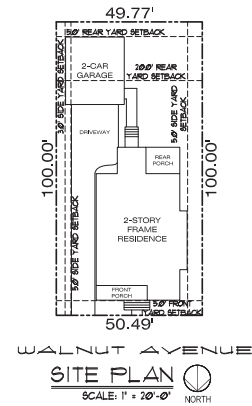
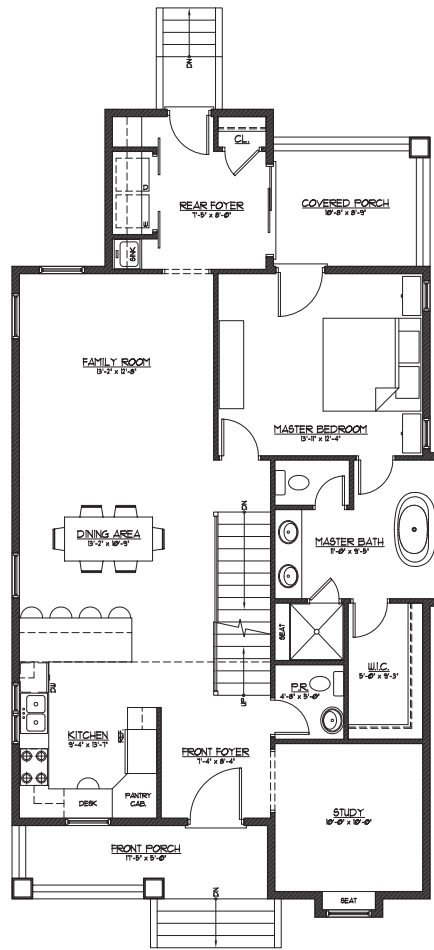
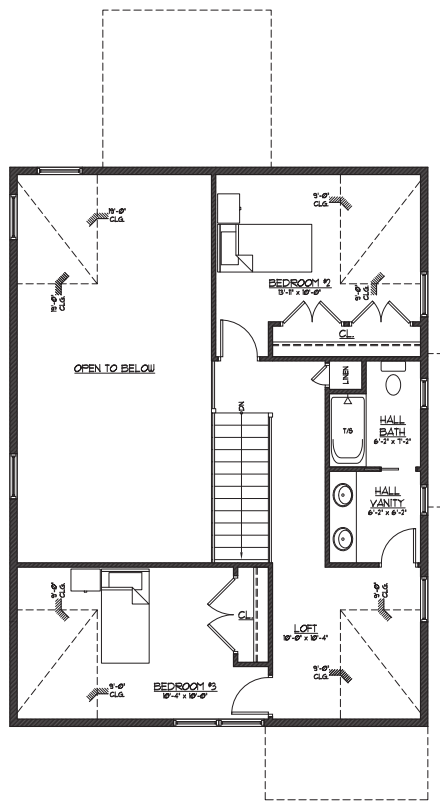
		<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>				
		<b>Agenda Item Title/Address:</b>		COA: 207 Walnut Ave		
		<b>Proposal:</b>		New House		
		<b>Petitioner:</b>		John & Melissa Ustich		
		<b>Please check appropriate box (x)</b>				
		<b>PUBLIC HEARING</b>			<b>MEETING 9/4/19</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>						
COA Application						
Site Plan						
House Elevations						
<b>EXECUTIVE SUMMARY:</b>						
<p>Proposed is to construct a new two-story single family home and a detached garage at 207 Walnut Ave. The home will have LP Smartside siding and vinyl windows. The window trim and corner boards will have 1x6in trim.</p> <p>The home meets all zoning code requirements</p>						
<b>RECOMMENDATION / SUGGESTED ACTION:</b>						
Provide feedback and recommendations on approval of the COA.						



LOT REQUIREMENTS-CBD-2 ZONE	
AREA OF LOT:	= 4,911 Sq. Ft.
BUILDING COVERAGE: ALLOWABLE = 25% (+ 500 Sq. Ft. FOR DETACHED GARAGE)	= 1,744 Sq. Ft.
ACTUAL	= 1,740 Sq. Ft.
HEIGHT: ALLOWABLE	= 40'-0"
ACTUAL	= 30'-4"
REAR YARD BUILDING COVERAGE: ALLOWABLE = 40%	= 398 Sq. Ft.
ACTUAL	= 291 Sq. Ft.
BUILDING COVERAGEActual INCLUDES: All buildings & accessory structures	
HEIGHTActual IS: Measured from grade at the midpoint of the required front building line to the highest ridge.	

