclosing a copy of the article written about another school to illustrate the type of article they expect.

The plans are to try and get all this information in to me about the first week of April, and then with the help of a couple of English teachers we will write it up so it is received by the paper ten days before the publishing date.

There are also some plans that if the information we receive is too much for a single article, perhaps it could be written up and put in our public library much as Alice Davis' fine History of St. Charles. It seems to me that many of these things that are so important to the history of a community should be recorded for future generations now while they are still in the minds of some of the participants.

ST. CHARLES HIGH SCHOOL
COMMUNITY FOUNDATION

5-10-22

We are getting very excited about this and hope you will be able to help.

Congratulations to you and Mrs. Thompson on your 50th wedding anniversary, and I hope Mrs. Thompson's health is improved. I trust that your enthusiasm for sports remains the same. I imagine you have switched your allegiance from the White Sox to the Cardinals by now -- after last season I can't really blame you.

Sincerely,

Paul Bergeson,
Director of Athletics

PB:bc

GEORGE E. THOMPSON

~~217 COLLEGE STREET~~ 412 Glenstone Cir
MOUNTAIN HOME, ARKANSAS 72653

Mr. Paul Bergeson, Director of Athletics
St. Charles High School
705 West Main St.,
St. Charles, Illinois

ST. CHARLES HIGH SCHOOL
LOCAL HISTORY COLLECTION

Dear Paul:

I do not know how much help I can give but I will do the best I can. I do not want to trust my memory going back too many years.

We were in the Little Seven Conference from its beginning. The Conference included Batavia, Dundee, Geneva, Sycamore, Wheaton, Naperville, and St. Charles. I do not remember the exact year it was organized but you should be able to get that information from the present secretary who should have the past records. It was in the early twenties. We were never in another conference until more recently.

I am sending you a copy of the 1926 Pottawatomie, the school's yearbook. You will see there information you will want. This was put out yearly and included the records of our teams for that year. They should be on file in the Library.

Other information could be obtained from Eddy Chessman who was President of the Conference Sports Writers group and sports writer for the Chronicle. He could get you much information from the Chronicle's publishing through the years. The Wheaton paper also kept the records for our Conference.

When we had to remove pictures from the high school corridors I had them put the pictures of the teams in the space below the balcony. They were pictures of championship teams through the years.

We won football championships in 1946 when Rufus Dewitz was coach, and in 1956 when Rex Smith was coach.

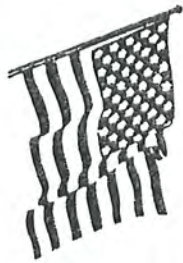
It might be interesting to know that our coach in 1938 was Corby Davis, an All-American and Heintzleman Trophy winner, from Indiana University. Rufus Dewitz received honorable mention as a player with Nebraska and was on the team that defeated Notre Dame.

I think this is about the best I can do for you.

Sincerely yours,

(over)

S-10-22



THE KANE COUNTY
TRIBUNE

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 ST CHARLES ILL 60174

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Vol. 80 No. 13 P. O. Box 149—BATAVIA, ILL. 60510 —P. O. Box 454—GENEVA, ILL. 60134—10 CENTS A COPY August 16, 1972





St. Charles

VOLUME LXXVII NUMBER 26

ST. CHARLES, ILLINOIS, W

SUPERINTENDENT THOMPSON

Steady Hand At Helm

The community is shocked as well as saddened to hear that Superintendent Thompson will retire. Through 40 years of management, the people have grown accustomed to think of "Mr. Thompson" and the St. Charles Schools as synonymous. His steady hand was always at the helm. He was a sympathetic person that parents could take their problems to. It will indeed be hard to fill his shoes. We wish him God Speed in any future plans he may have even if it is the cherished dream of "a half-time job at full-time pay." After 40 years he deserves it.

* * * * *

'Negative' No-down Plan

The secret of America's well-beeled look is not so much that people are making big money, but that they are spending it lavishly. Everybody seems to be living it up and paying for it later. So you cannot afford the down payment on that new house and lot? Who cares? In Los Angeles they are offering the 'negative' no-down plan: you move in without paying a cent, the builder throws in \$400 worth of lawyers' fees and title changes.

* * * * *



G. E. THOMPSON

* * * * *

Board of Education Accepts Resignation Of G. E. Thompson

The Board of Education, Dr. D. L. Franklin, president, accepted Superintendent Thompson's resignation last night with the following statement:

"George E. Thompson has asked the Board of Education of Community School District 303, St. Charles, to relieve him of his duties at the end of the school year, next June.

In making this request he unselfishly pointed out that he is nearing retirement age and that it is in the best interests of the schools that a new and younger man should take over at this time. His successor will then be able to follow through in a program that will be required over the next several years when this community will be faced with a vast school expansion program.

"In accepting his resignation the board joins with the thousands of students who gained their education under his direction, as well as citizens in general, in an expression of appreciation. His tireless and sincere effort over the past 40 years of service is not only to the community but to the state and nation."

ENDS SERVICES TO DISTRICT 303 NEXT SPRING

In 40th Year

As Superintendent

The end of a long and distinguished public career was foretold this week in an announcement by George E. Thompson, superintendent of schools for Community Unit 303, that he will retire at the end of the current school year. The retirement will mark his 40th year as superintendent of the St. Charles schools.

Superintendent Thompson stated: "I have one year remaining under the district's retirement plan, but it seemed better to retire at the end of this year rather than next. In the fall of 1958 the schools will have to be reorganized because of lack of building space. A new building program will have to be planned and carried out. This program will take more than a year to complete. I felt that the reorganization and planning should be done by the person who will carry it to its completion."

"Since 1950 we have constantly been in the midst of either planning or carrying out a building program in District 303. During this period there has been considerable pressure on everyone having to do with the administration of schools. The excellent cooperation of splendid teachers, office staff, custodians, students and all others, working in the schools with boards of education interested in the welfare of boys and girls, has given the community fine schools. The period ahead calls for revolutionary changes. It seems better for me, as well as the schools, to retire at the end of the present year. I have informed the board so they will have adequate time to secure a successor."

* * * * *

Thompson: 40 years

By Dorothy DeWitte

George Thompson was on a navy ship headed for Turkey when he was beckoned to return to St. Charles as superintendent of schools in 1918.

Thompson had come here in 1917 as principal at the Haines school. Then came the war, and he enlisted in the Navy. He returned to St. Charles, however, and became superintendent of schools after a cable he received from Colonel Edward J. Baker offered him the job.

"I have never regretted spending 40 years of my life with the young people in the schools of St. Charles," Thompson said last week from his home in Indianapolis.

"Some people have said to me, 'How could you be so dumb as to stay 40 years in a small school system?'" But, Thompson said, he knew a big school system wouldn't have been his kind.

"In a bigger school system, I wouldn't have had students come to my home and ask if I could tell them how to get to Wrigley Field to watch the Cubs play."

"Sure I could tell them," Thompson said he would say. "I'd hop in the car and go with them."

Under his direction as superintendent of schools, the St. Charles High School was built in 1925, and, later, Lincoln, Little Woods, Alice Davis, Amelia Anderson and Harriet Richmond schools, plus a \$100,000 addition to Wasco school in 1952, and the senior high science

wing addition.

In a telephone interview last Friday, Thompson recalled the construction of the senior high, and how some people in town at that time predicted there would never be enough high school students in St. Charles, Geneva or Batavia to fill the building.

As you know, though, that wasn't true, Thompson said. Others complained the school would be too far from the center of town.

During construction of the senior high science wing, Thompson said, he sought outside assistance in its planning. When the plans were completed, though, the science installation was \$30,000 more than earlier predicted.

Thompson wrote a letter to Colonel Baker, explaining his desire to provide an exceptional science department facility for the students, and the impossibility of coming up with the needed \$30,000 in additional school funds. At the next school board meeting, Thompson handed over to the board a check for \$30,000 from Baker.

"I think the people of St. Charles should know it is because of Colonel Baker and Dellora Norris that much of St. Charles is what it is today," Thompson said. "They have given much to the community, and still are giving."

Thompson recalled the days of the 1930s, when many area schools were closing for lack of operating funds. "We had an awful time," Thompson said, "but we were one of

the few
Colonel

Thom
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FACT SHEET RE: 516 NORTH THIRD AVENUE, ST. CHARLES, ILLINOIS

It is a unique design, planned by an architect, and has seven gables. When completed it was featured in "House Beautiful" magazine.

The style is English Tudor. The fireplace is French provincial.

The floors are all hardwood, and the doors and trim are said to be cypress.

The kitchen and bath are covered with no-wax Armstrong material, and were installed by a master craftsman.

The casement windows permit cleaning and storm and screen changes from inside without the use of a ladder.

The brick exterior is nearly maintenance free.

The gravity feed hot air heating system is quiet.

The two removed kitchen doors are available for replacement.

The front door knocker is being repaired.

Outside plantings, in addition to the roses, include flowering almond, Juneberry, sweet viburnum, flowering crab, witch-hazel, red bud, pussy willow, winged euonymus, cut leaf birch, mock orange, peonies, scotch blue bells, Chinese forget-me-nots, and several lilacs. Wild flowers include columbine, white trillium, red trillium, solomon seal, false solomon seal, blood root, Jack-in-the-pulpit, New England aster, and false dragonhead. Spring bulbs include snow drops, Scylla, grape hyacinth, crocus, tulips, narcissus, daffodils, Iris, and lily of the valley.

Beeth Realty		Fr. 232-0333		a-12980
Address 516 N. 3rd Ave.		R	3	1 Full
City St. Charles, Ill.		6+		2-car
Owner(s) SCHIFELING, Daniel J. & Anna Lee		Lot Size 90' X 67'		Zoning R
Const. & Style Brk. 2-Story/Agg: 50		Heat: Ele <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Oil <input type="checkbox"/>		Par. #
ud 5'x20'16 w/Fireplace		Well <input type="checkbox"/> Septic <input type="checkbox"/>		Ov/Range <input type="checkbox"/>
DR (Sep/Comb/El) 14'x14'		Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>		Dish W. <input type="checkbox"/>
K 9'4x13'2		School Dist: St. Chas.		Wash. <input checked="" type="checkbox"/>
FR		Bus: to High School		Soltn. <input type="checkbox"/> Su
BR Up: 3 Dn:	Baths Up: 1 Dn:	Possession: 30 days		Walls Pl <input type="checkbox"/>
1) 16'x17'9"	2) 13'x13'10"	Fireplaces: 1 - IR		Carp. <input type="checkbox"/> Tile
3) 11'8'x13'10"	4)	Drapes/Curtains Stay		S&S Al <input type="checkbox"/>
UR	Patio <input type="checkbox"/> Porch <input type="checkbox"/>	App. Sq. Ft.		Cent Alt <input type="checkbox"/>
Add. Rms: 7'6x8'8"		TV Ant. <input type="checkbox"/>		Mont. Inf. <input type="checkbox"/>
*Class 1oz) CHARMING BRICK HOME Pottawatomie-Delnor area. THE HOUSE OF SEVEN GABLES!				



Willis ; Judith

a few notes about the house:

Mike # 309-846-0898

Susan # 630-721-0010

We will send you the history we have when we locate it.

Here is what I know.

I have seen a 1925 plat that ^{had} the house but not the garage. The garage was built a little later. The garage is solid. I wouldn't do a thing to it unless you want garage door opener. The garage roof does not have breathing spaces in it so asphalt shingles are the correct kind. I put shake shingles on it once but they didn't wear well.

The house roof is spaced for shake shingles. The shaker should last 20 years maybe 40. If you ever put asphalt on the house you will need to fill in the spaces in the roof.

I think you are the 5th owners.

architect builder - moved to arizona for wife health

Thompsons - Supt of schools nearly 50 years

Shurlings - Lawyer at St Charles S+L

Shurleys - Psychologist and ECC administrator

Loofe

Mike Shurley



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4e

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 203 N. 3rd Ave., Burchell House

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

John and Donna Stockman have nominated their property at 203 N. 3rd Ave. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 10/3/18. The Commission recommended approval of the nomination by a vote of 6-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1855 in the Italianate style. Peter Burchell designed and built the home. Rear first and second floor additions were added sometime later. In 2016 a more appropriate wraparound open porch was added. During the same time, work was done to repair or renovate many of the original exterior features, such as the wood clapboard siding, window trim and cornices, eaves, soffits and frieze. The current owners have done a lot of work to bring this altered home back into the original Italianate style.

Many notable St. Charles residents have been owners of the home. These include original owner and builder Peter Burchell, Terrence E. Ryan, Judge W. D. Barry and George E. Thompson.

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 203 N. 3rd Ave., Burchell House

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 5-2018

A Resolution Recommending Approval for Landmark Designation (203 N. 3rd Ave.-Burchell 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 203 N. 3rd Ave. 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 Italianate style by Peter Burchell at 203 N. 3rd Ave. in 1855.

Mr. Burchell lived in the home with his wife until he passed away. Many of St. Charles' most prominent residents have once owned this home. Terrence Ryan, Civil War veteran, Kane County States Attorney, and a member of St. Charles City Council, bought the home from Peter Burchell's children in 1877. In 1878 Judge William D. Barry, practicing attorney, Kane County Judge and acquaintance of Abraham Lincoln, bought the home and lived there until 1882. In 1924, George Thompson, World War 1 veteran and Superintendent of schools in St. Charles, bought the home with his wife. The Thompson's lived in the home until 1941.

- 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.**

The original structure was built as an Italianate style house with clapboard siding on stone and limestone foundation. Rear and first floor additions were added later. Early renovations done by the Stockman's replaced uncharacteristic roof structures with new ones that match the Italianate style of the original hip roof. In 2016 the Stockman's undertook a large renovation project, opening up and creating a wrap-around porch and altering and replacing previously added additions that did not fit into the Italianate style of the home. While doing the renovations, original exterior elements such as wood clapboard siding, window trim and cornices, eaves, soffits, frieze and cornice have been repaired and renovated and carried throughout new structural additions.

4. The property is suitable for preservation or restoration.

With the extensive exterior renovations done to the home, it now embodies many characteristics of the original Italianate style. The house has been owned by John and Donna Stockman since 1977 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 203 N. 3rd. Ave. as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Burchell House", with a construction date of circa 1855.

Roll Call Vote:

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

Nays: None

Absent: None

Abstain: None

Motion Carried.

PASSED, this 3rd day of October, 2018.

Chairman

Exhibit "A"
Legal Description

THE SOUTHERLY 65 FEET OF LOTS 7 AND 8 BLOCK 27 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF THE FOX RIVER, IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PIN # 09-27-381-005

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.

Received Date
St. Charles, IL
AUG 30 2018
CDD
Planning Division

1. Property Information:	Parcel Number(s): 09-27-381-005	
	Property Name (Historic or common name of the property): Suggested: BURCHELL - THOMPSON	
2. Applicant:	Name JOHN H. & DONNA M. STOCKMAN	Phone 630-584-4124
	Address 203 NORTH THIRD AVENUE	Fax
		Email JHSTOCKMAN@COMCAST.NET
3. Record Owner:	Name DONNA M. STOCKMAN LIVING TRUST	Phone SAME
	Address 203 NORTH THIRD AVENUE	Fax
		Email SAME
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 SOUTHERLY 65 FEET OF LOTS 7 and 8 BLOCK 27 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF THE FOX RIVER, IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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
 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				X (WINDOWS)
Weatherboard, Clapboard		X (LAP)		
Shingle			X (ASPHALT)	
Log				
Plywood				
Shake				
Stone	X			
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				X (FLASHING)
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete	X			
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				X EXT. DOORS
Vinyl				
Aluminum				
Rubber				
Plastic				X PORCH TRIM + DECKING
Drivit/EIFS				
Other				SQUARE CUT NAILS

III. Significance of Property:

Please indicate source of documentation, if available.

a) Original Owner: PETER BURCHELL

b) Architect/ Builder: PETER BURCHELL

c) Significant Person(s): BURCHELL, RYAN, BARRY, LOCKE, MARCHELLETTE, THOMPSON
SEE ATTACHED

d) Significant Dates (i.e., construction dates): Circa 1855

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.
WITHIN HISTORIC DISTRICT CENTURY CORNERS AREA

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 PROPERTY OWNERSHIP HISTORY and DESCRIPTIVE STATEMENT OF RESIDENCE
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 PLAT OF SURVEY*
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 4 PAGES

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.

Downa M. STOCKMAN LIVING TRUST 8-29-18
Record Owner Date

Downa M. Stockman *John H. Stockman* 8/29/18
Applicant or Authorized Agent Date

**Property ownership history of the Southerly 65 feet of lots 7 and 8 of Block 27
in the original town of St. Charles, Kane County, Illinois**

Peter J. Burchell purchases lots 7 and 8 for \$200.00 from Ira and Sarah Minard in June 1843. Peter Burchell was the proprietor of the St. Charles Hotel and at various times also served as Deputy U.S. Marshal, Deputy Sheriff, trustee of the village Board, and Postmaster.

In May of 1846, Peter and Martha Burchell secure a mortgage of \$100.00 with lots 7 and 8 from the Trustees of Township schools.

In April of 1852, Peter secures an additional mortgage of \$250.00 from the Trustees of Township schools to construct a 2-story, four-square, balloon-frame, wood residence on lots 7 and 8. Original roof framing indicates that this structure had an Italianate style hip roof. The mortgages were repaid in October of 1864.

After Peter and Martha pass away ownership of lots 7 and 8 passes to their sons, James P., George R., and Zachary.

In January of 1877, the Burchell heirs sell lots 1, 2, 7, and 8 to Terrence E Ryan for \$500.00. Terrence Ryan was a civil war veteran and a practicing attorney in Saint Charles who also served as Kane County States Attorney, a member of the Saint Charles City Council, and City Attorney for Saint Charles.

In March of 1878 Terrence and Emily Ryan sell lots 1, 2, 7 and 8 to W.D. Barry for \$750.00. William D. Barry was a mentor of Terrence Ryan, a practicing attorney in St. Charles, and a Kane County judge.

In August of 1882, William and Isabella Barry sell lots 1, 7, and 8 to Amos E. Locke, a local painter, for \$200.00. Upon Amos Locke's death, ownership passes to his wife, Mattie J. Locke.

Following Mattie Locke's death, her sister, Laura Marchialette inherits the property. Laura's four children then inherit the property and ownership passes to Dorothy V. Stoltaben (nee Marchialette).

In January 1924, Dorothy Marchialette sells the Southerly 65 feet of lots 7 and 8 (the current property) to George E and Mary Thompson. George E. Thompson was the principal of Haines School, and a Navy veteran of World War I. He became Superintendent of Schools in 1919 and was largely responsible for the expansion of the school system of St. Charles, including the high school named after him in 1926, until his retirement in 1958. George and Mary Thompson secured a mortgage for \$2,500.00 from St. Charles Building and Loan Co.

In January 1941 George and Mary Thompson sell the property to Fred G. and Maude Underwood who in turn sell to Robert C and Helene Leonhardt in October 1943.

Helene Leonhardt acquires ownership of the property through divorce or the death of her husband and marries Denis J. Till.

Helene and Denis Till sell the Southerly 65' of lots 7 and 8 to William and Evelyn Petterson in December 1961.

John H. and Donna M. Stockman (the current owners) purchase the property from William and Evelyn Petterson in May 1977.

August 26, 2018

**Descriptive Statement of our residence at 203 N. Third Avenue
on the Southerly 65 feet of lots 7 and 8 in the original town of Saint Charles Illinois.**

Since purchasing our home in 1977, we have appreciated the historic nature of this property and our intent has always been to retain and enhance the period character of the structure while updating infrastructure and improving the livability of the interior.

Our earlier renovation projects provided opportunities to replace uncharacteristic roof structures with new ones that match the Italianate style of the original hip roof and to completely renovate existing Geneva kitchen cabinets.

We undertook our latest remodeling project in early 2016 after consulting local architect Chris Rosati for advice regarding appropriate exterior details and interior structural limitations. Our intent was to bring interior elements into current code and to create additional living and storage space while retaining and enhancing the historic architectural character of the exterior.

It was important to us to retain the original foundation and structure believed to have been built circa 1864 and alter or replace additions that appear to have followed soon after, to be more in keeping with the original. Original exterior elements such as wood clapboard siding, window trim and cornices, eaves, soffits, frieze and cornice have been repaired and renovated, and continued throughout new structural additions.

