

		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
		<b>Agenda Item Title/Address:</b>		COA: 304 Cedar Ave. (Hunt House)	
		<b>Proposal:</b>		Construct a detached garage	
		<b>Petitioner:</b>		Ed Snyder	
<b>Please check appropriate box (x)</b>					
		<b>PUBLIC HEARING</b>		<b>MEETING 8/3/16</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>					
X	Certificate of Appropriateness (COA)		Façade Improvement Plan		
	Preliminary Review		Landmark/District Designation		
	Discussion Item		Commission Business		
<b>ATTACHMENTS:</b>					
Plat of Survey Architectural Plans					
<b>EXECUTIVE SUMMARY:</b>					
<p>A detached garage structure is proposed per attached plans.</p> <p>The plans appear to meet zoning requirements; however the structure may need to be shifted to the east by 2 ft. to meet at 10 ft. separation requirement from the house.</p>					
<b>RECOMMENDATION / SUGGESTED ACTION:</b>					
Provide feedback and recommendations on approval of the COA.					

LOTS 5 AND 6 AND THE SOUTH 25 FEET OF LOTS 3 AND 4 IN BLOCK 22, ORIGINAL TOWN OF ST. CHARLES, KANE COUNTY, ILLINOIS.

\_\_\_\_\_ LIMITS OF LAND PER  
 \_\_\_\_\_ LEGAL DESCRIPTION  
 \_\_\_\_\_ ADJACENT LAND  
 \_\_\_\_\_ PARCEL LINE  
 - - - - - EASEMENT LINE  
 \_\_\_\_\_ CENTERLINE  
 \_\_\_\_\_ BUILDING SETBACK LINE  
 - - - - - SECTION LINE

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- FES = FLARED END SECTION
- VCP = WTRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

- FOUND 7/8" O.D.I.P.  
(UNLESS OTHERWISE NOTED  
(IELD LOCATION))
- CONCRETE MONUMENT
- + CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊗ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ MAILBOX
- ⊙ UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OHV— OVERHEAD WIRES
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ TRANSFORMER PAD
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ VALVE BOX
- ⊙ B/BOX
- ⊙ SIGN
- BOLLARD POLE
- LIGHT
- ☆ LIGHT POLE
- WOOD FENCE
- IRON FENCE
- ⊞ BRICK SURFACE
- ⊞ BITUMINOUS PAVEMENT
- ⊞ CONCRETE SURFACE
- ⊞ GRAVEL SURFACE

STATE \_\_\_\_\_ AVENUE

A horizontal color calibration bar. On the left, there is a grayscale ramp with 11 steps, labeled from 20 to 40. To the right of the grayscale ramp are several color patches, including a yellow patch, a cyan patch, and a magenta patch. The bar is used for ensuring color accuracy in digital imaging.

( IN FEET )  
1 inch = 20 ft.

1

[illegible]

PROJECT  
304 CEDAR AVENUE

St. Charles, Illinois


ST. CHARLES, MINN.

CLIENT

CITY OF ST. CHARLES



**COMPASS**  
SURVEYING LTD.

**SURVEYING LTD**   
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
2621 GINGER WOODS PARKWAY, STE. 100

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 13.026

(TO HEAVY LINES)  
12,590 SQUARE FEET  
OR  
0.289 ACRES  
(BASED ON MEASURED VALUES)



Know what's below.  
Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS IS FEASIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

STATE OF ILLINOIS     )  
COUNTY OF KANE     ) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION  
OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON OCTOBER 21, 2013.  
ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

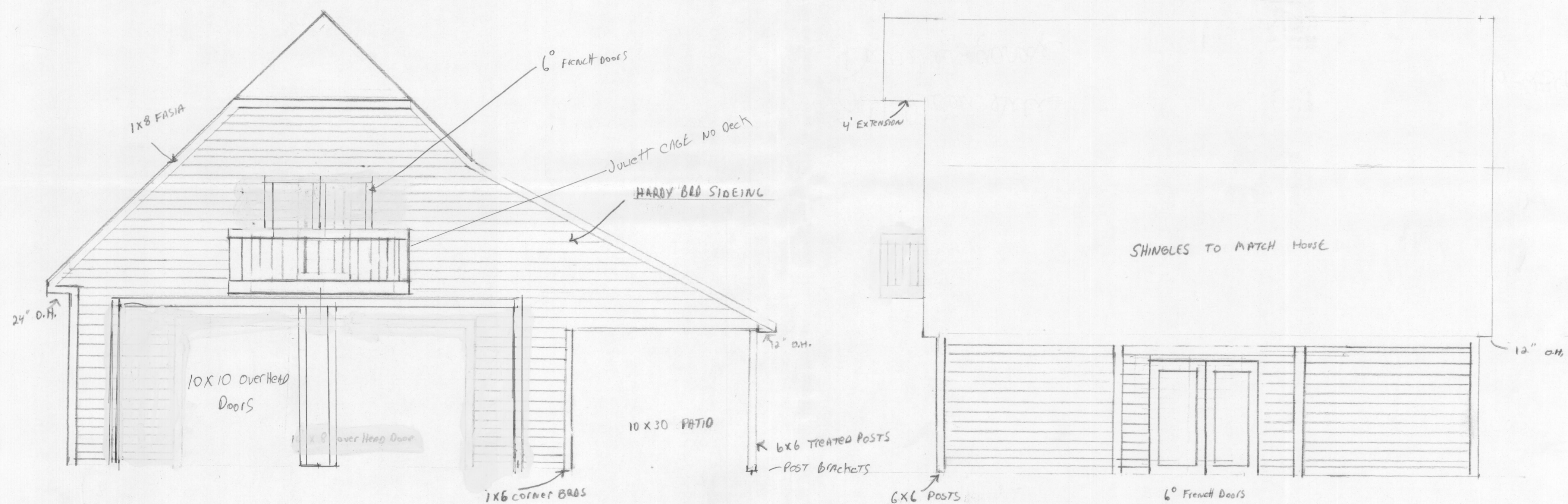
COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184.002778  
LICENSE EXPIRES 4/30/15

