 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 1 W Illinois St.		
	Significance:	Contributing		
	Petitioner:	Shodeen		
	Project Type:	Windows, Doors, Decks and Garage		
	PUBLIC HEARING		MEETING 6/5/24	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application, photos, architectural survey				
Project Description:				
<ul style="list-style-type: none"> • Replace existing second story windows with one more similar in style to original building. • Install new balcony and decks • Build new brick garages in the rear <p>Note: The City staff has not reviewed these plans and some elements may be required to change once engineering reviews the plans, a HP approval does not guarantee approval of the project as a whole.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendation on approval of the COA 				

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: 5 / 23 / 24 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 1 ILLINOIS STREET ST. CHARLES, IL. 60174

Use of Property: Commercial, business name: FOX ISLAND SQUARE

Residential Other: _____

Project Type:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Primary Structure |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Additions | <input type="checkbox"/> Garage/Outbuilding |
| <input type="checkbox"/> Siding - Type: _____ | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Masonry Repair | <input checked="" type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Relocation of Building |
| <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Other <u>balconies</u> | |
| <input type="checkbox"/> Awnings/Signs | | |

Description:

Please see attached Summary Sheet and photos of current windows.

Applicant Information:

Name (print): SHODEEN

Address: 77 N. 1ST STREET GENEVA, IL. 60134

Phone: 630-444-8252

Email: DAVE@SHODEEN.COM

Applicant is (check all that apply):

Property Owner

Business Tenant

Project contractor

Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): FOX ISLAND LIMITED PARTNERSHIP

Address: 77 N. 1ST STREET, GENEVA IL 60134

Signature: *Craig A Shodeen*

BY: FOX ISLAND DEVELOPMENT CORPORATION; ITS: GENERAL PARTNER; BY: CRAIG A SHODEEN; PRESIDENT

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: *Wendy J. Felte* Date: 5-22-24

Summary / description of work to be done at Fox Island Square:

- Update 2 existing stair openings to meet building code requirements.
- Add new elevator and shaft.
- Add new patio doors to existing stone masonry openings on second floor and add new wall-hung balconies to these doors.
- Add new double hung windows to the second floor to fit in existing stone masonry openings. These windows will closely match original windows on building.
- New enclosed garages added to replace existing open-air parking (south of building). Face brick to match existing building; soffits, fascia, and gutters to match existing building; double hung windows to match new windows being replaced in 2-story building.
- Metal panel wall on roof to screen HVAC equipment and new elevator overrun.