We removed an inappropriate and deteriorating porch from the east side and replaced it with a porch that wraps around to the South facade to encompass both entry doors. The new structure incorporates details such as columns, fascia and corbels that are in accord with the Italianate style.

The materials used in the original balloon frame structure, fastened entirely with cut nails, are still in place and some elements have been left exposed in the interior of our living and dining rooms.

The original stairway to the upper level with Oak railing and balusters has been replaced to conform to current building code and details of the newels, rails, and balusters have been faithfully replicated. Components of the original railing were recycled for use in the new.

All interior baseboard, casing, and crown, previously a hodge-podge of sizes and styles, has been replaced with hardwood trim appropriate to the period of original construction.

The badly deteriorated Oak floor on the first level has been entirely replaced with solid Oak tongue and groove flooring with a natural finish.

We have luckily been able to preserve many artifacts and memorabilia found during the renovation that provide clues to age of our home and the lives of past residents as well as examples of original hardware, paint and wallpaper.

Since completion in November 2016, we are very proud and happy with the results of our renovation project. We believe that the age of the original structure and documented previous ownership by notable St. Charles residents such as Peter Burchell, Terrence E. Ryan, Judge W. D. Barry, and George E. Thompson justify consideration for inclusion as a contributing Historic Landmark in the City of Saint Charles



ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Updated June 2017

Primary Structure

ADDRESS 203 N 3rd Ave



Photo: June 2017

ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Italianate

Exterior Walls (Current): Wood lap

Architectural Features: _____

Exterior Walls (Original): WOOD LAP

Date of Construction: 1855

Foundation: STONE

Source: KANE COUNTY RECORDS

Roof Type/Material: Asphalt shingle

Overall Plan Configuration: TWO STORY RESIDENCE

Window Material/Type: Wood clad/double-hung

ARCHITECTURAL FEATURES: Hipped roof with low pitch, overhanging soffits. Tall, narrow windows. Open, wrap-around front porch.

ALTERATIONS: Rear first and second floor additions. Recent removal of enclosed front porch and restoration of Italianate style raised Architectural Significance rating to Contributing. Original decorative elements commonly found on Italianate structures, like bracketed cornices, may have existed on the building but were removed prior to original 1993 survey date.



ST. CHARLES
SINCE 1834

ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: PETER BURCHELL
Source KANE COUNTY RECORDS

BUILDER: PETER BURCHELL
Source KANE COUNTY RECORDS

ASSOCIATED EVENTS, PEOPLE & DATES: BURCHELL, RYAN, BARRY, MARCHIALETTE, THOMPSON
Source KANE COUNTY RECORDS
SEE ATTACHED

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____
STATE: _____
COUNTY: _____
LOCAL: ST. CHARLES HISTORIC DISTRICT

LOT 2

LOT 1

(100.0') 99.80'
S.89°30'03"E.

BLOCK 27

NORTH LINE OF THE SOUTH 65.0' OF LOTS 7 & 8
(100.0') 99.80'
S.89°30'03"E.

Found Pinch Top
0.93's/0.00e
Set IP @ Cor

Set IP @ Cor

Fence = 1.65's.

Drive = 1.0's.

(100.0') 99.80'
N.00°00'00"E.

Fence = 1.57'e/2.33's

Conc. Wall

Stone Patio

Asphalt Drive 18.59

Conc. Apron

LOT 6

(65.0') 65.00'

LOT 7

Two-Story Frame Residence

LOT 8

Found Pinch Top
0.00'n/2.02'w
Set IP @ Cor

Fence = 0.54'e/0.55'n

Conc. Drive

Set IP @ Cor

(100.0') 99.80'

Conc. Walk Fence = 0.19's N.89°30'03"W (100.0') 99.80'

Conc. Walk

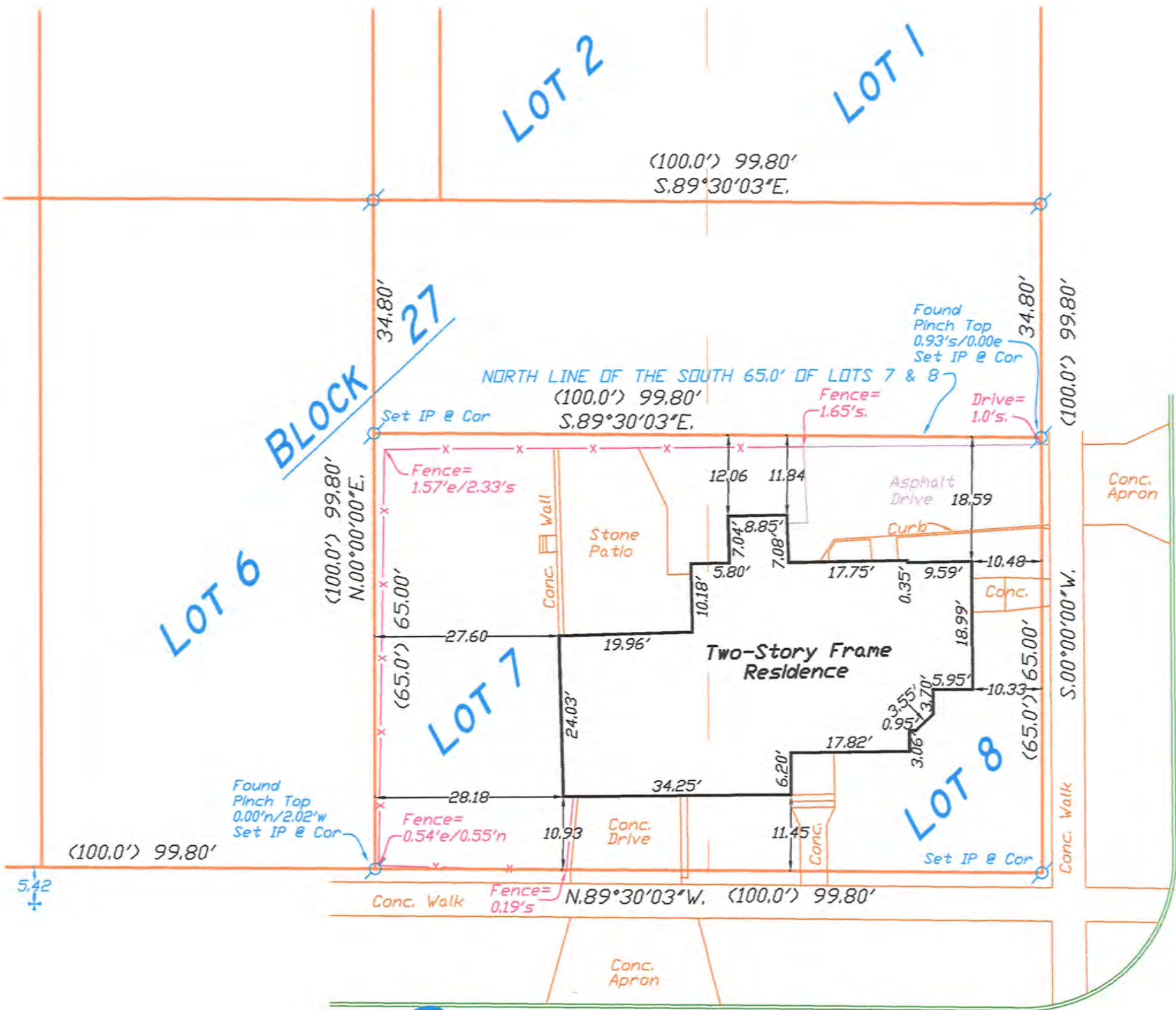
Conc. Apron

3RD AVE.

3RD AVE.

STATE AVE.

5.42



Before Renovation Photos Page 1



View from South



Old Porch

Before Renovation Photos Page 2.



East Bay Soffit Detail



View from West

After Renovation Photos Page 1.



View from South



View from East

After Renovation Photos Page 2.



East Bay Soffit Detail

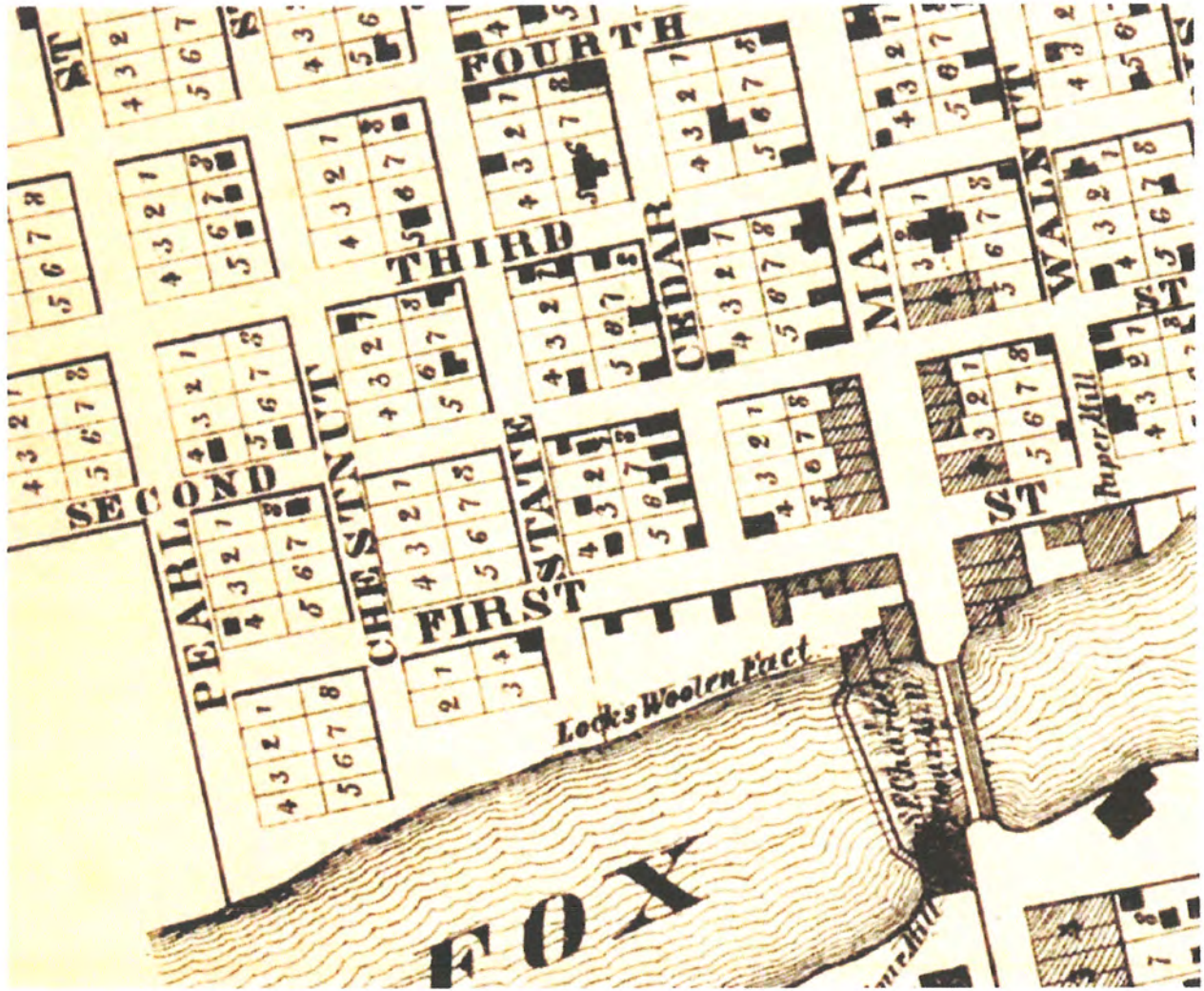


View from West

April 28th 1855

in the North





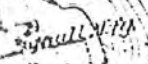
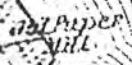
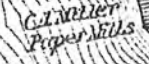
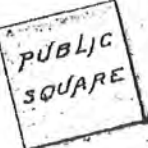
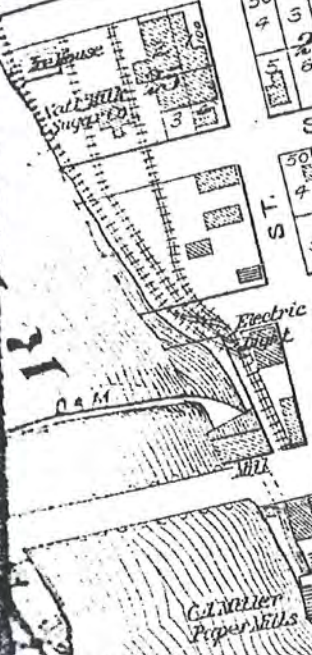
Detail of St. Charles inset. 1860 map of Kane County Illinois
Library of Congress, Washington, DC

Link to full image: <https://loc.gov/resource/g4103k.la000119/>

192

Atlas of
Kane County
D. W. Ensign

POTTOWATOMIE
PARK



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4f

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 515 Walnut St., Elisha Freeman House

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

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

Brian and Karen Graf have nominated their property at 515 Walnut St. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 10/3/18. The Commission recommended approval of the nomination by a vote of 6-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1853 in the Greek Revival style. A large front gable dominates the front of this brick home, while the prominent entrance is detailed in the classical tradition in wood. Since the original completion of the home, there have been several additions constructed with both brick and clapboard exteriors.

Elisha Freeman, prominent St. Charles business owner, had this home built and it remained in his family until 1875. Mr. Freeman started the first drug store in St. Charles. Additionally, long time St. Charles resident Vonnie Mitchell owned the home from 1973- 2016.

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 515 Walnut St., Elisha Freeman House

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 6-2018

**A Resolution Recommending Approval for Landmark Designation
(515 Walnut St. -Elisha Freeman 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 515 Walnut St. 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 Elisha Freeman at 515 Walnut St. in 1853. While unlikely original to the initial structure, a brick smoke house was added to the property sometime later. This smoke house is potentially the last one remaining in St. Charles.

Mr. Freeman designed and built the home, and lived there with his family until 1875. Elisha Freeman was a prominent St. Charles business man; starting the first drug store and the first bank within the City. Additionally, long time St. Charles resident Vonnie Mitchell owned the home from 1973-2016, when she sold it the current homeowners. Ms. Mitchell was a part of many St. Charles organizations. Some of these include the St. Charles Garden Club and the Thornapple Questers.

- 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 Greek Revival style house. A large front gable dominates the front of the house, while the prominent entrance is detailed in the classical tradition in wood. Since the initial construction of the home, several additions have been made with both brick and clapboard siding. Most of the additions done to the home do not take away from the dominant style, and even add to the rambling character of the house.

5. 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 Brian and Karen Graf since 2017 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 515 Walnut St. as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Elisha Freeman House”, with a construction date of circa 1953.

Roll Call Vote:

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

Nays: None

Absent: None

Abstain: None

Motion Carried.

PASSED, this 3rd day of October, 2018.

Chairman

Exhibit "A"
Legal Description

LOTS 1 AND 2 AND LOTS 5 AND 6 (EXCEPT THE SOUTHERLY 120 FEET OF SAID LOTS 5 AND 6) IN BLOCK 8 OF MILLINGTON'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS.
PIN #09-34-106-001

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.

RECEIVED
St. Charles, IL
AUG 21 2018
CDD
Planning Division

1. Property Information:	Parcel Number(s): <p align="center">09-34-106-001</p>	
	Property Name (Historic or common name of the property): <p align="center">ELISHA FREEMAN HOME</p>	
2. Applicant:	Name BRIAN + KAREN GRAF	Phone 630-746-9417
	Address 515 WALNUT ST SAINT CHARLES, IL 60174	Fax
		Email K6RAF777@6MAIL.COM
3. Record Owner:	Name BRIAN + KAREN GRAF	Phone 630-746-9417
	Address 515 WALNUT ST SAINT CHARLES, IL 60174	Fax
		Email K6RAF777@6MAIL.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). <p align="center">SEE PLAT OF SURVEY</p>		

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		X		
Weatherboard, Clapboard				
Shingle			X	
Log				
Plywood				
Shake				
Stone	X			
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				
Brick		X		
Metal				
Iron				X
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete	X			
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: ELISHA / MARIA / HANNAH FREEMAN

b) Architect/ Builder: _____

c) Significant Person(s): ELISHA FREEMAN

d) Significant Dates (i.e., construction dates): 1853

FREEMAN PURCHASED LAND FROM WILLIAM FINCH IN 1852

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. FIRST DRUG STORE

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

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 *(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.

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.

Besam Huff *Karen M. Huff* *8/20/18*
Record Owner Date

Applicant or Authorized Agent Date

Descriptive Statement for 515 Walnut St.

The beautiful Greek Revival that stands in the Historical Millington District at 515 Walnut Street, St. Charles, IL was purchased by Elisha Freeman, a pharmacist and banker, from the Finch family in 1852.

Elisha Freeman was a prominent member of society in St. Charles, in which he moved to from MA June of 1838. He purchased property and opened St. Charles' first and only drug store on the west side of the City (lot 8, block 39). The small 1 1/2 story framed building burned down in 1868, at that time Mr. Wilson's Meat Market.

In 1854 Mr. Freeman, with the company of George W. Waite, erected the first brick 3-story building in the block, located on West Main Street.

In 1856, Elisha Freeman opened a private bank in this building, the first in St. Charles history, where he also sold drugs and groceries.

The first St. Charles school was taught on the third floor of this building, where Mr. Freeman was one of the first Directors in District #8, and started the first public school in a small frame building across the street from the Mallory house.

Elisha Freeman also served 3 terms as Justice of the peace, and was known to most as "Squire Freeman".

The Walnut Street home that Elisha Freeman and his family lived in until 1959 has beautiful Greek Revival Architecture that include a wide band frieze, entablature, off-centered recessed entry and high stone foundation.

Two additions were believed to have been made by the Huppertz family that resided in the home in the 1930's and include a garage addition with upper living quarters on the south elevation and a bedroom addition on the west elevation. All windows are wood and thought to be original to house and the pattern is 6:6. The home is well maintained and is worthy of Landmark Designation.

515 Walnut St.

09-34-106-001

MILLTN/8/1

2017	Brian/ Karen Graf
1973	Yvonne M Mitchell
1938	Bertha/Mary Elizabeth/ George Hupperty
1900-1913	Laughlin Family Ethel Laughlin (\$2500) => 1911 Nellie Jensen (50%) / Mae Watson (25%)/ Lolo Laughlin (25%) (\$1.00) => 1913 Nellie Jensen/ Mae Watson
1898	Wm G Waterman (\$2500)
1890-1897	Minard Family Charles/ Abbie I Minard (\$2500) => 1897 Sarah Minard (\$1.00)
1875	Clinton/ Margaret D. Wing (\$4500)
1859	Freeman Family Elisha/ Maria/ Hannah Freeman (two loans of \$1500 each)
1852	Elisha Freeman (\$1000) (According to the County, this is around when the home started to be built, with a finished date circa 1853).
1850	Wm/Adelia Finch (\$120)
Prior	Ira/Sarah Minard

Yvonne Mitchell Owner of The Freeman House (1972-2017)

Upon purchasing the The Freeman Home in 1972, Vonnie knew the property had a history of prominence in community life. It was one of the largest and most stately homes in St. Charles and she was intent upon keeping with that tradition.

Her home was part of the 2006 *St. Charles Garden Club's* Garden Walk, of which Vonnie was a long-time member.

The house was a regular meeting site of *Thornapple Questers*, the St. Charles chapter of a national organization dedicated to the study, preservation and conservation of historical objects.

To celebrate the home's pre-Civil War roots, Vonnie hosted numerous Halloween events in which she and fellow members of *Preservation Partners* dressed in period clothing and entertained and educated with tales of frontier life.

Antique Collecting was Vonnie's greatest passion. Some of her artifacts can be seen in and around the property today. Especially prominent are the recently refurbished wrought iron entry posts, railings and gates.



ST. CHARLES
SINCE 1834

ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 511 Walnut Street

ROLL-IMAGE # 3435 - 8

CD-IMAGE # 4369 - 8



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Greek Revival

Exterior Walls (Current): Brick

Architectural Features: _____

Exterior Walls (Original): Brick

Date of Construction: 1853

Foundation: Stone

Source: Township Assessor's Office

Roof Type/Material: Cross gable/Asphalt

Overall Plan Configuration: Compound Irregular

Window Material/Type: Wood/Double hung

ARCHITECTURAL FEATURES: A large front gable dominates the front of the house. A heavy frieze band located at the roof line is broken at the front elevation. There is a prominent entrance detailed in the classical tradition in wood. Stone lintels and sills are typical around the house. The window pattern is 6:6.