BY: Philip C. Calk DATE: 10/22/13  
 PROFESSIONAL LAND SURVEYOR NO. 3585

ILLINOIS PROFESSIONAL LAND SURVEYOR NO.                       
 LICENSE EXPIRES 11/30/14

G:\PSDATA\2013PROJECTS\13.0260\13.0260SURVEY.DWG





PROPOSED GM AT 304 CEDAR AVE

SCALE: 1/4" = 1 Foot

APPROVED BY:

DRAWN BY OWNER

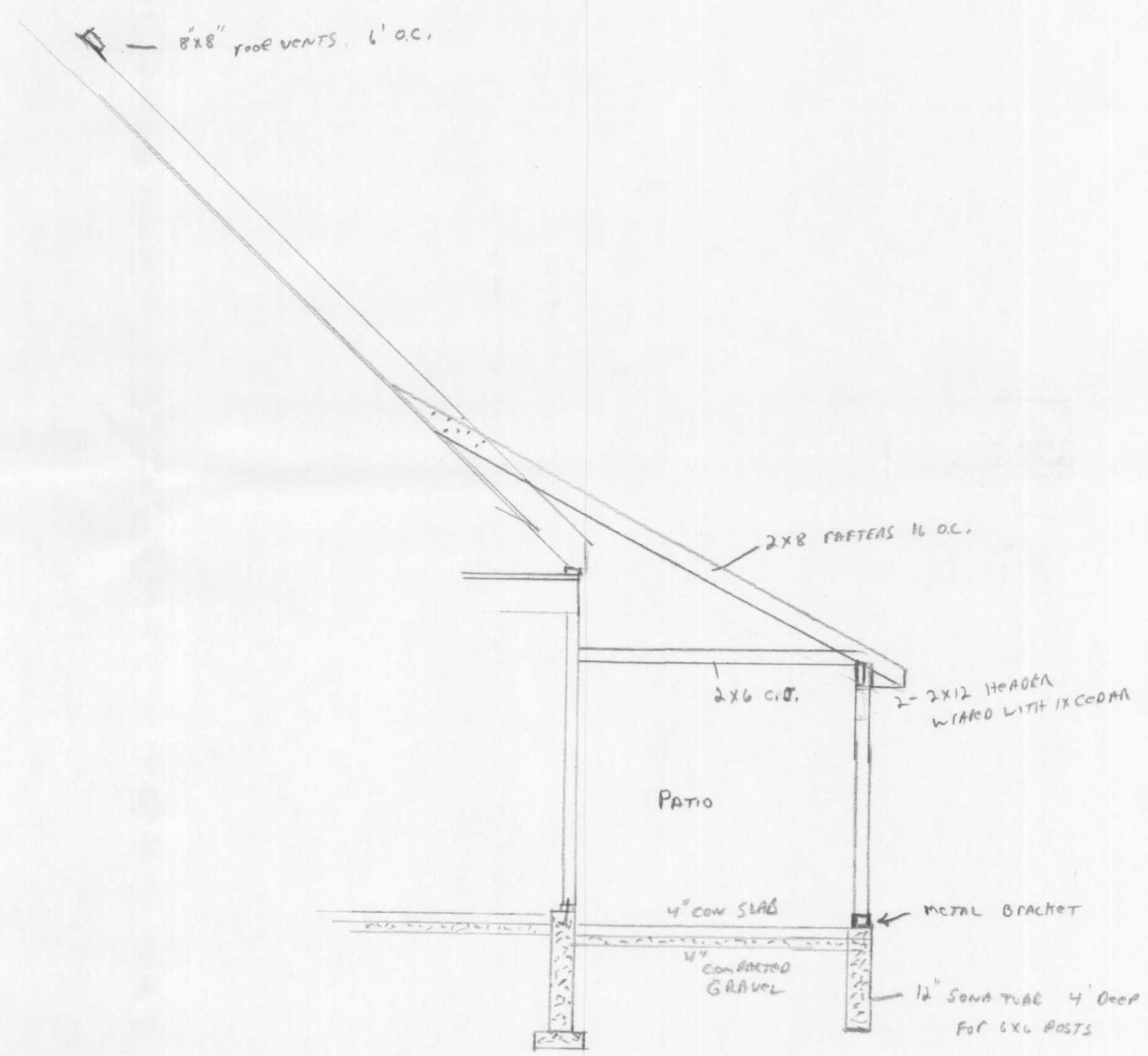
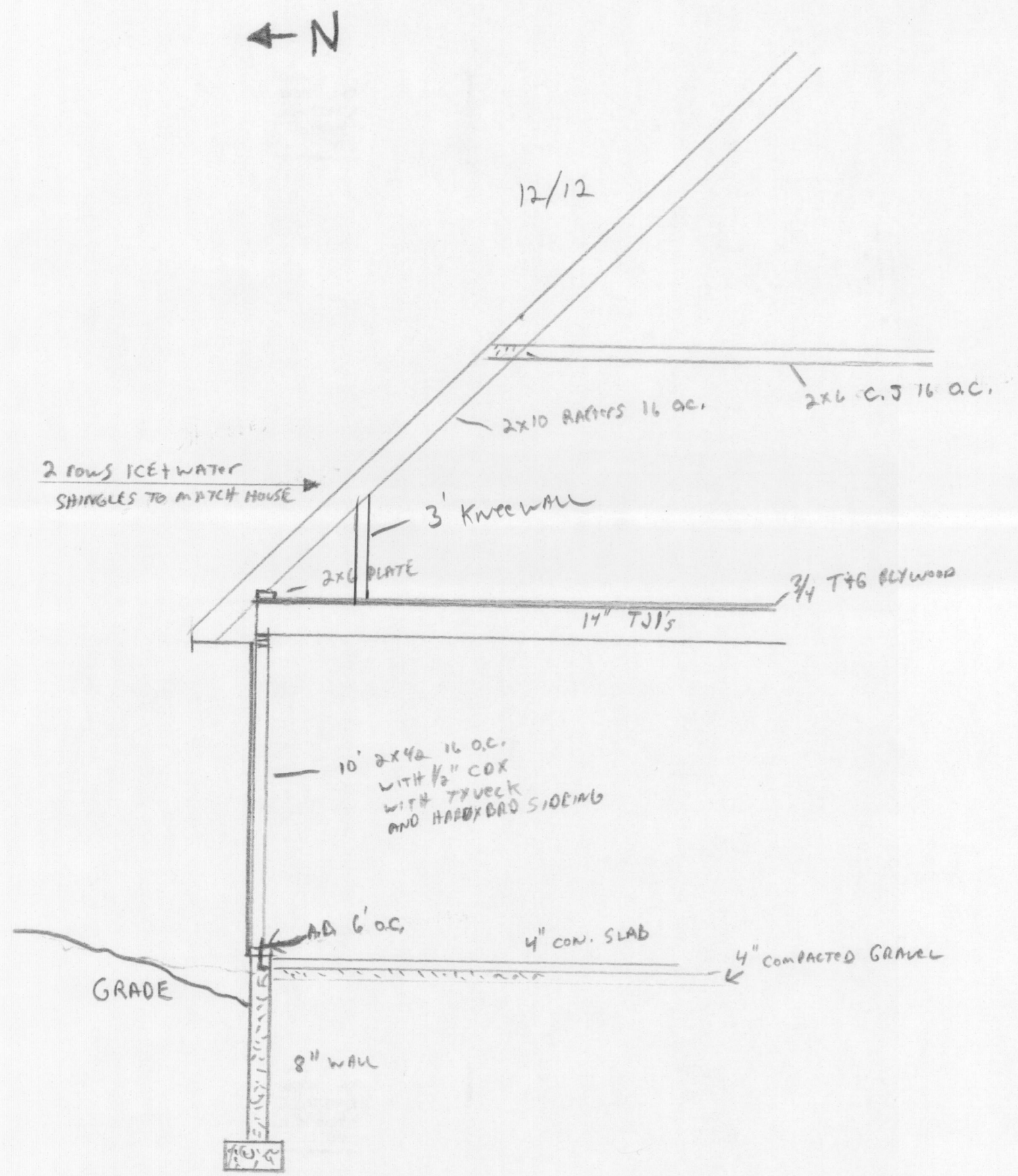
DATE:

REVISED

EO + Annette SNYDER

DRAWING NUMBER





SCALE:			APPROVED BY:			DRAWN BY		
DATE:						REVISED		
DRAWING NUMBER								



