

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 119 N. 3 rd St. (demolition)		
	Proposal:	Demolish and construct a parking lot		
	Petitioner:	City of St. Charles		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 6/19/13	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Historic District survey				
Plat of Survey				
Site plan for proposed parking lot				
EXECUTIVE SUMMARY:				
<p>The City of St. Charles purchased the VFW Hall property for the purpose of tearing down the building and expanding an existing parking lot.</p> <p>The structure is listed as “non-contributing” in the 1994 Architectural Survey.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations for approval of the COA.				



ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

VFW Hall

ADDRESS 119 N 3rd St

1994 Photo

Roll: 1, 1, 12

Negative: 30, 31, 36

Photo: Aug. 2003



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Vernacular commercial</u>	Exterior Walls (Current): <u>Brick</u>
Architectural Features: _____	Exterior Walls (Original): <u>Brick</u>
Date of Construction: <u>1952</u>	Foundation: _____
Source: <u>Assessor</u>	Roof Type/Material: <u>Flat</u>
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: Simple box masonry structure with windows filled in. Addition to south in 1986 doubled footprint. Curved out entry creates a hint of Neoclassical style.

ALTERATIONS: Minor to first floor. Addition to first floor sensitive to original.

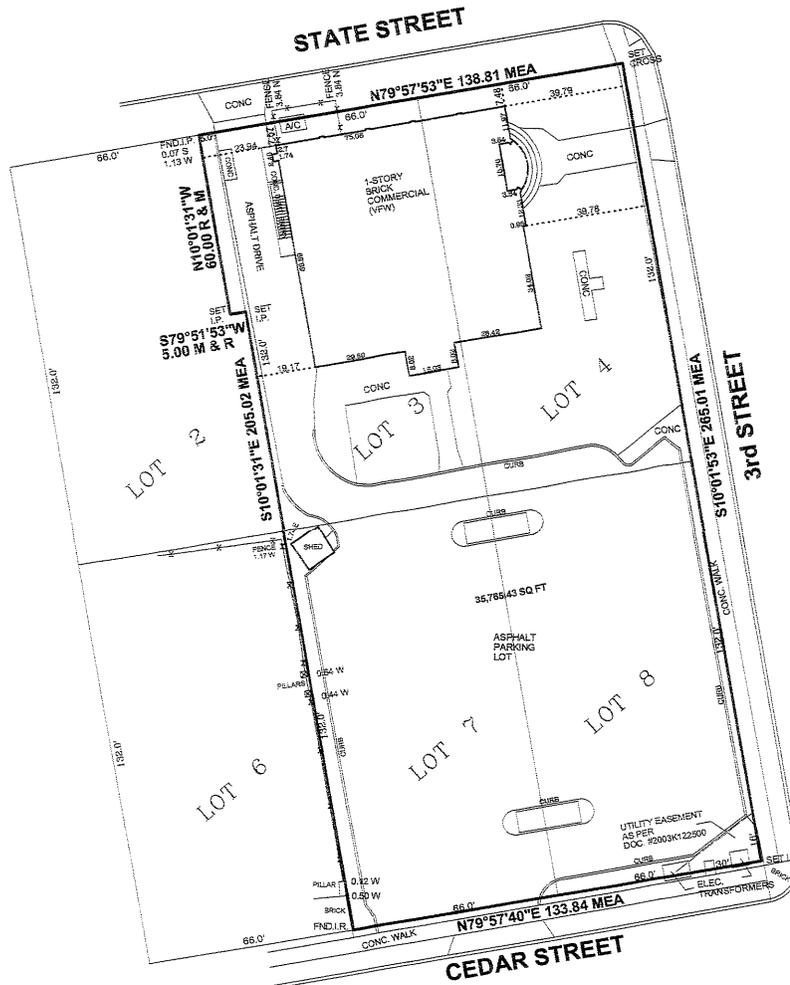
PLAT OF SURVEY

DALE FLOYD LAND SURVEYING L.L.C.

2600 KESLINGER ROAD SUITE A
 GENEVA, ILLINOIS 60134
 PHONE: 630-232-7705 FAX: 630-232-7725

PARCEL ONE: LOTS 3, 4, 7 AND 8 FEET OFF THE NORTHEAST CORNER OF LOT 2 (BEING 5 FEET ON STATE STREET AND RUNNING SOUTHERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, WHICH IS 80 FEET FROM STATE STREET) IN BLOCK 47 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO: LOT 8 IN BLOCK 47 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE WEST SIDE OF FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 119 NORTH THIRD STREET, ST. CHARLES, ILLINOIS.



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

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

STRUCTURE LOCATED AND INITIAL SURVEY COMPLETED 4-26-2013

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002876

JOB NO. 000413-35



LICENSE EXPIRATION DATE 11-30-2014

STATE OF ILLINOIS
 COUNTY OF KANE

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 4-30 A.D. 2013

Dale A. Floyd
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002876

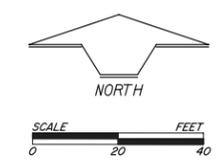


SITE DATA

EXISTING ZONING = CBD-2
 AREA OF SITE = 35,765 S.F. (0.82 AC.)
 GREEN SPACE AREA, EXISTING = 6,550 S.F. (18.3%)
 GREEN SPACE AREA, PROPOSED = 7,615 S.F. (21.3%)
 INTERNAL PARKING AREA = 29,660 S.F.
 INTERNAL GREEN SPACE AREA = 2,445 S.F. (8.24%)
 PARKING STALLS = 76
 HANDICAP STALLS = 4
 SETBACK ALONG STATE STREET = 5.0'
 SETBACK ALONG 3RD STREET = 6.5'
 SETBACK ALONG CEDAR STREET = 6.4'
 SETBACK ALONG WEST LINE = 10.3'

PLANTINGS

- [A] BUSH HONEYSUCKLE - SPACE 3'-5' O.C.
- [B] WILD HYDRANGEA - SPACE 5'-8' O.C.
- [C] RED-OSIER DOGWOOD - SPACE 7'-10' O.C.



NOTE:
 PROPERTY DIMENSIONS ARE PER A PLAT OF SURVEY
 PREPARED BY DALE FLOYD LAND SURVEYING L.L.C.
 DATED APRIL 30, 2013

NO.	REVISIONS	BY	DATE

PREPARED UNDER THE SUPERVISION OF:			
P.E. NO.		EXP. DATE	
DRAWN	CHECKED	SCALE	1" = 20'
B.H.			

CITY OF ST. CHARLES
ENGINEERING DEPARTMENT
 200 DEVEREAUX WAY, ST. CHARLES, ILLINOIS 60174 (630) 377-4486

VFW SITE
PARKING LOT
LANDSCAPE PLAN

PROJECT NO.	
DATE:	JUNE 17, 2013
SCALE:	1" = 20'
FILE:	Landscape Plan.dgn

SHEET
 1 of 1