ST. CHARLES
SINCE 1844

ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

511 Walnut St. - Continuation Sheet

ALTERATIONS: The original roof was undoubtedly wood shakes or shingles. There have been several additions constructed with both brick and clapboard exteriors. Some of the additions are 1 story adding to the rambling character of the house. Some of the 1 story elements have flat roofs.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

*Elisha / Maria / Hannah Freeman
First Drug Store Owner, including First Bank
Source: St. Charles Directory, circa 1857*

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: YES

COUNTY: _____

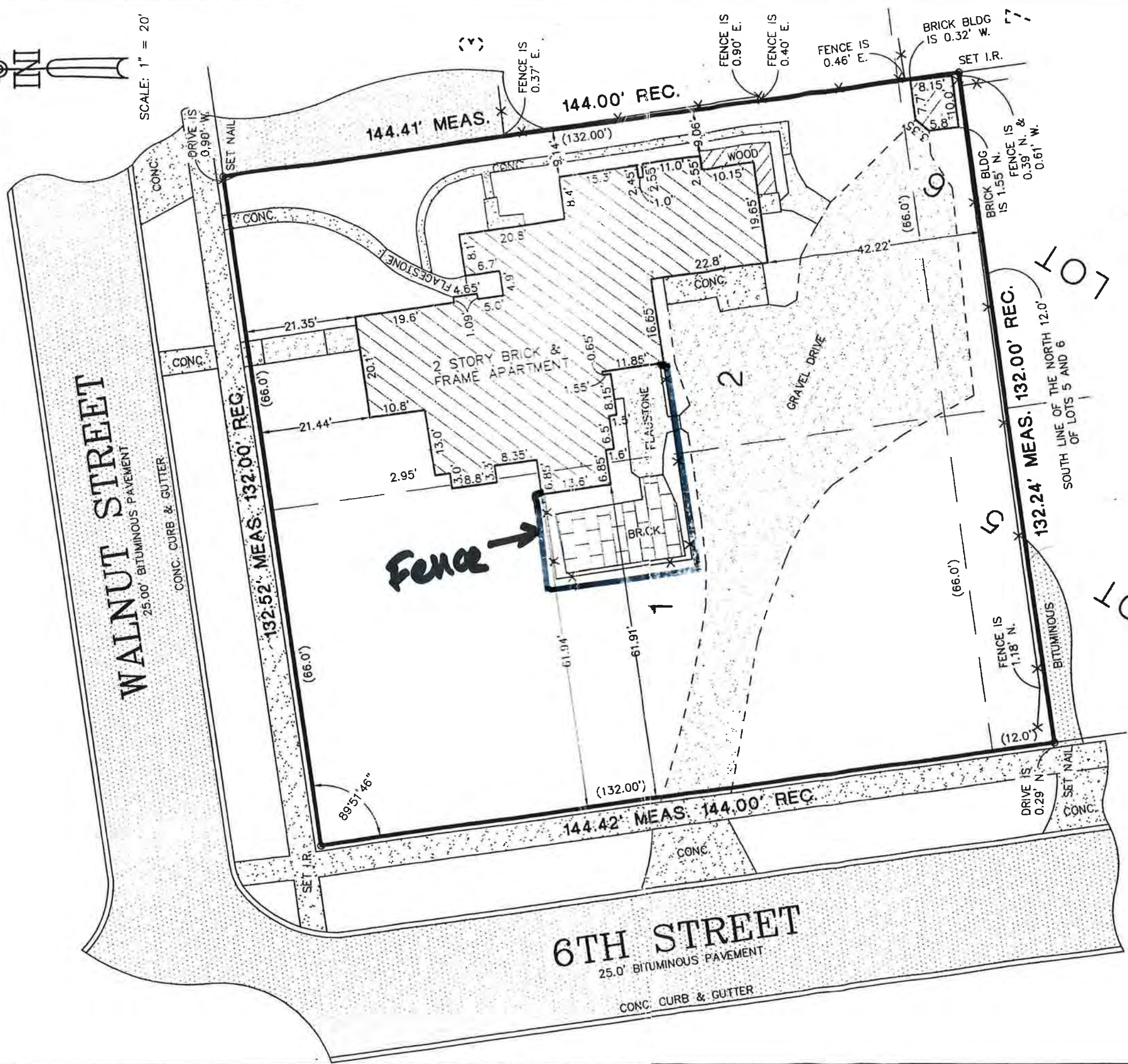
LOCAL: _____

There is a local landmark plaque located at the front door, however, there is no documentation to that effect. The plaque that this is known as the Elisha Freeman house.

PLAT OF SURVEY

OF

LOTS 1 AND 2 AND LOTS 5 AND 6 (EXCEPT THE SOUTHERLY 120 FEET OF SAID LOTS 5 AND 6) IN BLOCK 8 OF MILLINGTON'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



State of Illinois | S. S.
County of Kane |

I, Frank J. McDaniel, an Illinois Professional Land Surveyor, No. 3256, do hereby certify that the Plat shown hereon is a correct representation of a survey performed at and under my direction. This professional service conforms to the current Illinois minimum standards for a boundary survey.

All dimensions shown in feet and decimal parts thereof.

Given under my hand and seal in St. Charles, Illinois, this 19th day of January A.D. 2017.

Frank J. McDaniel
Frank J. McDaniel, P.L.S. #3256
License Renewal/Date of Expiration = 11/30/2018

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

FJM LAND SURVEYING
TELEPHONE: (630) 587-8060
FACSIMILE: (630) 587-8061
EMAIL: FJMSURVEY@AOL.COM
6 N 566 WILLOWBROOK DRIVE
ST. CHARLES, ILLINOIS 60175

Prepared for: Hoscheit, McGuirk, McCracken & Cuscaden, P.C.

Job No. 16-11386

Address: 515 Walnut Street, St. Charles

Book 109 Page 75

FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL ORDINANCES

- IRON PIPE SET R=RADIUS A=ARC LENGTH
- IRON PIPE FOUND





...where she occupied a position as head clerk of one of the departments, and is known as an accomplished lady and a thoroughgoing and very competent official. Harriet married Dr. Combs from Morrisville, N. Y. She died a few years ago in Cameron, Mo. where they were keeping a hotel. Eliza, the youngest, has been twice married. Her first husband was Joseph Smith, of Rockford, Ill., who subsequently died, and a few years later she married Judge Joseph Addison Moultrie, of San Jose, Ill., where they now reside. The two younger daughters were graduates of the Rockford female seminary. All the sisters met together in St. Charles in the spring of 1871.

Henry Moore was a brother of John, as spoken of, and the two operated the coke carding mill for a year or more about 1845-6. Henry died in St. Charles a little later.

Stevens S. Jones was a native of Barre, Washington county, Vermont, and a man of fine natural abilities. He received a good education and studied for the legal profession. In 1837 he made a prospecting tour through the west and determined to make St. Charles (then Charleston) his future home. Returning to Vermont he settled his business and removed to St. Charles, reaching here on the 7th of June, 1838. Mr. Jones has been credited with suggesting the name "St. Charles," when it was found necessary to change the one first adopted. He opened a law office and at once took a prominent rank as an energetic and capable attorney. In politics he was a Democrat, to which school he adhered until the organization of the Republican party, about 1854, when he united his fortunes with thousands of other free soil Democrats and anti-slavery Whigs and helped to build up the Republican party. Mr. Jones was elected prosecuting justice in 1843, and held other important positions. He took an active part in railroad matters, was an extensive real estate owner and for several years owned and managed the Kane County Democrat, a political paper published in this city between 1850 and 1860. He was also instrumental in procuring the first village charter of St. Charles about 1849-50. At a later date he abandoned the profession of the law and established himself in the publishing business in Chicago, where he founded the Religio Philosophical Journal. He met a violent death at the hands of a fanatic in 1876. His family still retains a large property interest in St. Charles. His oldest daughter, Mary, married Col. John C. Bundy; the youngest, Clara M., married Mr. Robert Parson. An only son, George H., died in early manhood. Mrs. Jones resides on the old homestead in St. Charles during the summer, and with her daughter in Chicago during the winter. NE Cor E Main 4-5th

Elisha Freeman was among the settlers in 1838, arriving in the autumn of that year. The Freemans were originally from Hazard, Windham county, Vermont.

...from there in June, 1838, to St. Charles, Ill., where Elisha purchased property and engaged in the drug business, being the first to open a regular drug store in the place. His first store building stood very nearly on the ground now occupied by the market of Wm. H. Matteson on lot 8 in block 39 of the original town of St. Charles, on the west side of the river. The building was a small one and a half story frame, built of oak lumber, and bore on its south side for many years the legend, "Drugs and Medicines." It was burned in September, 1868, at which time it formed a part of the premises of a Mr. Wilson, who kept a meat market. This building was erected in the spring of 1840, and was the first store building erected on the west side of the river. In 1841 or '42, in company with H. T. Shepherd, he built a three story brick and stone building on the spot now occupied by T. E. Ryan's building, and William C. Irwin put up a similar building adjoining on the west, the two fronts being carried up together. These were the beginnings of the large block now occupying nearly the whole front of block 39 on west Main street. Mr. Freeman opened a large stock (for those days) and carried on the drug and general grocery business until about 1856 when he sold his stock and opened a private banking and exchange office. A little later, probably in 1856, he entered into a partnership with Geo. W. Waite, and the new firm engaged in banking and real estate business in the small frame building still standing next west of the Butler block, where they continued until the financial crash of 1857 swept over the country, when, in common with many others, they were forced to go into liquidation. For several years subsequently Mr. Freeman was an employe in the Chicago post office. During the war he returned to St. Charles and again engaged in the drug business one door east of his old stand. When his sons, Albert and Allen, reached maturity they took charge of the business and continued it for several years. For the past fifteen years the family have been residents of Chicago, where Albert, the oldest son, is engaged in the business of furnishing druggists' supplies.

Deacon Levi Brown, another early settler, was born in Warren, Worcester county, Mass., Oct. 5, 1788. He removed to Illinois in 1838, settling in St. Charles in August of that year, and purchased a claim of David W. Arnold on section 30, which he owned for several years. He sold this place to one Conklin, who married a daughter of Clayton Seamans, but did not remain long in this vicinity. In April, 1847, Deacon Brown bought the dwelling on Walnut street, now owned by his son Jairus B. of William Debit. It was built by Edward Bunker about 1842, and about 1846 was occupied by James P. Vance and family. Deacon Brown died in this house Oct. 19, 1874, at the age of 86 years. He had been a member of the Congregational church since early years.

...Charles since 1875.

James Lovell, now living near Sycamore, was one of the settlers of 1837. He built a small frame house on the block a little west of Dr. DeWolf's present store building, which he sold about 1846 to Social Rolph. Mr. L. kept a hotel about four miles east of Sycamore for many years, and has always been a prominent and respected citizen of DeKalb county.

Rev. N. C. Clark, the first Congregational minister to settle permanently in this region was a resident of St. Charles in 1837, owning the frame dwelling before spoken of, near the east side paper mill. He organized several of the earliest churches in this region. His death occurred in Elgin within the past few years.

History of St. Charles, Illinois, Revised and Corrected.

BY SAMUEL W. DURANT.

CHAPTER XVII.

Among the very early settlers in St. Charles was Deacon John Fisk from Holden, Worcester Co., Mass., who visited this region in 1835 and purchased two claims of Albert Howard, one in the timber near M. W. Fletcher's, the other a prairie claim lying east of the Orritt Hall farm where he resided ten years or more.

In 1838 the Norton family, whose members had been engaged in the Canadian rebellion of 1837-8, and some of them imprisoned by the British authorities, came to Illinois and stopped for a time in DuPage county, but in 1840 removed to St. Charles, where Lewis A., familiarly known as "Capt. Norton," married Martha Fisk in February, 1841, and worked Deacon Fisk's farm for two years. Not liking the business of farming he purchased land in the "Little Woods" of William Baird which included a small water power on the Norton creek, named for him, and in 1843 erected a saw mill which he operated for several years. While living at his mill he commenced his "Metrical Romance of Canada." In 1847 he enlisted as a volunteer in Capt. E. E. Harvey's company which was recruited at St. Charles for the Mexican war. He was commissioned lieutenant but served during most of his term of enlistment as quartermaster and commissary for the regiment to which the company belonged, the sixth of the Illinois volunteers, commanded by Col. Collins.

On the return of the troops from the seat of war in 1848, Capt. Norton located at his mill for a short time where he nearly completed his poetical work. Later he read law in the office of Judge Barry. In 1852, in company with Abscer Currier, Jonathan Mack, Wm. Brophy and Fred Parker, he went overland to California with teams. On the morning of the day they started Capt. Norton put on his regimentals and a heavy saber and

Clock shop

SW Cor W. Walnut + 5th

ST. CHARLES
CLOTHING STORE,
 AND
CUSTOM TAILORING
ESTABLISHMENT,
 ONE DOOR EAST OF THE ST. CHARLES HOTEL,
 BY J. P. FURNALD.

The Subscriber respectfully informs the Public that he has on hand at all times, a large assortment of

READY MADE CLOTHING,

All of his own manufacture, which will be warranted to be as represented.

FURNISHING GOODS

OF EVERY DESCRIPTION,

Such as Shirts, Collars, Gloves, Handkerchiefs, Cravats, Ties, Suspenders, &c.

Trunks and Traveling Bags,

Which will be sold cheaper than can be bought in the West.

Boys' Clothing of all kinds.

CLOTHS, CASSIMERES & VESTINGS,
 Of Every Grade, Style and Price,

Which will be made to order in a style that cannot be surpassed in the west, and warranted to fit or no sale.

Thankful for past favors he respectfully solicits a continuance of the same.

J. P. FURNALD.

N. E. No Jew tricks nor Jew trade at this Establishment.

J. P. F.

Person Reed, farmer, Main bt 3rd and 4th ✓E
 Ferson Robert, merchant, 10th cor Main ✓E
 Finch Mrs., widow, 4th cor Walnut
 Fish E. S., clerk, 2nd cor State
 Fick John, laborer, South bt 6th and 7th E
 Flanery Michael, laborer, 4th cor State
 Flint Joseph, carpenter (bds Main nr 11th) } See Co. Hist p 108)
 Flint Samuel, mechanic, Main nr 11th ✓E
 Foss Charles, clerk, (bds Main bt 1st and 2nd)
 FOSS JOHN F., billiard saloon, Main cor 2nd
 Foster William, baker, Main bt 2nd and 3rd ✓E
 Freeman E., (of E. F. & Co.) h Walnut cor 6th W ✓
 * FREEMAN E. & Co., bankers St. Charles Bank, Main bt 1st
 and 2nd, (Elisha Freeman & Geo. W. Waite) W ✓
 Freeman Mrs. M. H., widow, 5th cor Illinois
 FRENCH CHARLES, Rev., episcopal methodist minister, 6th
 cor Indiana
 French R., 2nd cor Walnut
 Fuller Benjamin, lumberman, 5th cor Main
 Fuller Joseph, wagon maker, 3rd bt Indiana and Ohio E
 FURNALD J. P., merchant tailor and clothier, Main bt 1st and
 2nd, h Illinois, cor 3rd ✓E

G

Gale Dr. W. J., dentist, over Minard's Bank, (bds St. Chs. Hotel)
 Garron George, blacksmith, 3rd bt Cedar and State
 Garroty Edward, grocer, Main bt 2nd and 3rd
 Gibbs H. T., clerk, (bds St. Charles Hotel)
 Gilbert M., moulder, 2nd bt Indiana and Oak W
 Giles Henry, merchant in Chicago, 3rd cor State
 Gifford James, laborer, Cedar bt 3rd and 4th
 Goldschmidt, Morris & Co., merchant tailors, Main bt 1st and 2nd,
 (T. Goldschmidt, M. Morris, & D. Meltzer)
 Grandy Ira, farmer, Indiana bt 5th and 6th
 Green Edward, blacksmith, 1st bt Main and Cedar, h 2nd bt
 State and Chestnut E
 - Green Mary Hargan, widow, Chestnut bt 3rd and 4th E

H

Habort Edward, harness maker (bds Main cor 3rd) ✓
 HAINES R. J., miller at Excelsior Mill, Main w side of river,
 h Main cor 6th ✓
 Hall Gustavus, drayman, Ohio bt 6th and 7th E
 HAYDEN A., post master, Main bt 1st and 2nd, h 6th cor Ohio E
 Hazelton Asa, pedlar, 2nd cor Ohio E
 Hemms Robert, barber, 2nd nr Maine, (bds Maine bt 1st and 2nd)

The Dixon Air Line Road, under the management of the Chicago & Galena Union, was completed to Geneva in 1853 and pushed westward until finally it became the main line of the Chicago & North-Western Railway, as the great system has for many years been called.

The railway did not at first tap the Fox river country at Elgin, however. The people of St. Charles seeing the road about to go around them and leave them several miles away, bestirred themselves and built what was known as the St. Charles Branch Railroad, connecting with the Chicago & Galena Union about four miles east of St. Charles. The first train over it reached the place December 13, 1849, the cost of the branch having been about \$23,000. March 11, 1850, the following directors were elected: Ira Minard, Darwin Millington, G. C. Stevens, F. H. Bowman, Elisha Freeman. Mr. Freeman was chosen president, Mr. Stevens secretary, and Mr. Minard acting director and treasurer. An engine arrived for the branch in July, 1850. This road, as were all the early ones, was laid with strap rail.

Early in 1850 the subject was agitated of connecting St. Charles and Geneva by rail. Stock was taken and proposals for doing the work were invited in March. Matters progressed favorably and finally a branch on the east side of the river, one and seven-eighths miles in length, was built between the two places and cars commenced running over it to Geneva, September 12, 1850. Both this and the St. Charles branch were abandoned after about ten years and the latter place was without railway facilities until January 16, 1871, when a branch two and seven-tenths miles long, was opened between the two towns on the west side of the river, which later became the property of the Chicago & North-Western Company and is still operated.

The North-Western continued its line from Geneva to Batavia, on the west side of the river, in the summer of 1873, and in 1883 extended it to Aurora, opening business over it in the fall of that year. Depot grounds, yards and general right of way had some time previously been secured, at large cost to the company.

The Fox River Railroad, northward from Elgin to McHenry, was commenced in 1853 and completed in 1855. The south end of the Wisconsin Central Road, from Lake Geneva, Wisconsin, south, passed into the hands of the Chicago & Galena Union Company in May, 1859. The latter company repaired the track and began running regular trains over the whole from Elgin to Lake Geneva on May 16, 1859. This line has since remained under the same management, now known as the Chicago & North-Western.

Early in January, 1849, a project was set on foot for building a branch railroad from Aurora to connect with the Chicago & Galena Union at or near Warrenville, about twelve miles distant, in DuPage county. An enthusiastic meeting was held on the 27th of the month, when it was unanimously Resolved, "That this meeting use its best exertions for the construction of a branch railroad from West Aurora, by the most feasible route, to the main line of the Chicago & Galena Union Railroad." A bill to charter the Aurora Branch Railroad was passed by the legislature in 1849 (house, February 6, and senate, February 9) and a board of directors was elected, consisting of Stephen F. Gale, Chicago; Benjamin Hackney, Charles Hoyt and William V.

David Strader and B. T. Hunt; on the west side were E. Freeman, L. M. Blaisdell & Co., Thomas & Howard, John F. Wright and M. F. Burdge. W. J. Conklin and others were running a mill on the west side at that time, and Bundy & Evans were operating the old east side sawmill.

The first postoffice was established in 1837, with Horace Bancroft as postmaster and Calvin Ward, mail carrier.

The most serious public disturbance that occurred in St. Charles in the early days was the Richards' riot, which is spoken of more in detail in the general county history under the chapter of Resurrectionists.