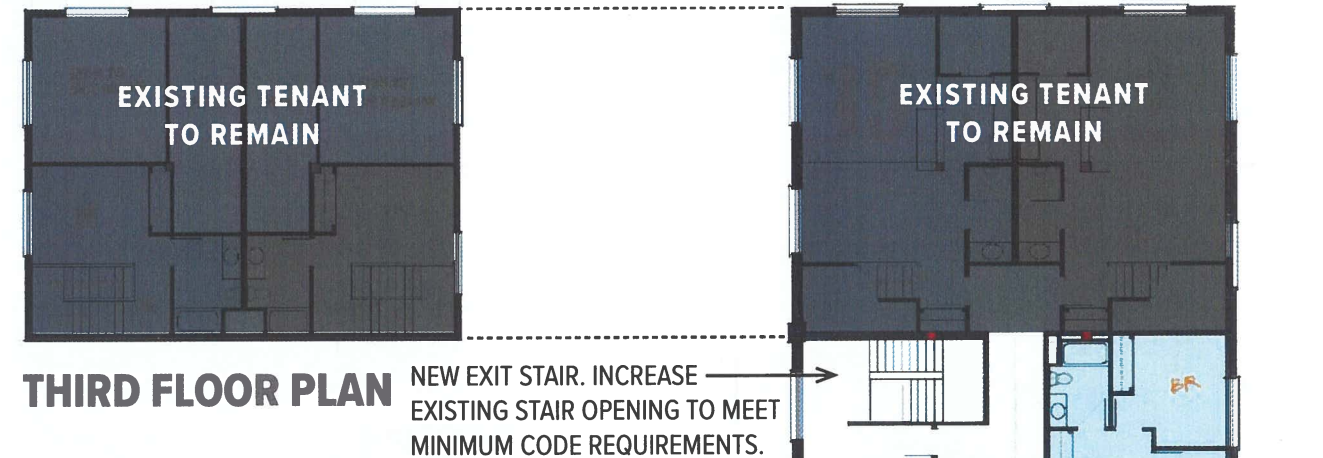
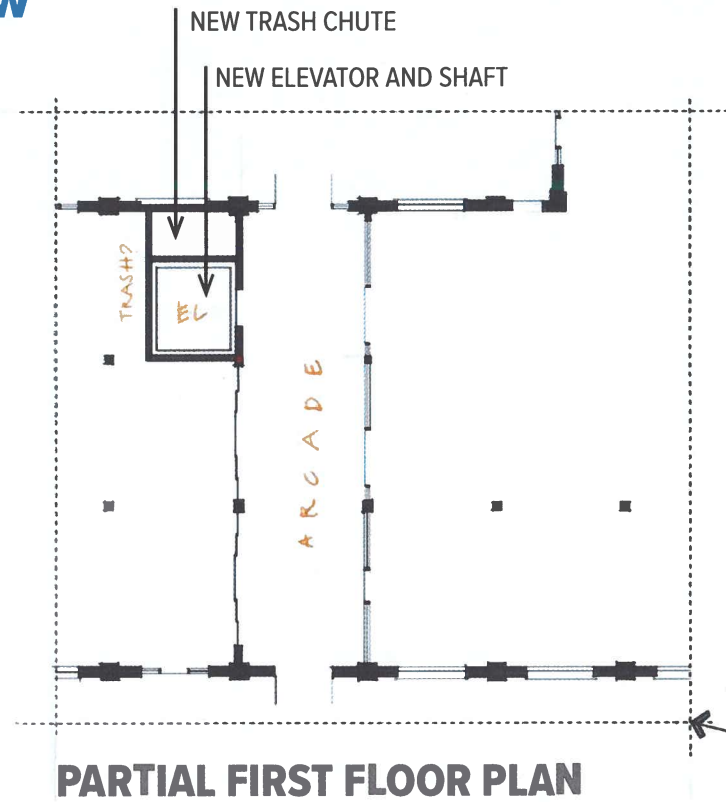






FOX ISLAND ADAPTIVE REUSE
CONCEPT FOR HPC REVIEW
 MAY 14, 2024

UNIT	TYPE	AREA
1	1BR/1BA	915
3	1BR/1BA	600
4	1BR/1BA	600
5	2BR/2BA	1,065
6	1BR/1BA	755
7	2BR/2BA	1,000
8	1BR/1BA	750
9	2BR/2BA	990
10	1BR/1BA	775
11	1BR/1BA	724
12	1BR/1BA	815
13	1BR/1BA	750
14	1BR/1BA	775
16	Studio	510