Project No. 19817

Drawn By: JNK

Design: 7/17/19

Client Revisions: 8/7/19 8/28/19

8/9/19 8/21/19

Construction

Village Revisions

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TIM NELSON ARCHITECT, LTD.

Custom Homes • Additions • Remodeling

431 James Center, IL 60134

Tel (630) 907-0222 Fax (630) 254-1105

tim@timnelsonarchitect.com

A CUSTOM HOME FOR:

JOHN & MELISSA USTICH

207 WALNUT AVENUE

ST. CHARLES, ILLINOIS 60174

PROPOSED FLOOR PLANS & PROPOSED SITE PLAN

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PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



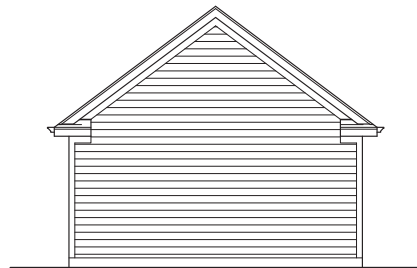
PROPOSED LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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

- LP Smartside siding
- Corner boards are 1x6's and the window trim is also 1x6's.
- Vinyl windows
- Concrete porch flooring

Project No. 19017	
Drawn By: EJA	
Design: 7/17/19	
Client Revisions:	8/7/19 8/28/19
8/9/19	8/21/19
Construction	
Village Revisions	
<p><b>TIM NELSON ARCHITECT, LTD.</b>  <i>Custom Homes • Additions • Remodeling</i>          437 James Center, IL 60134          Tel: (630) 907-5222 Fax: (630) 253-1105          tim@timnelsonarchitect.com</p>	
<p>A CUSTOM HOME FOR:          JOHN &amp; MELISSA USTICH          207 WALNUT AVENUE          ST. CHARLES, ILLINOIS 60174</p>	
<p>PROPOSED ELEVATIONS</p>	
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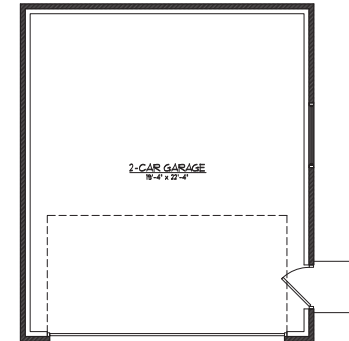


PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

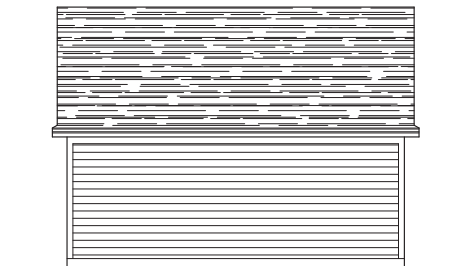


PROPOSED RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

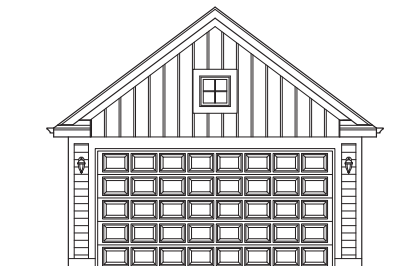
- LP Smartside siding
- Corner boards are 1x6's and the window trim is also 1x6's.
- Vinyl windows
- Vinyl garage door



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



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

Project No. 19017	
Drawn By: E.N.	
Design: 7/17/19	
Client Revisions:	8/7/19 8/28/19
8/8/19	8/21/19
Construction	
Village Revisions	
<p>TIM NELSON ARCHITECT, LTD.</p> <p>Custom Homes • Additions • Remodeling</p> <p>431 James Center, IL 60134</p> <p>Tel: (630) 307-5222 Fax: (630) 324-1105</p> <p>tim@timnelsonarchitect.com</p>	
<p>A CUSTOM HOME FOR:</p> <p>JOHN &amp; MELISSA USTICH</p> <p>207 WALNUT AVENUE</p> <p>ST. CHARLES, ILLINOIS 60174</p>	
<p>PROPOSED GARAGE</p> <p>FLOOR PLAN &amp; ELEVATIONS</p>	
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