One of the remembered occasions of early days was the duplicate celebration of the 4th of July, 1846. The whigs and democrats united in a national celebration on the east side of the river, and the abolitionists, under the lead of John Farnsworth, Calvin Ward and others, had a celebration on the west side. The east siders procured two cannon which were placed side by side on the hill. At the foot of the hill an oven was built to do cooking for the crowd. The abolitionists borrowed a large tent capable of holding one thousand people, which they set up on the west side; dishes were procured in St. Charles, Elgin and other places and preparations made for a great celebration. Eminent speakers were secured, enthusiasm was very great, and the town was filled with many people who came from many miles around. Everything went well until about two p. m., when a sudden thunder storm and a furious wind arose. The big tent, which was filled with people, was torn from its fastenings and collapsed, leaving the people to crawl from under as best they could. They fled in all directions, wading through the deep water which filled the gutters. A number were seriously injured but no one killed. The storm effectually broke up both celebrations.

St. Charles enjoys the distinction of having furnished, or at least having been the place of enrollment, for the only company furnished by Kane county to the Mexican war.

The first attempt to establish a bank was made by Elisha Freeman about 1853, when he opened a small office on West Main street. The village organized under a city charter April 22, 1875. Dr. J. K. Lewis was the first mayor; T. W. Edmunds, first city clerk; first treasurer was S. B. Huls, and the first city attorney was Frank McMasters. The aldermen were Charles Chovin, E. A. Brownell, F. L. Alexander, A. W. Kelley, T. L. Ryan and John F. Elliott.

In late years the location of the Cable Piano Company at St. Charles and the establishment of other industries have given the place a new impetus. It is one of the best located cities in the county and has one of the best water powers. If present indications go for anything it will, in the not far distant future, be one of the industrial and manufacturing points of the Fox river valley.

The first school taught in St. Charles was opened in the fall of 1835, in a log house. It was taught by Prudence Ward, afterward Mrs. Dean Ferson. The first building erected for school purposes within the city limits was built of boards and slabs in the fall of 1836. In 1837 a frame school building was erected by Thomas E. Dodge, contractor. Among the early



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n,

one of the old pioneers. Judge Barry
has been twice married. His first wife
was Eliza Sea Brooks, a sister of Mrs. P. J.
Curbell. His second wife was a sister
William Thom. The Thom family
are from Scotland.

We have obtained some additional in-
formation concerning Ellsha Freeman
from the writing of him in chapter XVI,
which makes a few corrections and adds
little to what was written: Mr. Free-
man reached Charleston with his family
July 8, 1838. His first start in the drug
and grocery business was in 1839 in the
cell house on the east side of the river.
In the first day of April, 1840, he removed
to the frame building he had erected on
that street on the west side. The brick
and stone store spoken of on west Main
street he erected in 1842. H. T. Shepherd
was not in company with him until a lit-
tle later. E. Z. Crandall and George W.
Wells taught the first school on the west
side in the third story of this building,
which was the only hall on the west side
of the river. It was also used for relig-
ious meetings by the Congregationalists
and Baptists, and occasionally opened for
shows, lectures, etc. Mr. Freeman was
one of the first directors in school district
No. 2, and started the first public school
on the west side in a small frame building
which stood across the street east from
the Mallory house. He was also a direc-
tor when the present school building on
the hill was erected in 1854. He attended
the meeting called to change the name of
the town in 1839, held in the school house
which stood on what is now Dr. Craw-
ford's lot, west of his residence. Mr.
Freeman served three terms as justice of
the peace. He left St. Charles in 1875.
He was born in 1816. He was an active
member of the Universalist church in St.
Charles.

History of St. Charles, Illi- nois, Revised and Cor- rected.

BY SAMUEL W. DURANT.

CHAPTER XIX.

Joshua Weeks, whom our older citizens
well remember, settled with his family in
St. Charles in November, 1839. Mr.
Weeks was a native of Long Island, N.
Y., and belonged to a very long lived
family. He settled in St. Charles in 1871 at
the advanced age of 94 years. His wife
died in 1851. At the time of his settle-
ment here his family consisted of three
daughters and one son, Jerome F. Weeks.
The latter had been here on a prospect-
ing tour in 1835. For a time Jerome fol-
lowed the avocation of a stage driver on
routes from St. Charles to Coltonville,
then an important town and county seat
of DeKalb county; also over the Ottawa
and perhaps others. He was a
good horseman and could handle a
saddle equal to the best. In 1841 he pur-
chased the place on the west side of the

electd constable. He
attended medical school,
attended medical school,
attended medical school, then in
in St. Charles, and
university, and grad-
cal college, Chicago,
the time of the Ric-
1849, he was located
and was, consequent-
the doctor's school
Marseilles about a y-
quently located at P-
years, during which
practice through o-
seasons. At the bre-
of the rebellion he v-
ments to remove to
at the front in Virg-
with a New York r-
to Illinois he went v-
geons and medical s-
in bringing home
wounded after the t-
loh. He still intent-
plans. There was
competent surgeons
Illinois regiments,
perative necessity c-
arrangements to en-
infantry, raised and
splendid citizen and
Wallace, who gave
country amid the
Shiloh on the 6th of
rious reasons he d-
regiment, but finally
of the 51st Illinois in
years service in the
ern times. Since th-
practice in the city
also had his residen-
when he removed
his home has since l-
In May, 1843, he
daughter of John
whom he lived unt-
which date she died
demie at Peru, Ill.

The year 1840 wi-
improvements in St.
and stone block of
buildings on the nor-
Main and First st-
this year. The cor-
Dr. Thomas P. Whi-
Brooks, the middle-
son & Hunt, and the
G. and Smith Conkli-
erection it was prob-
ing business structu-
lower stories were
stores, the second fo-
etc., and the third f-
In this block was lo-
fice of John Thomas
first issue of the S
For River Advocate in
the third issue the
by fire. It was re-
1861, again partial
same element, at v-
records, in the offic-

...g ladies peeping from beneath the
on cover, often asked the father,
at are you going west with so many
for?"

...oldest daughter, Sarah E., married
Moore, who died in Wisconsin about
His widow lives with a daughter
intonville, Wis. Mary A. married
k L. Alexander in January, 1846, and
are still living in St. Charles where
A. was for many years engaged in
grocery business. Catherine married
Walker who was for several years
ident of St. Charles. Mrs. Walker
been for several years in the pension
at Washington, D. C., where she oc-
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plished lady and a thoroughgoing and
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and managed the *Kane County Democrat*,
local paper published in this city.

where an ancestor, Thomas Freeman, set-
tled June 7, 1776. During the battle of
Bunker Hill, on the 17th of June, 1776,
Mr. Freeman distinctly heard the heavy
artillery firing of the British ships on
Boston harbor, a distance of more than
100 miles in an air line. The country was
then almost entirely covered with timber
which carried sound to a great distance.
Thomas Freeman was one of the first ap-
pect men of Barnard when the town was
organized in April, 1778. In 1835, Eli-
sha Freeman and his sister Hannah, who
died in Chicago in June, 1882, removed
from Vermont to Ware village, Mass., and
from there in June, 1838, to St. Charles,
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and engaged in the drug business, being
the first to open a regular drug store in
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History of St. Cha- nois, Revised and rected.

BY SAMUEL W. DE
CHAPTER XVI

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AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4g

Title: Recommendation to approve a proposal for consulting services from HVS Convention, Sports & Entertainment Facilities Consulting for an Economic Impact and Cost-Benefit Analysis of the Fox River Corridor Master Plan.

Presenter: Rita Tungare, Community & Economic Development Director

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: \$72,000 plus max. \$5,500 out-of-pocket expenses

Budgeted Amount: \$400,000 for the Active River Preliminary Engineering

Not Budgeted:

In May 2018, the City issued a Request for qualifications (RFQ) from professional consultants to assist with conducting an economic impact analysis for attraction improvements outlined in the 2015 updated Fox River Master Plan. City Council had expressed a strong interest in understanding through an economic and cost-benefit analysis what the return on investment would be, before committing to preliminary engineering design work for the Active Fox River project.

The City received three responses to the RFQ and conducted interviews with all 3 consultants. St. Charles Park District staff participated in a review of the responses as well as in the interview process.

Based on the methodology and approach and an understanding of the firm’s professional reputation and experience with other similar projects, staff recommends engaging HVS Convention, Sports and Entertainment Facilities Consulting.

Tom Hazinski, Managing Director of HVS will be present at the meeting to give a presentation of their proposal and to respond to questions from the Committee. The estimated timeline from contract to completion of the study is 12 to 14 weeks.

Attachments *(please list):*

- Proposal from HVS
- Economic Impact and Cost Benefit Analysis from HVS

Recommendation/Suggested Action *(briefly explain):*

Recommendation to approve a proposal for consulting services from HVS Convention, Sports & Entertainment Facilities Consulting for an Economic Impact and Cost-Benefit Analysis of the Fox River Corridor Master Plan. If recommended for approval, a formal contract will be placed on an upcoming City Council meeting for approval and execution.



PROPOSAL TO PROVIDE CONSULTING SERVICES

Economic Impact and Cost-Benefit Analysis

ST. CHARLES, ILLINOIS



SUBMITTED BY:
HVS CONVENTION, SPORTS & ENTERTAINMENT FACILITIES CONSULTING
205 WEST RANDOLPH, SUITE 1650
CHICAGO, IL 60606
312-587-9900

WWW.HVS.COM



Convention, Sports & Entertainment
Facilities Consulting
Chicago, Illinois

205 West Randolph
Suite 1650
Chicago, Illinois 60606
+1 312-587-9900
+1 312-488-3631 FAX
www.hvs.com

June 18, 2018

Rita Tungare, AICP
City of St. Charles
Two East Main Street
St. Charles, IL 60174
630-377-4400
rtungare@stcharlesil.gov

Re: Request for Qualifications
Economic Impact and Cost-Benefit Analysis

Dear Ms. Tungare,

HVS Convention, Sports & Entertainment Facilities Consulting (“HVS”) is pleased to present this proposal to provide an Economic Impact and Cost-Benefit Analysis of visitor attractions along the Fox River in St. Charles, Illinois.

HVS is the largest hospitality consulting firm in the world and brings extensive experience in analyzing hospitality developments and tourism attractions and clearly articulating our findings and recommendations to decision makers.

Because of our extensive experience in working with public-sector owners of various types of attractions and venues, we can clearly articulate our recommendations to decision makers. Our principals have advanced degrees in public policy analysis, as well as experience serving in state and local government. HVS brings a unique understanding of the public policy decision-making process to each of our public-sector engagements.

On behalf of our team, we are excited about this important project, and we look forward to hearing from you.

Very truly yours,

Thomas Hazinski, Managing Director
HVS Convention, Sports & Entertainment Facilities Consulting
thazinski@hvs.com

Table of Contents

Economic Impact and Cost-Benefit Analysis Proposal

We have organized our response in the following sections.

1. Firm Description
2. Approach and Methodology
3. Timeline
4. Fees
5. Additional Information

1. Firm Description

Tom Hazinski will serve as the main contact for our firm regarding this submittal:

Thomas Hazinski, Managing Director
HVS Convention, Sports & Entertainment Facilities Consulting
205 West Randolph, Suite 1650
Chicago, IL 60606
Phone: 312-587-9900
Email: thazinski@hvs.com

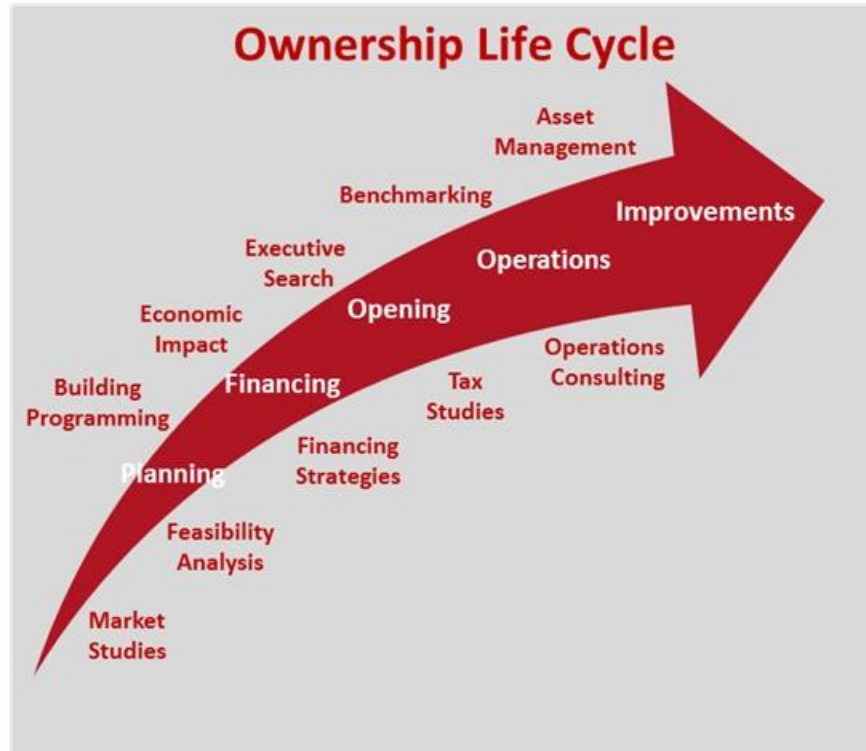
HVS Firm History

Since 1980, HVS, the leading global hospitality consulting organization, has provided financial and valuation consulting services for over 35,000 assignments throughout the world for nearly every major industry participant. Our professional staff of more than 450 industry specialists offers a wide range of services, including market feasibility studies, valuations, strategic analyses, impact studies, advisory and development planning, and litigation support. With over 51 offices in 13 countries, we offer one of the most comprehensive knowledge bases in the industry. Last year alone, HVS completed more than 3,000 feasibility studies, appraisals, and consulting engagements. HVS is respected worldwide by developers, underwriters, operators, and investors. We operate independently as consultants and have no ownership in any venues.

By engaging HVS for this assignment, you will benefit from access to some of the most experienced hospitality consultants in the industry and the industry's most comprehensive databases. Our reputation among investors, bankers, rating agencies, developers, and public officials is extremely important to us and ensures that we pay close attention to each engagement we accept. HVS offer a wide range of skills and experience in the analysis of a variety of land uses including hotels, convention and conference centers, civic and event centers, water parks, entertainment and arts centers, sports facilities, restaurants, casinos, and other land uses related to hospitality and tourism.

HVS Convention, Sports & Entertainment Facilities Consulting

Since 2001, HVS has served public and private owners of convention, sports and entertainment facilities. We have completed hundreds of assignments throughout the world analyzing the feasibility of convention and conference facilities, event and performing arts centers, hotels, water parks, mixed-use hospitality developments, civic centers, sports facilities, tourism attractions, and other public assembly facilities. We serve owners through the life-cycle of public facilities ownership from the project inception and throughout their operation and ongoing improvement.



We have performed numerous market, operational, feasibility, and economic impact studies of public assembly projects. Our studies often appear in municipal bond offering statements, and our staff has presented these studies to rating agencies, bond insurers, and investors. As a global hospitality consulting firm, HVS has many resources at its disposal that our competitors lack.

Objective Advice to the Public Sector

HVS prides itself on providing public sector clients with analysis and recommendations designed to result in the most efficient use of public resources. We regularly recommend against projects and suggest modifications to prior assumptions whenever necessary. The HVS team regularly works for municipal clients - approximately 90 percent of our work is conducted for public-sector clients.

Public Input Process

The HVS team regularly works for municipal clients and tourism agencies providing analysis of public assembly facilities. Many of our projects require our team to assist the community in consensus building and providing a public process to include multiple stakeholders in the decision-making process. Our team members have led a variety of public meetings with stakeholders. We commit to work with closely with the leaders and stakeholders in Kissimmee to ensure our recommendations reflect the local community.

KEY STAFF

The following HVS staff assigned to this project bring the mix of market knowledge, industry experience, and analytical skills needed for the assignment.

Thomas Hazinski



Thomas A. Hazinski, Managing Director of HVS Convention, Sports & Entertainment, has over 20 years of experience in the public policy arena as a public official and as a consultant. He specializes in providing economic and financial research to public agencies and private developers involved in economic development initiatives. For the past fifteen years, Tom has specialized in the analysis of convention, sports, and entertainment markets and associated real estate developments. In January 2001, he started the Chicago office of HVS as its Managing Director. Tom holds a Masters Degree in Public Policy from the Harris School of Public Policy at the University of Chicago, where he specialized in municipal finance. He completed four years in the post-graduate degree program, including doctoral course-work, before leaving to pursue active management. Tom's first employment in the public sector was with the Chicago Park District, where he created a "Revenue Estimates Book" which is still used today. He also worked for the City of Chicago's revenue estimation department. Tom has managed over 400 assignments related to the analysis of public assembly facilities. He has studied mixed-use developments with tourism attractions in New Orleans, Chicago, Loveland, Colorado, and Eastern Kentucky. He assisted the City of Madison, Wisconsin in evaluating development proposals for Judge Doyle Square, a two-block site in the central business district. He has also provided feasibility analysis for mixed-use hospitality developments in Cicero, Illinois; Edmonton, Alberta; and Joliet, Illinois. He led the firm's work for youth sports complexes in Overland Park, Lee's Summit, Jacksonville, and St. Louis County. He has also led the work for outdoor sports facilities in Evanston, IL, Raleigh, San Antonio, and Cleveland.

Tom would serve as principal consultant.

Catherine Sarrett

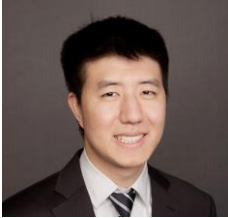


Catherine Sarrett is a Senior Director with HVS Convention, Sports & Entertainment and performs market analysis and feasibility studies for convention, conference, sports, and entertainment facilities. Cathy has spent over 15 years in the convention, sports and entertainment field as a consultant, financial analyst, and owner's representative during design and construction. Cathy has performed the feasibility analysis for youth sports complexes in St. Louis County and Lee's Summit, Missouri, Fishkill and Verona, New York, Wichita, Kansas, and Jacksonville. Cathy has studied mixed-use recreational and entertainment developments in Loveland and Colorado Springs, CO; Fishkill, NY; Evanston, IL; San Antonio, TX; St. Louis County, MO; Milwaukee, WI; Lloydminster, Alberta; and Verona, NY. Cathy also served as the owner's Senior Director for the design and development of the Wells Fargo Center in Philadelphia, PA. Cathy received her Bachelor of Science in Civil Engineering from Duke University and

spent several years as a structural engineer before entering the Wharton School of the University of Pennsylvania where she received her Master's of Business Administration in Finance Marketing.

Cathy would serve as feasibility consultant.

Alex Moon



Alex Moon is an Associate at HVS Convention, Sports & Entertainment. He provides research support for senior HVS staff in the performance of market, feasibility, tax, and impact studies. Alex earned his Bachelor of Arts in Mathematics, Economics, and Mathematical Methods in the Social Sciences (MMSS) from Northwestern University. He recently provided economic and fiscal impact analysis for the Broward County Convention Center and proposed headquarters hotel, the development of new convention center in Albany, New York, and the impact of the proposed National Museum of African American Music in Nashville. He analyzed the economic impacts of hotel and conference centers in Allen, Texas, Port Sanilac, Michigan, and Cedar Hill, Texas. He provided the impact analysis for a large mixed-use resort development in Honolulu County, Hawaii and assessed the impacts of the Duke Energy Center for the Performing Arts in Raleigh, North Carolina. He also conducts the firm's annual economic impact analysis of the Phoenix Convention Center, which is an annual contract through 2018.

Alex would serve as analyst.

Jorge Cotte



Jorge Cotte is an Associate at HVS Convention, Sports & Entertainment. He provides research support for senior HVS staff in the performance of market, feasibility, tax, and impact studies. Jorge earned his Bachelor of Arts in Economics from the University of Chicago. He recently provided research and analysis for various tourism attractions in Loveland, Colorado, a mixed-use tourism development in Madrid, Spain, and event and meeting space for Hubbard Street Dance Company in Chicago. He also assisted with analysis of a waterpark development in Marbella, Spain, a mixed-use entertainment development in Muskegon, Michigan, and tourism developments in Shiller Park, Illinois.

Jorge would serve as analyst.

SIMILAR PROJECT EXPERIENCE

Loveland, CO Tourism Opportunities Assessment



While each HVS consulting engagement presents unique challenges, many of our assignments are similar to the study requested by the City of St. Charles. Following are some examples of our relevant work.