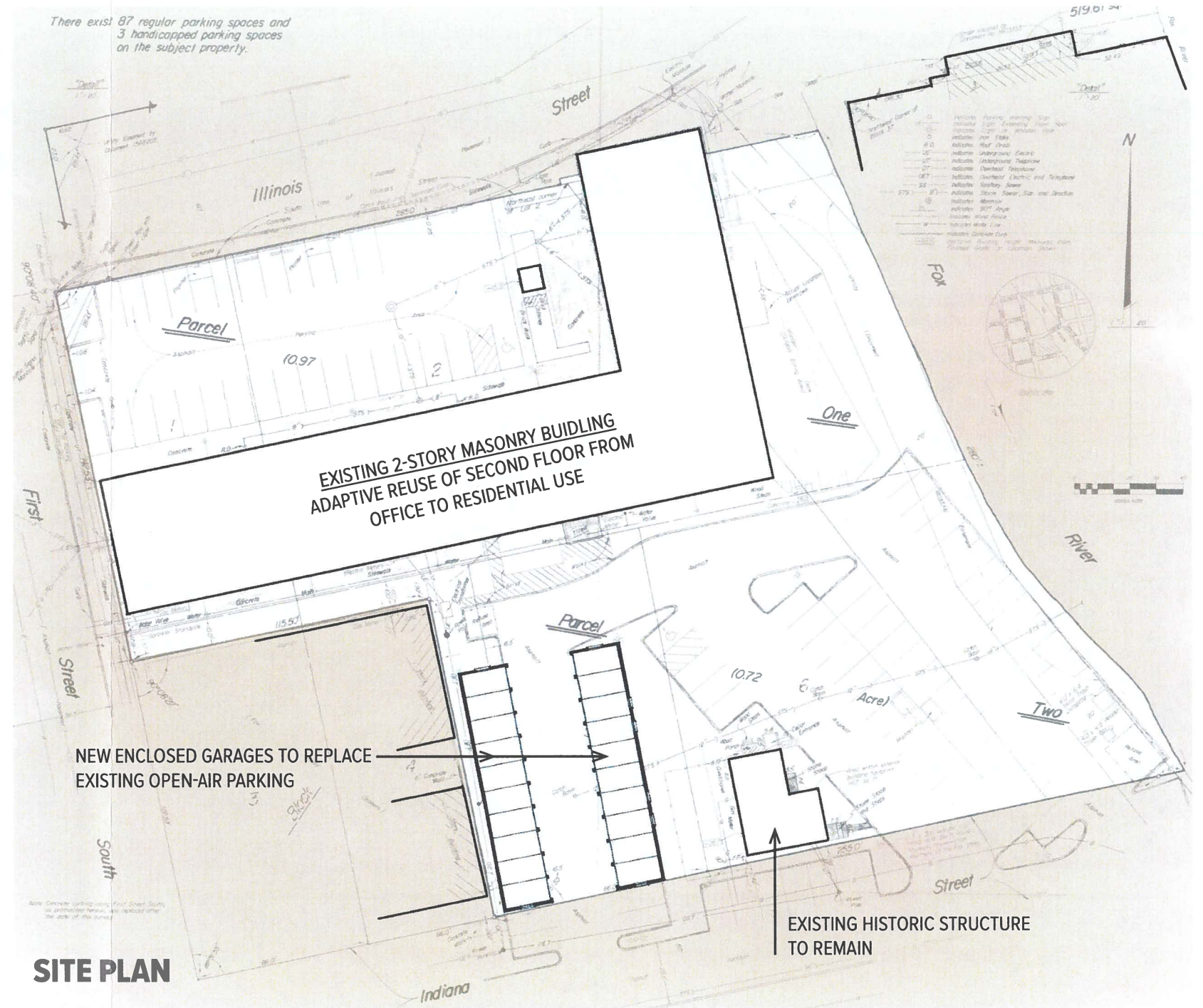




EXISTING NORTH ELEVATION



NORTH ELEVATION ILLUSTRATION

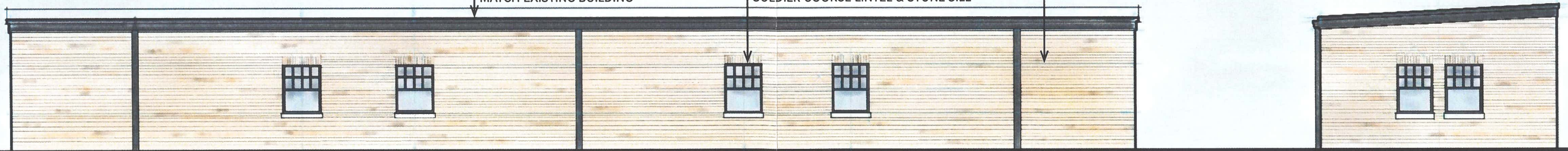


GARAGE ELEVATIONS

FASCIA, GUTTER & DOWNSPOUT
 MATERIALS & FINISHES TO
 MATCH EXISTING BUILDING

DOUBLE-HUNG WINDOWS LIKE ORIGINAL
 WINDOWS IN 2-STORY BUILDING WITH
 SOLDIER COURSE LINTEL & STONE SILL

FACE BRICK TO MATCH
 EXISTING BUILDING







ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Utilitarian

Date of Construction: 1910

Source: A Field Guide to American Architecture

Features:

Common brick utilitarian factory structure built for the Crown Electric Company. Typical of factories with tall chimneys clustered along river fronts and rail lines. Original windows replaced.



Address:

1 West Illinois Street

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 21

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 13

NEGATIVE NO. 18



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

1 West Illinois Street

Remarks:

West Elevation

Block No. 21

Building No. 1

ROLL NO. 13

NEGATIVE NO. 19



Address:

1 West Illinois Street

Remarks:

South/East Elevation

Block No. 21

Building No. 1

ROLL NO. 3

NEGATIVE NO. 13



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 2



ROLL NO. 10

NEGATIVE NO. 28

Address:

1 West Illinois Street

Remarks:

East Elevation

Block No. 21

Building No. 1

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.