The State of Colorado Regional Tourism Act (“RTA”) creates a funding mechanism to help local governments to undertake large-scale regional tourism projects. To qualify for this state program, local governments must demonstrate that the projects: 1) are extraordinary and unique, 2) would generate a significant increase in out-of-state tourism, 3) generate substantial sales tax revenue, and 4) would not occur without the use of State Sales Tax Incremental Revenues. The City of Loveland, Town of Windsor and Larimer County, Colorado joined together to create and support an RTA application to the Colorado Economic Development Commission. These entities have contracted with a private 501(c)3 non-profit, Go NoCO, to lead the application process. Go NoCO engaged HVS Convention, Sports & Entertainment to conduct market analyses of various projects included in their RTA application. In our role as an independent consultant to Go NoCO, HVS provided research and analyses of six tourism projects including hotel, visitor attraction, sports venues, and a whitewater attraction. For each of the projects under consideration, HVS 1) estimated the amounts of out-of-state visitation generated by the proposed tourism developments, and 2) analyzed whether the projects would be feasible in the absence of RTA financial assistance and other potential public incentives.

Kentucky Tourism Assessment



The Kentucky Chamber of Commerce Foundation engaged HVS to conduct a tourism assessment of southeastern Kentucky. The Chamber wanted to understand the existing tourism amenities and evaluate the potential of a new destination resort and other potential attractions. HVS assessed the local market and existing tourism amenities and gathered data on tourism and travel trends for the Eastern Kentucky region. We assessed six comparable destination resorts and four comparable tourism-based communities and evaluated demand and room night projections and recommended a program for a proposed resort facility in the Kentucky region. Our analysis also included evaluation of other potential visitor attractions and entertainment land uses that would complement the proposed resort and we prepared program recommendations and demand/attendance projections. Our analysis also evaluated and compared three sites for their suitability for recommended resort and identified potential funding sources for the development.

**Ottawa, Illinois
Tourism Opportunities
Comprehensive Plan**



HVS and Ginkgo Planning & Design was hired by the City of Ottawa to update their current comprehensive and downtown plans. The current comprehensive plan, adopted in June 2002, provided an overall land use plan and guide for future growth and development. Our team is considering specific locations for particular uses and updated the future land use map and added additional detailed sub-area plans for key redevelopment locations. Downtown Ottawa is the driver of the community and the 2008 flooding event affected its economic viability. With the city's acquisition of key parcels in the downtown, the city needed a detailed physical plan to address site specific strategies, market feasibility, parking needs and locations, and general traffic flow. HVS provided analysis of Ottawa as a tourist destination, identifying additional tourism opportunities, and determining potential uses and types of venues/attractions that might be appropriate for the Downtown Waterfront Redevelopment Area. In 2016, the project received the 2016 Daniel Burnham Award for Outstanding Comprehensive Plan from the American Planning Association Illinois Chapter.

**Route 53 Corridor,
Illinois
Route 53 Tourism Plan**



HVS Convention, Sports, & Entertainment was recently hired as part of a multi-disciplined team to provide a Tourism Plan for Route 53 in Will County, Illinois - a 25-mile corridor just south of Chicago that includes portions of historic Route 66. The plan addressed the incorporation and enhancement of business, tourism, and environmental concerns into a cohesive document that helped establish this corridor as a destination. The plan was adopted by the County and subsequent municipalities and will be utilized to help guide development in the corridor. We analyzed the existing and potential hospitality and visitor-related assets for the tourism plan. Our team included architects, urban planners, and traffic consultants. Our report was provided in 2013.

**Confidential, Virginia
Family Entertainment
Development**



A private hotel entity "(Client)" engaged HVS Convention, Sports & Entertainment to conduct an analysis of a proposed entertainment development in Virginia. The proposed Family Entertainment Center could enhance the demand potential of leisure and tourism visitation for their hotels and allow it to compete more effectively for tourism room nights. The client was seeking ways to extend guests' stays and increase annual room nights, especially during shoulder months. A Family Entertainment Center combines a set of attractions to create a destination appeal. Like a small-scale amusement park, these venues typically carry games and activities that can attract a range of ages from children to teenagers, and occasionally adults. These establishments can generate significant revenue through a food and beverage operation. HVS studied the feasibility of a Family Entertainment Center and determined its impact on the rate and occupancy of the existing hotels. The study included a market and demand analysis, site analysis,

and feasibility analysis, as well as the development's impact on the existing hotel performance.

Chicago, Illinois
Navy Pier Economic Impact



HVS was hired by Navy Pier Inc. to provide an Economic Impact Analysis of planned pier improvements. The improvements are planned over 2 phases and include enhancements to current offerings at the Pier as well as new facilities and events. HVS analyzed historical usage and visitation to the Pier and provided forecasts of future visitation/attendance to the Pier based on changes. We analyzed Navy Pier spending based on customer survey data and breakdowns of Navy Pier revenues by source. We then provided estimates of the type and amounts of off-pier spending, which serves as the basis for the economic impact estimates. We projected direct impacts (new spending by impact generators), indirect impacts (business purchases related to spending), and induced impacts (personal income related to spending.) HVS also provided a fiscal impact analysis, estimating annual new tax revenue generated by the project for the City, County and State governments. HVS analyzed the impact of the Pier on 11 tax sources.

Banff, Alberta
Banff Gondola Attraction



HVS provided an analysis of a re-development of the upper terminal facilities at the Banff Gondola Attraction. The goal of the redevelopment was to allow for incremental revenue generating opportunities. Existing facilities include a gift shop, snack shop, cafeteria, and restaurant. The development plans may include expansion to include event space, retail and food and beverage. HVS developed a business plan for new facilities to validate the required capital expenditure. HVS analyzed market and tourist visitation data and researched comparable attractions. HVS analyzed and provided recommendations on food and beverage, group meeting/event, and retail opportunities. This research allowed us to model and project the demand and financial operations of the planned upper terminal facility improvements.

Wichita, Kansas
Wichita Aquatic Center and Sports Complex



In 2015, Iberia Bank hired HVS to conduct an appraisal of the proposed Crowne Plaza Hotel, Aquatic Center and Sports Complex in Goodard, Kansas. The project is anticipated to include a 141-room hotel with 5,400 square feet of meeting and banquet space, an 8 lane Olympic-sized competition pool, a 6-lane training pool, and a baseball complex with four regulation fields, and associated amenities. As part of the appraisal analysis, HVS Convention, Sports & Entertainment estimated the event demand from the Aquatic Center and Sports Complex, as well as projected room nights generated from that demand by type of event and month.

Our analysis provided a combined financial proforma for all the elements of the development. In 2016, HVS was asked to update our report for financing purposes.

**Chandler, Arizona
Rawhide Theme Park**



The Wild Horse Pass Development Authority (the "Authority") was considering the purchase and relocation of the existing theme park named Rawhide Western Town & Steakhouse ("Rawhide") to the Gila River Indian Community in Chandler, Arizona. The Authority manages Wild Horse Pass - a 2,400-acre master planned development area - for the Gila River Indian Community. The Authority was considering making a bid for the attraction and relocating it. To inform their decisions, the Authority retained HVS Convention, Sports & Entertainment Facilities Consulting ("HVS") to estimate the value of Rawhide under several scenarios. HVS provided a thorough analysis of market conditions, comparable facilities, attendance data, and financial operations for Rawhide, as well as a valuation estimate for the property. Estimation of value also included analysis of the impact of the theme park on existing community assets including: a casino, a hotel resort and spa, equestrian center, and golf resort.

**Mammoth Lakes,
California
Mammoth Lakes
Events Center**



The Town of Mammoth Lakes, California engaged HVS Convention, Sports & Entertainment Facilities Consulting to conduct a market study for the development of outdoor entertainment and cultural event facilities in Mammoth Lakes. The purpose of this study was to assess the events market, analyze potential sites for the proposed facilities, and project future demand. Mammoth Lakes seeks to foster economic development through the expansion of the events industry in Mammoth Lakes. HVS provided the feasibility study, including facility program recommendations, and demand and financial operating projections, as well as a site analysis on 13 site possibilities.

**Colorado Springs,
Colorado
Proposed Sports and
Event Center**



HVS Convention, Sports & Entertainment conducted an independent market and feasibility analysis of the development of a Sports and Event Center in Colorado Springs, Colorado for Colorado Springs Forward. The proposed Sports and Event Center could provide multiple benefits to Colorado Springs, supporting the City's sports tourism efforts and providing an event venue for the National Governing Bodies for Olympic sports headquartered in the City. The Sports and Event Center could also provide a modern, downtown venue for the City's professional sports teams. HVS studied both indoor and outdoor multi-purpose events, as well as development of a professional minor-league stadium. We are providing the

following analysis for the potential venues in the development: event demand and attendance projections, a comprehensive operating financial statement, economic impacts, and operating and financing options. HVS submitted its report in February 2017.

Indianapolis, Indiana Outdoor Amphitheater



A private developer hired HVS to provide a feasibility study of an amphitheater development in Indianapolis. The proposed site is a near Lucas Oil Stadium in downtown Indianapolis and is part of the RACER (Revitalizing Auto Communities Environmental Response) Trust, a trust established to revitalize former GM locations. The developer intended to own and operate the facility, planned to include 16,000-18,000 seats. A feasibility study was required for planning and financing purposes. HVS provided the feasibility study, including demand and financial operating projections, as well as financing strategies and a return on investment analysis.

REFERENCES

We encourage the City of St. Charles to contact our clients listed below. HVS provides objective and valuable advice, which is the reason our clients are satisfied and many of them engage us for multiple projects.

Project: Loveland RTA Project Analysis – WhiteWater River Attraction

Ms. Betsey Hale
President, Former Economic Development Director, City of Loveland
Three Rivers Development Corporation
19 East Market Street, Suite 201
Corning, NY 14830
607-962-4693
bhale@3riverscorp.com

Project: Eastern Kentucky Tourism Study Destination Resort and Tourism Assessment

Mr. Dave Adkisson
President & CEO
Kentucky Chamber of Commerce
464 Chenault Road
Frankfort, Kentucky, 40601
502-695-4700
david@kychamber.com



Convention, Sports & Entertainment
Facilities Consulting
Chicago, Illinois

Project: Mammoth Lakes Entertainment and Cultural Event Facilities

Mr. Stuart Brown
Director
Town of Mammoth Lakes
437 Old Mammoth Road
Mammoth Lakes, California 93546
760-934-8989
sbrown@ci.mammoth-lakes.ca.us

2. Approach and Methodology

Understanding of the Assignment

The City of St. Charles, IL seeks an analysis of the impact and benefits of several potential new attractions along the Fox River. In 2015, the River Corridor Foundation, in partnership with the City of St. Charles and the St. Charles Park District, spearheaded an update to the Fox River Corridor Master Plan. This plan provided a conceptual framework for increased utilization of the Fox River through the creation of unique attractions. The City is interested in defining the economic impact and benefits to determine the return on investment for these potential attractions.

Approach to the Scope of Services

We designed our scope of services to meet your goals and allow us to provide our findings and recommendations according to schedule. The figure below summarizes the tasks involved in our proposed scope of services.

SUMMARY OF THE SCOPE OF SERVICES

Task	Description
Phase 1	
1	Project Orientation and Fieldwork
2	Market Assessment
3	Interviews
4	Participation Trends
5	Comparable Venue Analysis
6	Building Program Review and Recommendations
7	Demand and Attendance Projections
8	Hotel Room Night Projections
9	Interim Workshop
10	Financial Projections
11	Economic and Fiscal Impact Analysis
12	Cost Benefit Ranking
13	Reporting

HVS will conduct the following analysis on all attractions outlined in the RFQ:

- Riverpark Concept
- Riverpark Concept Alternative
- River Walk and Connectivity
- Bridgeview
- Recreational Assets
- Cultural Assets

**Task 1:
Project Orientation and
Fieldwork**

We will meet with you and/or your representatives to discuss our study in more detail and to formulate a schedule for performing the engagement. At this time, we will gather any information from you that may assist us in performing this assignment, including data and key contacts. We will conduct interviews with business and government representatives, collect statistical data, and investigate the market area. During our initial visit HVS will:

1. Meet with client representatives to discuss the goals of the project and the parameters our analysis;
2. Tour the sites, downtown, and surrounding area;
3. Obtain previous studies and reports relevant to this project;
4. Assess the site potential for access and the supportive nature of surrounding land uses as they relate to the facility;
5. Gather statistical data relating to general economic and demographic trends that indicate future demand potential;
6. Identify existing venues in the market area and plans for expansions, upgrades, or new facilities; and
7. Gather data and research on revenue and expense factors relating to local conditions such as rental rates, food and beverage revenue, labor costs, energy rates, and other factors.

**Task 2:
Market Assessment**

HVS will assess key market variables and economic data, culminating in an analysis of the following:

- Local area conditions
- Demographic and economic characteristics
- Work force characteristics
- Projected economic growth
- Business climate and major employers
- Corporate presence
- Colleges and universities
- Sport and event facilities
- Arts, culture, and entertainment
- Leisure and tourism and future expected trends
- Proposed development initiatives

The resident population surrounding an attraction facility is an important indicator of demand potential for all types of usage. Drive times, access to public transit, and overall accessibility of a venue are good indicators of potential patronage. The success of a recreational and sports facility lies in its ability to

develop programming that appeal to a broad cross-section of the marketplace. A market's age distribution can be a decisive factor in determining potential event demand and provide insight into the types of events and programs that the market will support. HVS will assess the economic and demographic characteristics of the local population in terms of these factors.

Because tourism visitation is critical to the analysis of potential demand for the proposed attractions, HVS will gather visitor statistics from local tourism. HVS will assess historical and future trends. Key market variables and economic data would include:

- Trends in market-wide visitation and its relationship to overall economic conditions and per-capita spending for visitors
- Demographic and economic characteristics of visitors
- Geographic sources of visitation
- Means of transportation
- Seasonal patterns of visitation
- Hotel supply and demand
- Proposed development of new tourism amenities in area
- Comparison with other tourism destinations
- Future expectation for growth in tourist visitation

This tourism analysis will provide a basis for estimating the market penetration of the proposed attractions.

Task 3: Interviews

HVS will interview key informants to better assess the future demand levels of the proposed Whitewater Park project. HVS may interview the following:

- Representatives of the City of St. Charles and the Greater St. Charles CVB to gather data related to visitors and trends.
- Business and government officials to collect and discuss relevant market data.
- Local tourism, chamber of commerce representatives, economic development agencies and other related organizations, to gather information about future economic growth, stability, or decline.
- Event promoters/planners that are active in the market to solicit their views on the proposed attractions.
- Representatives of kayaking, rafting, paddle board and related associations that may plan or sponsor competitions and events. We will seek information the potential utilization of the proposed facility.

- Persons representing other possible local demand sources to discuss their potential utilization of the venue.

**Task 4:
Participation Trends**

HVS will research participation trends in the three primary water activities taking place at whitewater parks: kayaking, rafting, and stand-up paddling. This analysis will provide background information necessary to assess the demand potential of the proposed Riverpark in St. Charles. For this analysis, HVS will utilize a variety of data sources, including the 2017 survey of outdoor sports participation conducted by the Outdoor Foundation and a 2015 survey of paddlesport participation also conducted by the Outdoor Foundation in association with The Coleman Company, among other sources.

**Task 5:
Comparable Facilities**

HVS will analyze comparable river-based recreation facilities and attractions. Facility attributes to be compared include:

- Facility size, amenities, and overall quality,
- Unique destination appeal and theme characteristics,
- Numbers and types of sports/recreation uses,
- Levels of event demand and other performance variables,
- Attendance data by event type and demand segment,
- Pricing strategies and schedules for entry or per use of amenity,
- Data for other events held at the venues,
- Other operational characteristics as available,
- Marketing resources, and
- Other factors that may affect each facility's demand potential.

**Task 6:
Building Program
Review and
Recommendations**

HVS will review the existing development plans and provide recommendations based on our market research, user interviews, input from facility operators, and what we learn in our evaluation of comparable facilities, which will culminate in facility recommendations that may be appropriate for St. Charles.

**Task 7:
Demand and
Attendance Projections**

HVS will quantify the attendance and event demand for the proposed attractions from opening through a stabilized year of demand. HVS will conduct a market segment/attendance origins analysis in order to define the potential market segments for the attractions, to include overnight stays, local resident, and visitor markets.

HVS will provide the attendance/demand for a ten-year projection period. We will estimate potential future attendance for the attractions, including early year and stabilized attendance.

**Task 8:
Room Night
Projections**

HVS will estimate the number of attendees that would require overnight stays in the local market and the number of room nights generated. Our analysis will provide room night projections through a stabilized year of demand.

**Task 9:
Interim Findings
Workshop**

Upon completion of the above market and demand analysis, HVS will hold a workshop with client representatives to present and discuss our initial findings and recommendations. Assuming that the recommendations are positive and that a consensus is reached, HVS will proceed with following analysis.

**Task 10:
Financial Projections**

HVS uses sophisticated and proprietary software, the HVS CSE Venue Model© (the "Venue Model") to model venue/attraction financial operations. The HVS Model is a Microsoft Excel based program that facilitates the analysis and presentation of facility demand and financial projections. The Venue Model is extremely flexible, allowing the user to specify the appropriate building program, event types and characteristics, financial parameters, and revenue and expense line items that uniquely describe the operations of any public assembly venue. It produces forecasts of demand and financial operations for a ten-year period.

HVS will incorporate demand, revenue, and expense assumptions into the Venue Model to reflect the recommended improvements and their demand and operating implications. HVS enters the estimated number of events and average attendance by type of event into the operating Venue Model, which produces estimates of revenue and expense annually over the projection period. The description of financial projections will include a detailed line-by-line account of all revenue sources and expenses. The forecast of financial operations covers the same five-year period as the demand projections.

**Task 11:
Economic and Fiscal
Impact Analysis**

The key to an accurate impact analysis is to estimate the net new activity in St. Charles caused by the development of the proposed attractions. HVS uses the HVS CSE Impact Model© (the "Impact Model"). The Impact Model allows the user to input spending estimates that reflect the levels of spending that are unique to the local community. HVS will measure the new visitation to the community and the resulting new economic impacts.

HVS will calculate the associated spending and measure the following types of new spending impacts:

- Overnight visitor spending
- Day visitor spending
- Event organizer spending

HVS will estimate the following types of spending impacts in the analysis:

- **Direct impacts** include the visitor expenditures, payroll, and employment resulting from the events and operations occurring at the venue.

- **Indirect impacts** are the supply of goods and services resulting from the initial direct facility-related spending.
- **Induced impacts** represent the change in local consumption due to the personal spending by employees whose incomes are affected by direct and indirect spending.

HVS will use the IMPLAN input-output model to estimate indirect and induced impacts. IMPLAN is a nationally recognized model commonly used to estimate economic impacts. An input-output model generally describes the commodities and income that normally flow through the various sectors of the economy. The indirect and induced expenditure, payroll, and employment effects result from the estimated changes in the flow of income and goods caused by the projected direct impacts. IMPLAN data are available by state, county, and zip code levels.

Fiscal impacts represent the incremental tax revenue collected by the City associated with the net new spending related to the activity at the proposed property. For example, our analysis estimates the hotel tax revenue from an overnight stay and considers this a fiscal impact. HVS will gather data from the municipality on tax rates. Combining this tax rate information with our spending projections, HVS will estimate the impact on a variety of state and local taxes, including sales, income, hotel, food & beverage, car rental, property, and others as applicable. The analysis will result in an estimate of new tax revenue associated with the project in inflated dollars for a stabilized year of demand.

Task 12: Cost Benefit Ranking

HVS assumes that building cost estimates will be provided by client architects. We will provide a cost benefit ranking based on which attractions will generate a positive value proposition when comparing the anticipated capital costs of the improvement to the increase in interest in visitors/tourism, redevelopment opportunities, and tax generation (i.e. which proposed improvement will create the most interest in redevelopment and tourism for the lowest cost).

Reporting

Before our initial fieldwork, we will provide a detailed information request letter, establish an agenda for a project kick-off meeting, and schedule all other necessary meetings. After completion of the market and demand analysis, we will issue a draft report and convene an in-person meeting to discuss our interim findings. We make any necessary adjustments to the remaining scope of work. Upon completion of our study, we will submit a draft report and convene an in-person meeting to discuss our findings. We will provide a fully-documented narrative report that will explain our findings, assumptions, and recommendations. Reports will be provided electronically in PFD format.

3. Timeline

We propose a 12-week schedule, beginning from the date of our fieldwork. The figure below illustrates our proposed schedule. We are available to begin the project on July 16, 2018 and commit to completing the analysis by the end of September 2018.

PROPOSED SCHEDULE

Task Description	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8	W-9	W-10	W-11	W-12
Project Orientation and Fieldwork	M											
Market Assessment												
Interviews												
Participation Trends												
Comparable Venue Analysis												
Building Program Review and Recommendations						CC						
Demand and Attendance Projections												
Hotel Room Night Projections												
Interim Workshop								M				
Financial Projections												
Economic and Fiscal Impact Analysis												
Cost Benefit Ranking												
Reporting											CC	DR, M

M = Meeting
CC = Conference Call
DR = Draft Report

4. Fees

We propose to perform the scope of services presented in the proposal for a fee of \$72,000. A retainer of \$18,000 will be due upon authorization to proceed. After this initial payment, you will be invoiced monthly for fees based on the percentage of work completed and for the expenses incurred during the previous month. The final balance of fees and expenses is due upon receipt of the draft report. All outstanding invoices must be paid in full before delivery of report products.

In addition to the fees presented above, you agree to reimburse us for reasonable out-of-pocket expenses incurred on your behalf. We will bill expenses at cost. Expenses will include all travel related expenditures for 5-person trips, the cost of all data from third-party data sources including ESRI (\$350), STR (\$450), and IMPLAN (\$1,200-\$2,000 depending on impact area) data, and the production of presentation materials and reports. We do not expect expenses to exceed \$5,500.

Rates

The following are our hourly rates for HVS staff for services requested outside our scope of services:

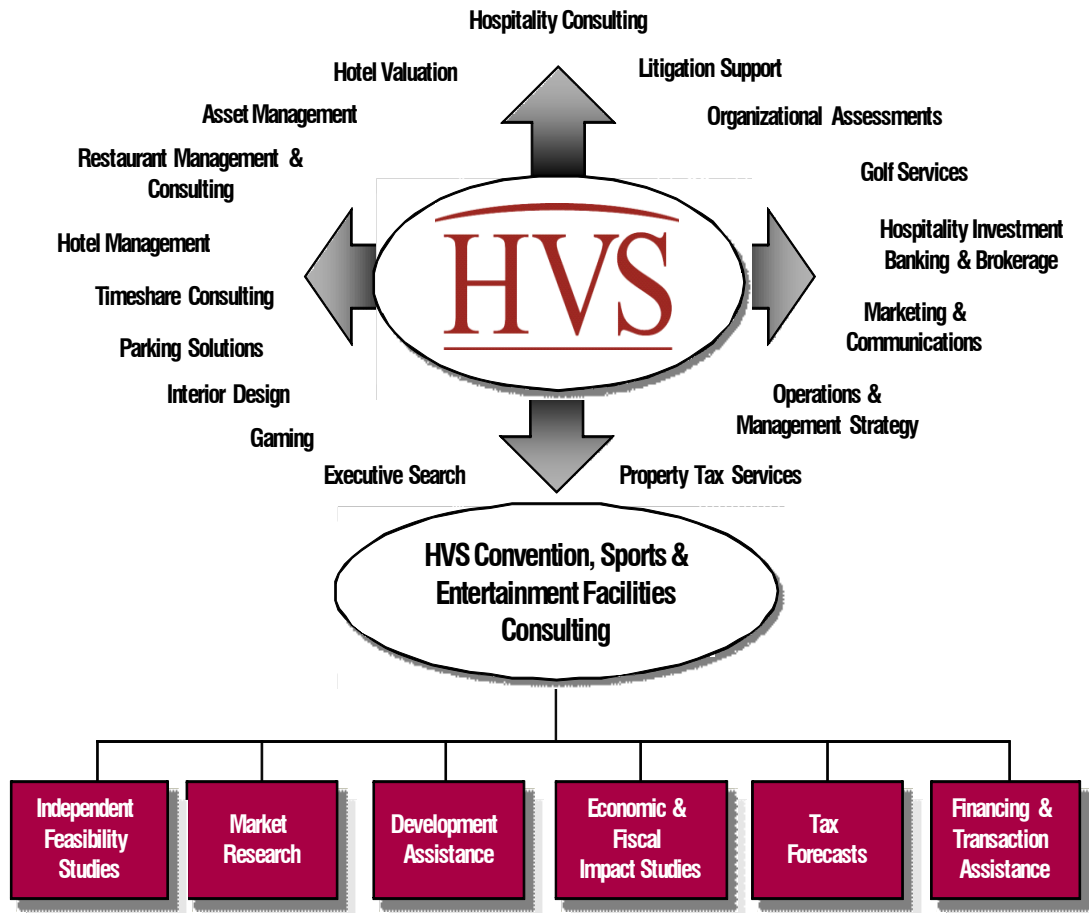
HVS HOURLY RATES

Position	Hourly Rate
Managing Director	\$350
Senior Director	\$300
Director	\$250
Project Manager	\$200
Associate	\$150
Staff	\$90

5. Additional Information

Included in this section are firm qualifications materials, including resumes and project information.

HVS CONVENTION, SPORTS, & ENTERTAINMENT FACILITIES CONSULTING, A DIVISION OF HVS GLOBAL HOSPITALITY SERVICES BASED IN CHICAGO, ILLINOIS, PROVIDES INDEPENDENT AND OBJECTIVE ECONOMIC AND FINANCIAL CONSULTING AND ADVISORY SERVICES TO PUBLIC AGENCIES AND PRIVATE DEVELOPERS OF CONVENTION, SPORTS, AND ENTERTAINMENT FACILITIES. OUR STAFF IS DEDICATED TO HELPING IMPLEMENT YOUR PROJECTS BY PROVIDING RIGOROUS ANALYSIS DURING THE PLANNING PROCESS AND EXPERT ADVICE ON DEVELOPMENT DECISIONS.



HVS Convention, Sports & Entertainment is a division of HVS International, a global consulting firm serving the needs of the hospitality and tourism industries. HVS has the expertise and capacity to plan, study, and implement large mixed use real estate projects anywhere in the world.

The specialized staff of HVS Convention, Sports, & Entertainment Facilities Consulting has performed over 350 assignments analyzing the feasibility of convention centers, headquarters hotels, stadiums, arenas, civic centers, motorsports facilities, tourism attractions, fairgrounds, water parks, and other economic development initiatives. We can serve our client from the early planning stages through financing and implementation of our projects. Our studies often appear in municipal bond offering statements. Rating agencies, bond insurers, and investors rely on our studies for independent and objective assessment of the costs, benefits and risks of real estate development. We specialize in planning and negotiating public/private partnerships and are one of the few firms that understand both the public and private sides of development issues.

Our Clients

- Public Facility Authorities
- Planning Departments
- Convention and Tourism Agencies
- Non-Profit Groups
- Private Developers
- Economic Development Agencies
- Municipal Finance Departments
- Lenders, Investment Banks
- Non-Governmental Entities involved in Publicly Supported Development Projects

Types of Services

Independent Feasibility Studies

- Independent and expert opinions on project feasibility
- Studies used to support project financing
- Reports are available to use in municipal bond offering statements, public offering documents and private placement memorandums
- Financial modeling
- Extensive experience in presenting studies to policy makers and to the investment community

Market Research

- Analysis of the relationship between the economics and demographics of a community and its proposed development initiative
- Extensive databases on comparable facilities
- Variety of survey and interview techniques targeted to potential users

Development Assistance

- Business and financial plan creation
- Market-based building program plans and development
- Development of team solicitation and selection
- Development and operating agreement negotiation
- Market strategies development
- Familiarity with all phases of the development process, including the early phases of project conceptualization, physical planning, deal structuring, project delivery and operations

Economic & Fiscal Impact Studies

- Use of proven methodologies for estimating economic and fiscal impacts for public development initiatives
- Sophisticated economic "input/output models" for estimation of the potential for induced and indirect project impacts
- Fiscal impact analysis to measure the benefit of new tax revenue generated by the project

Tax Forecasts

- Accurate forecasting of public economic development projects revenues for creating and implementing a financial plan
- Forecasts of sales, income, property, hotel occupancy, auto rental, and food and beverage taxes, as well as numerous other taxes that support publicly financed projects
- HVS understands the market fundamentals and economics that drive the underlying tax base

Financing & Transaction Assistance

- Financial debt capacity analysis
- Structure and develop financing plan
- Prepare, structure, and negotiate transaction documents



CONVENTION, SPORTS
& ENTERTAINMENT
FACILITIES CONSULTING



Thomas Hazinski

MANAGING DIRECTOR

Thomas A. Hazinski has 25 years of experience in the public policy arena, as a public official and as a consultant. He specializes in providing economic and financial research to public agencies and private developers involved in economic development initiatives. For twenty years, Hazinski has specialized in the analysis of convention, sports and entertainment markets and the associated real estate developments. In January 2000, he started the Chicago office of HVS as its Managing Director.

Formerly, Mr. Hazinski served as Senior Vice President of C.H. Johnson Consulting, Inc., a firm that specialized in market analyses and feasibility studies for convention, sports, hospitality, and entertainment facilities. Mr. Hazinski has managed up to 25 engagements each year helping many of his clients to successfully plan and finance their projects.

Mr. Hazinski has studied and helped to implement convention center and hotel initiatives in major U.S. markets such as New York, Chicago, Baltimore, Raleigh, Nashville, New Orleans, Seattle, Bellevue, Oklahoma City, San Antonio, Boston, New York, Austin, Kansas City, and Portland, OR. His sports facility project experience includes Miller Park in Milwaukee, WI; the BI-LO Arena in Greenville, SC; the Citadel Stadium in Charleston, SC; the Centennial Arena in Raleigh, NC; Lambeau Field in Green Bay, WI; and various other stadium, arena and motorsports facilities. His performing arts facility project experience includes the Milwaukee Theater; the Long Center for the Performing Arts in Austin, Texas; and arts venues in Little Rock, Amarillo, Farmington, New Mexico, and Salt Lake City.

Internationally, he has worked on convention center and/or mixed-use resort projects in Berlin, Cairo, Copenhagen, Geneva, Mexico City, Sydney, Melbourne, and other cities in India, Thailand, South Africa, and the Philippines. He has worked on mixed-use resort, casino, entertainment and convention center developments in Ireland, Macau, Singapore, and Madrid.

Before starting his consulting career, Mr. Hazinski served in government positions dealing with various aspects of municipal finance. Formerly Assistant Budget Director for the City of Chicago, he managed the City's revenue analysis unit and was responsible for revenue estimation, legislative review and fiscal impact analyses for numerous city projects. Mr. Hazinski also served as the Assistant Commissioner of the Department of Aviation for the City of Chicago, where he coordinated the completion and opening of the new International Terminal at O'Hare Airport.

Tom holds a Masters Degree in Public Policy from the Harris School of Public Policy at the University of Chicago, where he specialized in municipal finance. He completed four years in the post-graduate degree program, including doctoral course-work, before leaving to pursue active management. He has lectured at DePaul University in the Masters of Public Services Program, teaching a course entitled "Financial and Economic Foundations of Public Service."

Consulting Experience

- Managing Director, HVS Convention, Sports & Entertainment Facilities Consulting
- Senior Vice President, C.H. Johnson Consulting, Inc.
- Vice President, Midwest Management Consultants

Government Experience

- Assistant Budget Director for Revenue Analysis, City of Chicago
- Assistant Commissioner of Aviation and International Terminal Manager
- Revenue Analysis, Chicago Park District

Academic Background

- M.A. Public Policy Studies, University of Chicago
- B.A. University of Wisconsin - Madison
- Lecturer, DePaul University

TOURISM ASSESSMENT, SOUTHEASTERN KENTUCKY



Client: Kentucky Chamber of Commerce Foundation
Project Type Market and Demand Analysis
Years of Service 2017

The Kentucky Chamber of Commerce Foundation engaged HVS to conduct a tourism assessment of southeastern Kentucky, evaluating the existing tourism amenities and the potential of a new destination resort and other potential attractions. HVS assessed the local market and gathered data on tourism and travel trends for the Eastern Kentucky region. We assessed comparable destination resorts and tourism-based communities and provided a recommended program for the resort, including demand and room night projections. Our analysis also included evaluation of other potential land uses to complement the proposed resort. Our analysis evaluated three sites and identified potential funding sources.

NAVY PIER IMPACT ASSESSMENT, CHICAGO



Client: Navy Pier Inc.
Project Type Economic Impacts
Years of Service 2013

HVS was hired by Navy Pier Inc. to provide an Economic Impact Analysis of planned pier improvements. HVS provided forecasts of future visitation/attendance to the Pier based on the planned changes. We analyzed Navy Pier spending data and breakdowns of Navy Pier revenues by source, and provided estimates of the type and amounts of off-pier spending, which served as the basis for the economic impact estimates. We projected direct impacts (new spending by impact generators), indirect impacts (business purchases related to spending), and induced impacts (personal income related to spending.) HVS also estimated annual new tax revenue generated by the project for the City, County and State governments. HVS analyzed the impact of the Pier on 11 tax sources.

BANFF GONDOLA ATTRACTION, BANFF, ALBERTA



Client: Confidential
Project Type Feasibility Study
Years of Service 2014

HVS provided an analysis of a re-development of the upper terminal facilities at the Banff Gondola Attraction. The goal of the redevelopment was to allow for incremental revenue generating opportunities. Development plans included expansion to include event space, retail, and food and beverage. HVS developed a business plan for new facilities to validate the required capital expenditure. HVS analyzed market and tourist visitation data and researched comparable attractions and provided recommendations on food and beverage, group meeting/event, and retail opportunities. This research allowed us to model and project the demand and financial operations of the planned upper terminal facility improvements.

HUBBARD STREET DANCE, CHICAGO



Client: Hubbard Street Dance Chicago
Project Type Market Assessment and Recommendations
Years of Service 2017

Hubbard Street Dance Chicago hired HVS to assess ways to attract and increase the number of income-generating activities at the Hubbard Street Dance Center (“Dance Center”). The Dance Center would expand capacity to serve arts groups and the health and wellness needs of the local arts community. HVS provided analysis of the current and future needs of facility users and recommend redevelopment alternatives. The study included demand and financial projections. The goal was to determine the best path for future development that allows Hubbard Street, as well as the arts community, to continue to thrive and grow.

NATIONAL MUSEUM OF AFRICAN AMERICAN MUSIC, NASHVILLE



Client: African American History Foundation of Nashville, Inc.
Project Type Economic Impacts
Years of Service 2013 - 2017

The African American History Foundation of Nashville, Inc. engaged HVS to conduct an Economic Impact Study of the proposed National Museum of African American Music (“NMAAM”). HVS provided an independent assessment of the demand potential of the proposed museum and projected the corresponding economic and fiscal impacts to the City of Nashville and the State of Tennessee. The planned 67,000 square foot NMAAM will stand as a global center that recognizes the contributions African Americans have made in creating 50 musical genres. HVS was asked to update our impact analysis in 2014, 2015, and 2017, as development of the NMAAM proceeded through approvals. The project is under construction, expected to open in 2019.

RAWHIDE WESTERN TOWN THEME PARK, CHANDLER, ARIZONA



Client: Wild Horse Pass Development Authority
Project Type Feasibility and Valuation
Years of Service 2006

The Wild Horse Pass Development Authority (“Authority”) was considering the purchase and relocation of the existing theme park named Rawhide Western Town & Steakhouse (“Rawhide”) to the Gila River Indian Community in Chandler, Arizona. The Authority managed Wild Horse Pass - a 2,400-acre master planned development area - for the Gila River Indian Community. To inform their decisions, the Authority retained HVS to estimate the value of Rawhide under several scenarios. HVS provided an analysis of market conditions, comparable facilities, attendance data, and financial operations for Rawhide, as well as a valuation estimate for the property. Estimation of value also included analysis of the impact of the theme park on existing community assets including: a casino, a hotel resort and spa, equestrian center, and golf resort.



**Economic Impact and Cost Benefit Analysis
St. Charles, Illinois
October 8, 2018**



Presenting HVS Staff



Tom Hazinski, MPP

- Over 25 years experience in public policy
- Worked on over 400 assignments that involve public facilities
- Specialized experience in financial analysis
- MA in Public Policy Studies from the University of Chicago
- Extensive experience analyzing visitor attractions and hospitality developments

Other Key HVS Consultant



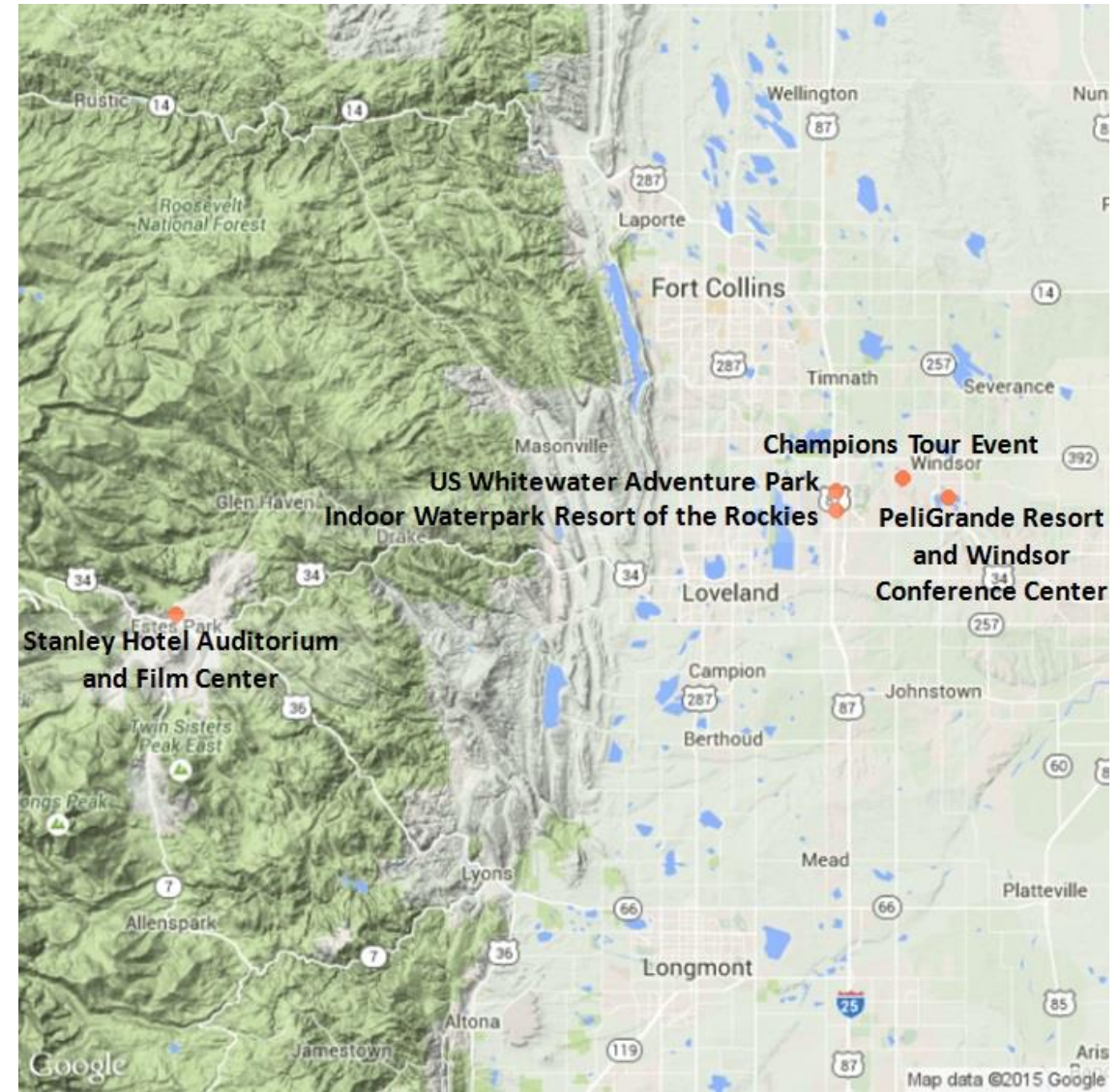
Catherine Sarrett, MBA

- Over 20 years experience analyzing event, sports, and attraction venues
- Specializes in feasibility and economic impact analysis
- Operations experience as owner's representative during development of the Wells Fargo Center
- MBA from the Wharton School of the University of Pennsylvania

Boathouse District Oklahoma City, OK



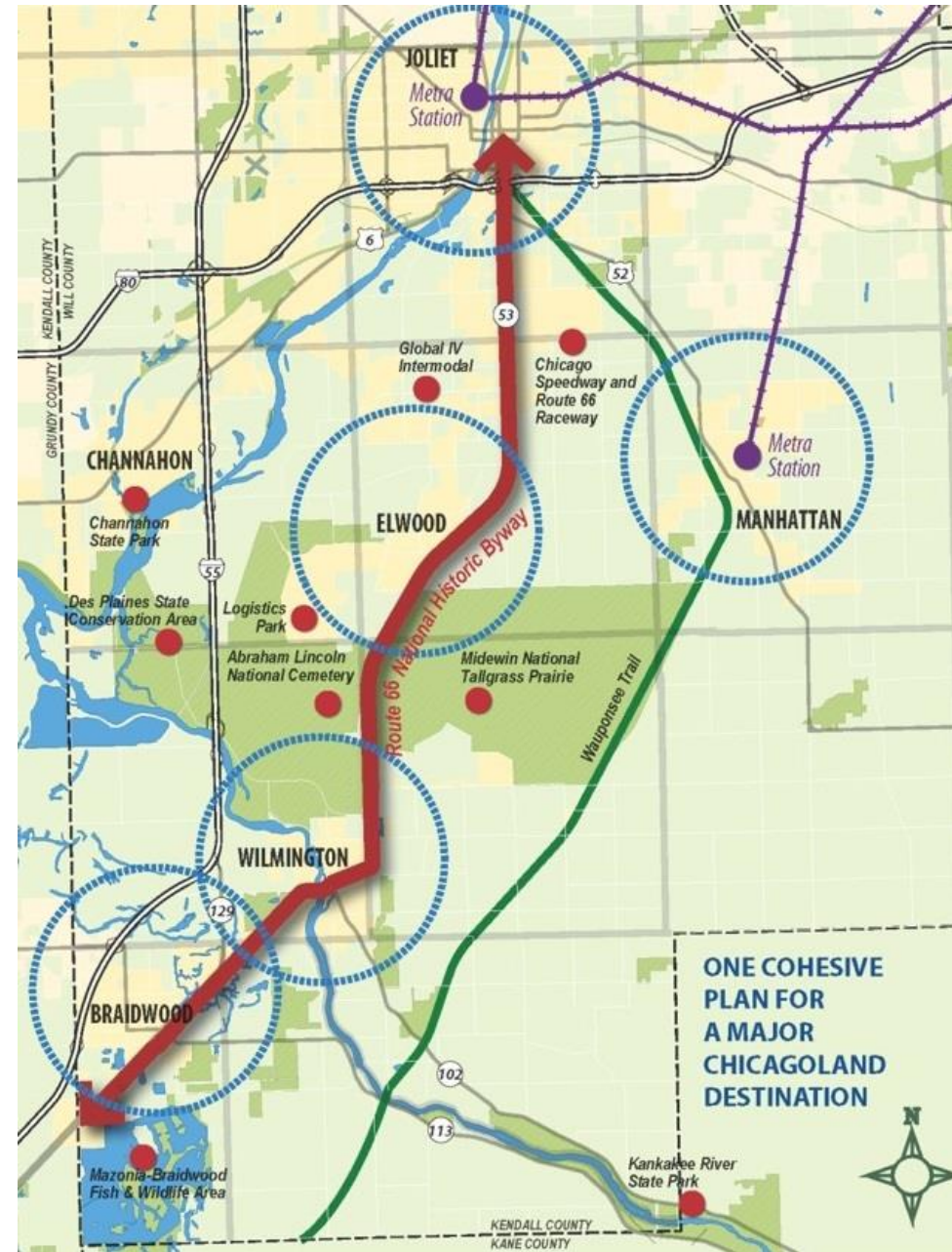
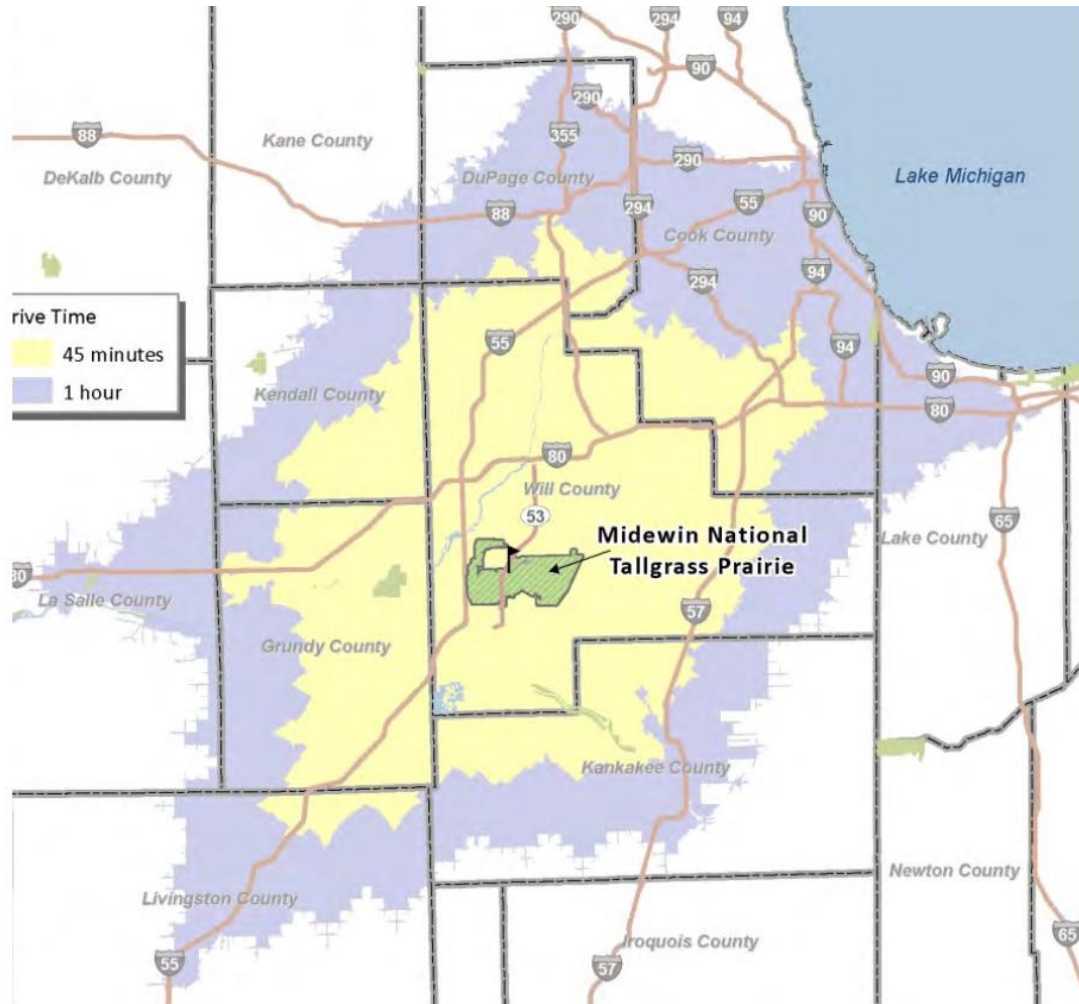
Tourism Opportunities Assessment Loveland, CO



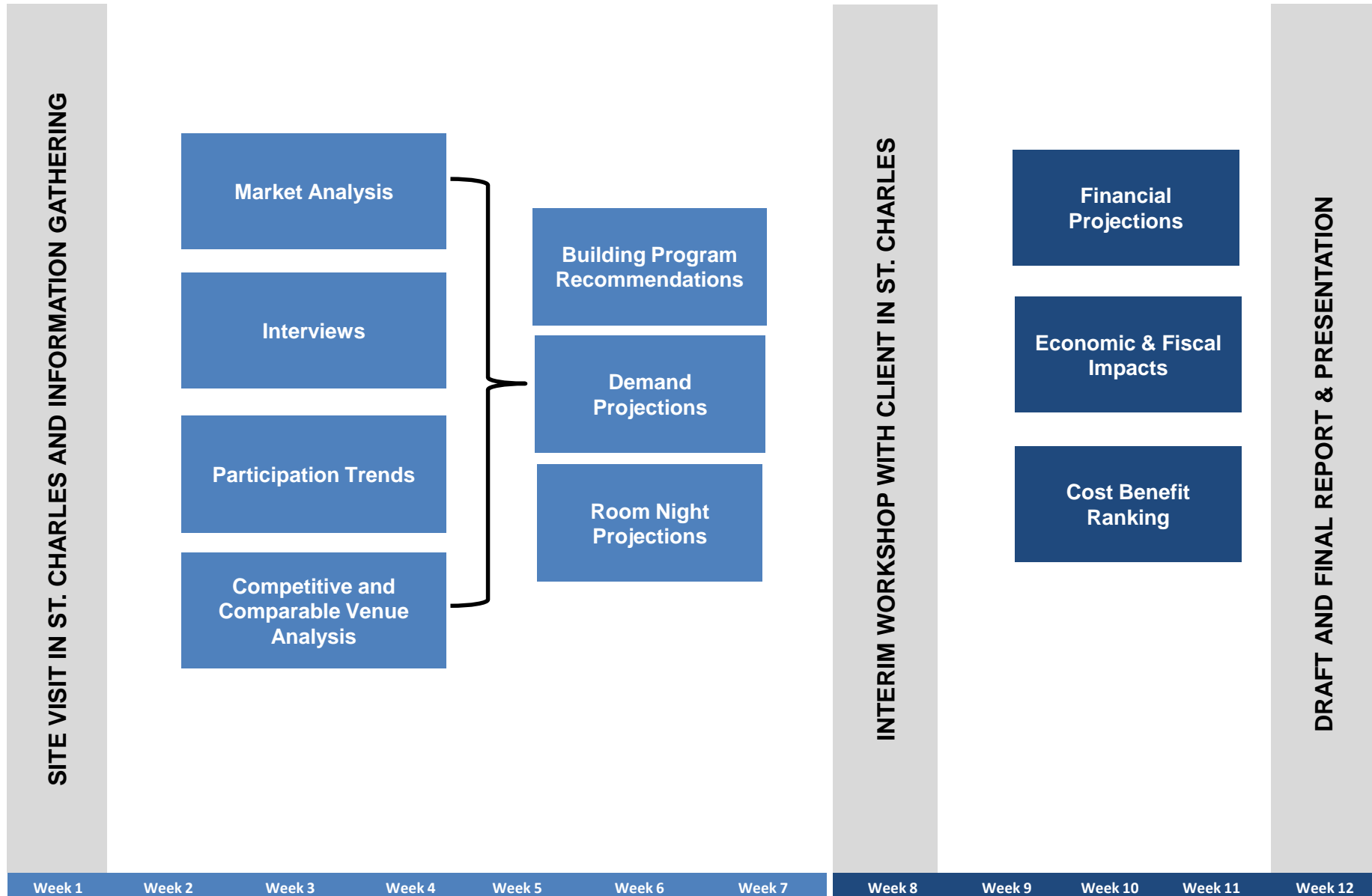
Tourism Opportunities Comprehensive Plan, Ottawa, Illinois



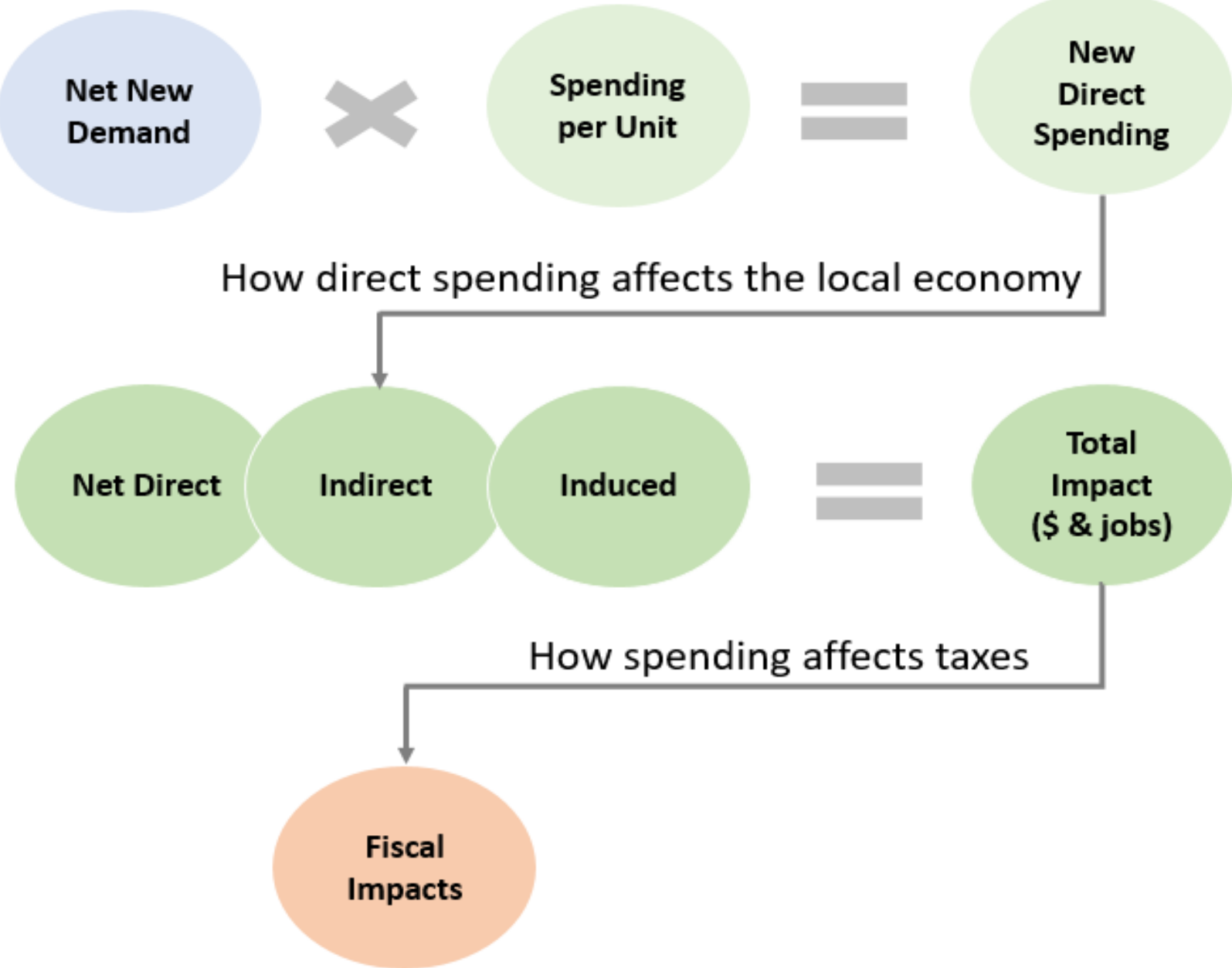
Route 53 Corridor Tourism Plan Illinois



Approach to the Scope of Services



Economic Impact Methodology

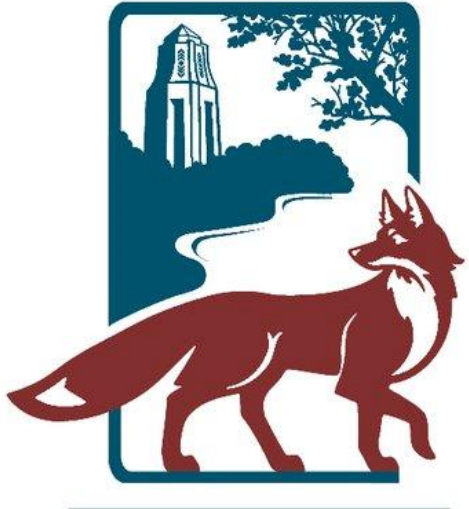


Study Schedule

Task Description	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8	W-9	W-10	W-11	W-12
Phase 1 - Market and Demand Assessment												
Project Orientation and Fieldwork	M											
Market Assessment												
Industry Trends												
Participation Trends												
Interviews												
Comparable and Competitive Facilities												
Building Program Recommendations												
Demand and Attendance Projections												
Site Selection												
Interim Findings Conference Call												
Phase 2 - Financial Projections and Feasibility												
Financial Projections												
Ownership and Management Models												
Reporting and Presentation												
Phase 3 - Impact Analysis												
Economic and Fiscal Impact Analysis												
Reporting and Presentation												
Optional Services												
Financing Strategies												

M = Meeting
CC = Conference Call
DR = Draft Report
FR = Final Report

Our Team Offers...



- Commitment to achieving your goals and protecting your financial interests
- Building consensus about the direction of the project
- In depth knowledge of hospitality and visitor industries
- Experience in comparable markets
- Data driven analysis/visionary ideas/successful plans
- Independent analysis with no ongoing interest in the development
- Sophisticated research methods
- Creative and practical solutions

Contact Information

Thomas Hazinski

Managing Director

HVS Convention, Sports and Entertainment Facilities Consulting

312-587-9900 x 11

thazinski@hvs.com



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4h

Title:

Historic Preservation Commission recommendation to deny a Certificate of Appropriateness for the construction of a building at 207 Walnut Ave.

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: October 8, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Background

Greg Derrico has proposed to construct a three and a half story, two-unit residential building on the vacant lot located at 207 Walnut Ave. The property is located within the CBD-2 Mixed Use Business District. The plans submitted by Mr. Derrico comply with the CBD-2 zoning requirements. The property is located within the Central Historic District, and the surrounding structures are identified as “Contributing” in the 1994 Architectural Historic Survey.

Certificate of Appropriateness

A Certificate of Appropriateness or “COA” is required for new buildings to be constructed in the Historic District. The Historic Preservation Commission has the authority to either approve a COA or recommend to the City Council that a COA be denied. The review of a COA is based on criteria in the Historic Preservation Ordinance (Chapter 17.32 of the City Code).

Historic Preservation Commission review

On 9/3/18, the Commission reviewed the plans and provided comments. The Commission requested: 1) a scaled streetscape drawings showing the building in the context of the other buildings on the block, and 2) a more detailed site plan showing the footprint of the building relative to the adjacent buildings. The COA was tabled.

Mr. Derrico requested the COA be added to the 10/3/18 Historic Commission agenda for final consideration. No additional information was submitted.

At the 10/3/18 meeting, the Commission recommended denial of a COA. To support a denial recommendation, the code requires that the Commission make findings and identify individual criteria that are not being met. The Commission passed the attached resolution with their findings by a vote of 4-2 (the Chairman does not vote). A representative of the Historic Preservation Commission will be present to represent their recommendation.

The Historic Commission resolution primarily cites the building’s height and scale relative to the neighboring structures as the basis for denial. Mr. Derrico contends that based on surrounding uses and the zoning designation of CBD-2, the block is intended for transitional development of the type he is proposing.

Attachments *(please list):*

Historic Preservation Commission Resolution 7-2018; Minutes from 9/3/18 and 10/3/18
 Aerial photo showing location, Photos showing the site and adjacent block
 COA Application (and attached plans)

Recommendation/Suggested Action *(briefly explain):*

Review the Historic Preservation Commission recommendation.

In accordance with Section 17.32.080 (E) of the Zoning Ordinance, the City Council may deny a Certificate of Appropriateness in accordance with the recommendations of the Historic Preservation Commission. Upon review of the Commission’s resolution, minutes and the application, if the City Council finds that the applicable criteria for granting a Certificate of Appropriateness will be met, it may disregard the Historic Preservation Commission’s recommendation and approve a Certificate of Appropriateness.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 7-2018

**A Resolution Recommending Denial of a Certificate of Appropriateness
for the construction of a three-story duplex at 207 Walnut Ave.**

WHEREAS, it is the responsibility of the Historic Preservation Commission to review applications for Certificates of Appropriateness in accordance with the requirements of the St. Charles Municipal Code, Title 17 “Zoning”, Chapter 17.32 “Historic Preservation”; and

WHEREAS, the Historic Preservation Commission reviewed a request to construct a three-story duplex at 207 Walnut Avenue on October 3rd 2018; and

WHEREAS, the Historic Preservation Commission finds the work proposed in the application for Certificate of Appropriateness does not meet the applicable criteria of Section 17.32.080(G) “Certificate of Appropriateness: Criteria” and will therefore adversely affect or destroy historically or architecturally significant features of a block within a designated historic district, based on the findings listed in Exhibit “A”.

NOW THEREFORE, be it resolved by the Historic Preservation Commission to recommend to the City Council denial of the Certificate of Appropriateness for 207 Walnut Avenue based on the findings listed in Exhibit “A”.

Roll Call Vote:

Ayes: Malay, Mann, Krahenbuhl, Smunt,
Nays: Kessler, Pretz
Abstain: None
Absent: None

PASSED, this 3rd day of October, 2018.

Chairman

Exhibit "A"

Findings for Denial of Certificate of Appropriateness

17.32.080.G. Certificate of Appropriateness: Criteria

In making a determination whether to approve or to recommend denial of an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the following criteria:

1. Significance of a Site, Structure or Building

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
 - b. The following properties are presumed to have architecturally or historically significant features:
 - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
 - ii. Properties designated as landmarks pursuant to Section 17.32.300.
 - iii. All properties listed on the National Register of Historic Places.
 - c. The following properties will sometimes have architecturally or historically significant features - properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
 - d. The following properties will usually have little architectural or historic significance - properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.
- The vacant lot is located in the Central Historic District, but has no historic rating.**

2. General Architectural and Aesthetic Guidelines

- a. Height
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
Based upon the drawings submitted, the proposed building height would dominate all adjacent structures on the block. A requested streetscape drawing showing the adjacent buildings on the block was not submitted for review.
- b. Proportions of the Front Facade
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.
The combined height and width of the proposed structure are out of proportion to the surrounding structures. The front elevation of the building is comprised mostly of the two garages. The front elevation is not compatible with the front elevations of the surrounding structures
- c. Proportions of Windows and Doors
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
N/A

- d. Relationship of Building Masses and Spaces
The relationship of a structure to the open space between it and adjoining structures should be compatible.
A requested setback drawing showing footprints of adjacent buildings was not submitted for review.
- e. Roof Shapes
The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures.
N/A
- f. Scale
The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures
Based upon the drawings submitted, the proposed building height would dominate all adjacent structures on the block. A requested streetscape drawing showing the adjacent buildings on the block was not submitted for review. The front elevation of the building is comprised mostly of the two garages. The front elevation is not compatible with the front elevations of the surrounding structures
- g. Directional Expression
Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.
The neighboring structures have smaller vertical expressions than those proposed for this project. The façade of this new building will not reflect or blend in with those already located in the neighborhood.
- h. Architectural Details
Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures.
N/A
- i. New Structures
New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.
N/A

3. Secretary of the Interior's Standards for Rehabilitation

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose.
N/A
- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.
N/A

- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided.
N/A
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
N/A
- e. Distinctive stylistic features, finishes and construction techniques or examples of skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.
N/A
- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.
N/A
- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used.
N/A
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
N/A
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment.
Based on the drawings submitted, the mass and scale of the proposed new construction is not compatible with the size, mass and scale of the environment (surrounding structures in the neighborhood). A requested streetscape drawing showing elevations of adjacent buildings on the block was not submitted for review.
- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
N/A

4. Code Conflicts

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.

N/A

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, SEPTEMBER 5, 2018
COMMITTEE ROOM

Members Present: Smunt, Malay, Norris, Mann, Pretz
Krahenbuhl arrived at 7:03 p.m.

Members Absent: Kessler

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

1. Call to order

Chairman Norris called the meeting to order at 7:00 p.m.

2. Roll call

Ms. Hitzemann called roll with five members present. There was a quorum.

3. Approval of Agenda

Mr. Pretz requested Item #9 to read:

- a. S.S. Jones Questers
- b. Catalog Homes

4. Presentation of minutes of the August 15, 2018 meeting

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the minutes of the August 15, 2018 meeting. Mr. Pretz abstained.

5. Landmark Applications

- a. 516 N. 3rd Avenue**
 - i. Public Hearing**

The Commission previously reviewed this request from property owners Will and Judith Loof. The owners stated that the current windows that have been replaced are aluminum clad wood to match the style of what was there before and the windows in the basement and garage are the original windows.

~~A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to close the 516 N. 3rd Avenue Public Hearing.~~

ii. Landmark Recommendation

~~A motion was made by Dr. Smunt and seconded by Ms. Malay to recommend 516 N. 3rd Avenue as a Landmark siting all criteria as appropriate. The name of the home will be The Franklin-Curtis House.~~

b. 515 Walnut Street - Discussion

~~Mr. Colby said this is a landmark nomination that was filed by homeowners Brian and Karen Graf and is being presented to the Commission for review. Positive comments were received from Commission members. Dr. Smunt requested an addendum that includes a summary about Bonnie Mitchell, a former owner of this home, added to the application backup materials. The homeowners said after going through documentation and directories as well as speaking with the County, that 1853 is the correct construction date for their home. Dr. Smunt asked the Township Assessor's Office survey date be corrected from 1875 to 1853.~~

~~The Commission is satisfied with this application and a Public Hearing will be scheduled.~~

c. 203 N. 3rd Avenue - Discussion

~~John and Donna Stockman are the homeowners. Dr. Smunt said the circa date for this home will be 1855. Dr. Smunt said this home is a remodel, not a restoration, and as a result does not display architectural significance. The sixth criteria listed beneath 3E on the Landmark Nomination form will be omitted. Commissioners stated the home was tastefully renovated exhibiting a simpler, less detailed Italianate architecture. After discussion, it was agreed that this home could be called The Burchell House. Mr. Colby will schedule a Public Hearing to recommend landmark status.~~

6. Certificate of Appropriateness (COA) Applications

a. 308 State Avenue (Doors)

~~Homeowner Leslie Carroll was present at the meeting to discuss the replacement of her front door, as well as the garage side exterior door. The front door replacement would not include side lights. Both doors face the front of the home, therefore the same style door would be used in both applications.~~

~~A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA.~~

b. 103 S. 4th Street (Stairs)

Homeowner Mr. Shuki Moran was present at the meeting. He is proposing changing the front exterior stairway to treated wood, replacing stone stairs that are in need of repair. A new wood railing would also be installed to replace an unstable metal railing. In addition, a wood railing would be added to side exterior stairs where no railing exists. Mr. Moran included a photograph of what he would like the wood stairs and railings to look like from a home located at Illinois and 4th Streets in St. Charles. The improvements made at that home were approved by the Historic Preservation Commission. Ms. Malay added that she would like approval contingent upon the design that they approved for that home.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the COA contingent upon use of the design that was implemented at the home located at Illinois and 4th Streets.

c. 107–109 E. Main Street (Exterior Renovation)

Mr. Chris Adesso, Assistant Public Works Director, stated that the City purchased this building in 2012 with budgeted repairs to be conducted in phases to prepare for future tenancy or adapted reuse of the interior space. Fred Schramm, Schramm Construction and Paul Lankenau, Schramm Construction consulting architect, were also in attendance at this meeting.

Mr. Lankenau said that the wood double hung windows are in terrible shape. The intention is to replace all the windows in the building with thermal-paned, aluminum clad windows with an aluminum storefront. A door will be added on the south side of the building as well as an internal exit stairway. A retaining wall will be added to provide a level sidewalk exit at the south side of the building. The existing courtyard in this area could be built up to meet the new floor/sidewalk level. The upper bay windows in the front of the building will be restored to their original look. At this time, there is minor tuck pointing that needs to be done to the brickwork and upon removal of the ivy, additional brickwork may be needed. On the first floor, the entire storefront will be replaced and it will have the same look as it does today. Above the windows, there is a paneled space for signage that will be restored. The outside front stoop will be replaced with a ramp and there will only be one entrance into the main lobby of the building. There will be structural changes to the roof to accommodate rooftop mechanical units which will not be visible from the street. They will determine if the entire roof needs to be replaced.

A motion was made by Ms. Malay and seconded by Dr. Smunt with a unanimous voice vote to approve the COA.

d. 207 Walnut Avenue (Duplex)

Mr. Colby said this is a proposal to construct a duplex on a vacant lot. Mr. Greg Derrico, of Derrico Custom Homes, was present at the meeting. Mr. Derrico said the sloping of Walnut Avenue provides the opportunity to offset the roof line. The structure will consist of deep and narrow dimensions along with roof-top use.

Commissioners stated that the style of garage doors displayed in the drawings does not offer consistency with the rest of the architecture. Dr. Smunt said this structure will have a Craftsman architectural style and that there are garage doors offering a more craftsman style look. Mr. Derrico added that the garage doors, as they are drawn, are not wide enough to be functional. The doors meet the single and multi-family City requirements of 50% maximum on the front of a building and they are set back 5 feet from the front of the building. A variance from City code may be needed for an additional 2 feet that would enable vehicles to get in & out of the garage more easily. Mr. Derrico will look more closely at the window sizes that are proposed throughout this structure.

Overall, Commission members are in favor of the design. However, they are not comfortable with granting COA approval at this point. Ms. Malay explained that they ensure that any new construction does not negatively impact the Historic District. The concerns that they have are with the size of the outside staircase and the look of the front elevation as a whole. Before a COA will be recommended, the Commission requested a streetscape elevation of other structures adjacent to this one be provided to better understand the setbacks and also to ensure this structure is not overpowering neighbors on both sides.

Dr. Smunt made a motion and seconded by Ms. Malay to table this until a streetscape rendering displaying the elevations of all buildings on entire square block is provided as well as a plat showing neighborhood setbacks.

e. 619 W. Main Street (Garage Door)

Mr. Eric Larson, property owner, is proposing the installment of two sets of carriage doors be installed to cover the existing garage doors. The current garage doors will remain intact and hidden behind the carriage doors. The new doors will swing open and the current garage doors will lift open to gain access into the garage.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve the COA.

f. 521 Indiana Street (Pergola)

David Prentiss, property owner, would like to construct a freestanding pergola to cover the existing deck located at the rear of his home. The pergola is intended to be six inches from the house wall. No vines will be grown on it. Two ceiling fans will be in place. The posts beneath the deck are large however, Mr. Prentiss will work with Building & Code Enforcement to ensure proper reinforcement of the deck floor.

A motion was made by Ms. Malay and seconded by Mr. Krahenbuhl with a unanimous voice vote to approve the COA.

7. Grant Applications

- 8. Preliminary Reviews** – Open forum for questions or presentation of preliminary concepts to the Commission for feedback.

a. 619 W. Main Street (Side Porch and Side Entry)

Mr. Eric Larson, property owner, would like feedback on potential work on a side porch. He would like to have an open porch and would remove the windows and existing door and add columns similar to what the front porch has. The Commission suggested looking into what the original porch looked like and Mr. Larson said the materials on the inside of the side porch appear to be just like the materials that are found on the front porch. Dr. Smunt said he would support going back to an open porch with columns and hand rails.

- 9. Additional Business and Observations from Commissioners or Staff**

a. S.S. Jones Questers

Mr. Pretz said that four times during the summer, they open up for a few hours to do tours. A \$10 donation was made to the campaign foundation. Tours are available on the third Sunday of each month.

b. Catalog Homes

Mr. Pretz presented literature about Catalog Homes for members to read at their leisure as well as retain for their files.

- 10. Meeting Announcements: Historic Preservation Commission meeting Wednesday, September 19, 2018 at 7:00pm in the Committee Room.**

- 11. Public Comment**

- 12. Adjournment**

A motion was made by Ms. Malay and seconded by Ms. Mann with a unanimous voice vote to adjourn the meeting at 9:20 p.m.

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, October 3, 2018
COMMITTEE ROOM

Members Present: Norris, Smunt, Malay, Norris, Kessler, Mann, Pretz, Krahenbuhl

Members Absent: None

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

7. Certificate of Appropriateness (COA) applications

d. 207 Walnut Ave (duplex)

This COA Application was presented at the 9/3/18 meeting by Mr. Greg Derrico. The application was tabled and the Commission requested the applicant provide a streetscape of the whole block displaying elevations of all buildings, as well as a plat showing setbacks of all other homes on the block. No new information has been submitted. Mr. Derrico requested that this item be placed back on the agenda for review.

Mr. Derrico stated that he felt the information requested by the Commission was not needed, as it would support their conclusions that the proposed structure would tower over the rest of the buildings on the block. However, he noted that across the street the parking structure also placed a large presence over the buildings, and that further down the street the back of the Arcada has a large tower like brick building. He stated that the proposed drawings fit in with the height and general streetscape feeling of other buildings further down the street. He further stated that the proposed building has a similar front setback to those other buildings on the street. Mr. Derrico expressed that his design fits into the standards and concepts laid out in the Zoning Ordinance for the CBD-2 District, in which this property is located. He noted that the Zoning Ordinance and the Historic Preservation Ordinance were in conflict with each other. He reiterated that his proposed building is what the future of this block looks like with the zoning allowed.

After clarifying that no new information was presented to the Commission, Chairman Norris referenced the Review Criteria Guidelines found in the Historic Preservation Ordinance. The guidelines are there to guide the Commission to determine whether or not to approve or recommend to the City Council denial of a COA.

Ms. Malay stated that the Zoning Ordinance was amended in 2006, but the Historic Preservation Ordinance was amended after that date and did take into account the current Zoning Ordinance when they revised the historic review criteria.

Chairman Norris explained that the Commission will go through all of the COA review criteria and allow for Commission members to make comments based on the project information provided by the applicant.

The first review guideline is “Significance of a site, structure or building”. Mr. Colby stated that since there is no building on the site, it does not have a rating.

Chairman Norris moved to the second item, 2a “height”. Ms. Malay commented that proposed project appears to tower over all of the neighboring structures and that is why the Commission requested streetviews with elevations of the block. She stated that she could not approve the COA because of the sheer height of the building in relation to its neighbors. Vice Chairman Smunt agreed with Ms. Malay, stating that the height dominates adjacent structures. Mr. Krahenbuhl added that the Commission cannot make decisions based on what the block could look like in the future, but rather base decisions on what is there now.

The Commission moved to item 2b “Proportions of the Front Façade”. Ms. Malay reiterated that the height is much larger than everything around the proposed building, but did not take issue with the width. Vice Chairman Smunt agreed with Ms. Malay, that the height combined with the width of the building is out of proportion of anything else on the block.

Mr. Derrico commented that item 2b does not correspond to the City Zoning Ordinance in any way. He stated that this property is located in the transitional zone between downtown and residential districts, and the Historic Preservation Ordinance does not allow for a transition structure to be placed.

Chairman Norris moved to item 2c “Proportions of Windows and Doors”. Ms. Malay stated that the two garage doors take up more than half of the front façade of the building. She said the garage doors are the front elevation of the building and a garage dominant façade isn’t the ideal appearance in a Historic District. Mr. Krahenbuhl said that the garage doors added to the height of the structure. He noted that if those were taken out, the relationship between the height and the front elevation appearance would be more appropriate with the surrounding structures.

The Commission moved to Item 2d “Relationship of Building Masses and Spaces”. Ms. Malay stated that it was hard to tell how the proposed building relates to masses and spaces on the block, because they did not receive the additional information they requested. Mr. Kessler noted that from what the Commission received, he did not see any information showing that the proposed structure was incompatible.

Mr. Derrico commented that the parking structure across the street from his lot has a larger mass and size than his proposed building. He also stated that the view the parking structure causes should outweigh the view of his proposed front façade garages.

The Commissioners had no issue concerning item 2e “Roof Shapes”, as they were supportive of the roof.

For item 2f “Scale”, the Commission deferred back to their previous comments regarding height and mass. Mr. Derrico commented that there was no compatibility in terms of masses of structures on the block. He stated that the proposed building fits in line with the Zoning Ordinance. Therefore, his building would be in harmony with the masses of future structures as the neighborhood changes to reflect the standards of the Ordinance.

Vice Chairman Smunt commented on item 2g “Directional Expression” that the new construction would be the dominate vertical and horizontal expression, overpowering the other building expressions of the block. He noted that the vertical expression of the new structure is excessive and that it was hard to determine how large the horizontal expression is compared to other structures on the block, because they were not provided with the additional information they requested.

The Commission had no issues with item 2h “Architectural Details”, stating that they were in favor of the details. Ms. Malay noted that no list of materials was given. Mr. Derrico stated that the materials would be the same as some of the other homes he has built around the City.

The Commission felt the structure was compatible to the neighborhood in terms of architectural style and therefore has no issues with item 2i “New Structure”.

Under review criteria 3 “Secretary of the Interior’s Standards for Rehabilitation”, the Commission felt that all of the standards, except for 3i, did not apply since the proposed project is new construction. The Commission noted that the size, mass and scale of the new construction were not compatible with the surrounding environment (the other structures on the block).

The Commission noted that no Code Conflicts existed between the City Code and the proposed design.

Mr. Derrico introduced a neighbor of the subject property. Thomas Sieck, owner of the home at 211 Walnut Ave. Mr. Sieck stated that he was in favor of the proposed building. He said that the building would dwarf his house, but he doesn’t believe his house will be there in the future. He believes that when he leaves his home in the next five-six years, another house like the one being proposed will go up. He said that before long, the whole neighborhood will be redeveloped with similar structures to the one being proposed. Mr. Sieck expressed that the height of the structure would not be as towering as the Commission envisions, because the block is located on a hill. The Commission voiced that they were unable to determine the impact the hill would have on the height of the structure, because Mr. Derrico did not provide them with the elevation drawings they requested. Vice Chairman Smunt asked Mr. Sieck if he felt the proposed building met the Historic Preservation Commission Review Guidelines. Mr. Sieck said he believed the project did not.

Chairman Norris asked Mr. Derrico if he would provide the additional information the Commission was requesting regarding streetscape elevations and site plans of the block; or if he would be willing to revise his design. Mr. Derrico stated that he would not provide additional information and that he would not revise his drawings unless the Commission provided him with

a height they would feel comfortable approving. The Commission members expressed that because they were not given the additional elevation information they requested, they would not feel comfortable giving an exact height.

Mr. Derrico said that he was providing a plan that displayed a height the City was allowing with the Zoning Ordinance.

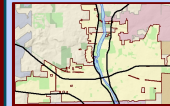
Mr. Kessler asked if there was a height outside of the Historic Ordinance for the property. Mr. Colby clarified that there are two Ordinances that provide building guidelines for this property. The first is the Zoning Ordinance that Mr. Derrico is conforming to with his proposed plans. The second is the Historic Preservation Ordinance, where the conflict with the design occurs.

Mr. Pretz commented that conflict isn't the right word. He said that the design is compliant with one guideline, but there are two guidelines that affect that property.

A motion was made by Vice Chairman Smunt and seconded by seconded by Ms. Malay to recommend a COA denial to City Council based on review criteria 2a, 2b, 2f, 2g, and 3i. There was a voice vote of 4-2 for approval to recommend denial, with Mr. Pretz and Mr. Kessler voting against the motion.



Aerial Location of 207 Walnut Ave.



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: October 5, 2018 10:20 AM



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APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: 8/31/18 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 207 WALNUT AVE

Use of Property: Commercial, business name: _____
 Residential Other: _____

Project Type:

- Exterior Alteration/Repair
 - Windows
 - Doors
 - Siding - Type: _____
 - Masonry Repair
 - Other _____
 - Awnings/Signs
- New Construction
 - Primary Structure
 - Additions
 - Deck/Porch
 - Garage/Outbuilding
 - Other _____
- Demolition
 - Primary Structure
 - Garage/Outbuilding
 - Other _____
- Relocation of Building

Description:

APPLICANT RESIDENTIAL NEW CONSTRUCTION

Applicant Information:

Name (print): DEBILLO CUSTOM HOMES
Address: 311 WALNUT AVE
Phone: 630 377 8100
Email: HOMES@DEBILLOCUSTOMHOMES.COM

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

Name (print): MADELEINE HOWE TRUST
Address: 41 W 011 ARLINGTON FIELD DR.
Signature: ELSBURN, ILLINOIS 60119

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] Date: 8/30/18

