 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 407 S 5 th St.		
	Significance:	Landmarked		
	Petitioner:	Zach Derrico		
	Project Type:	Detached Garage		
	PUBLIC HEARING		MEETING 9/7/23	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, garage door location.				
Project Description:				
<ul style="list-style-type: none"> Proposed is to relocate the detached garage from it's current location to a space on "Lot 1" 				
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: 9 / 1 / 23 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 407 S 5th Street, St. Charles, IL 60174

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
"garage"

Description:

Move existing Masonry Detached garage to Lot 1, facing Oak Street, per Advanced surveying Plat of Boundry & Topo Survey

Applicant Information:

Name (print): ZJD, LLC / Zach Derrico, "manager"
Address: 311 Walnut Avenue, St. Charles
Phone: 630-675-4017
Email: derrico.builders@yahoo.com

Applicant is (check all that apply):

- Property Owner
- Business Tenant
- Project contractor
- Architect/Designer

Property Owner Information (if not the Applicant)

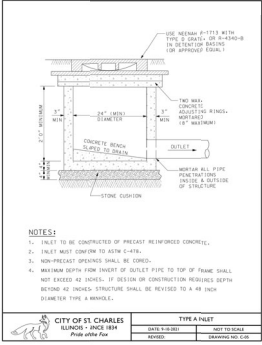
Name (print): ZJD, LLC
Address: 311 Walnut Avenue, St. Charles, IL 60174
Signature: [Signature] "manager"

APPLICANT/AUTHORIZED AGENT SIGNATURE

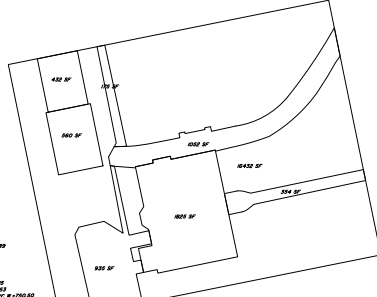
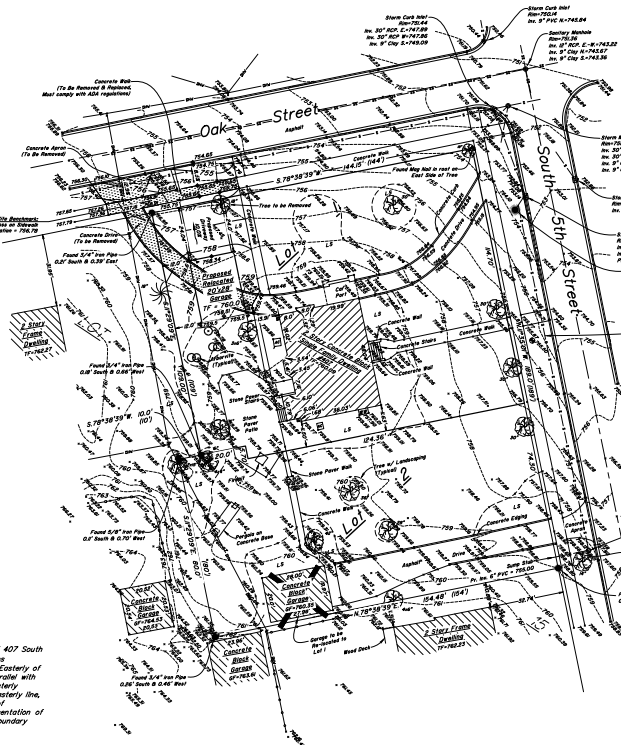
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: [Signature] "manager" Date: 9/4/23

Plot of Boundary & Topographic Survey Lot 1 407 South 5th Street Subdivision St. Charles Kane County Illinois



NOTES:
1. SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. INLET MUST CONFORM TO ASTM L-476.
3. NON-TREATMENT STRUCTURES SHALL BE CONCRETE.
4. MAXIMUM DEPTH FROM INSET OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 48 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 48 INCHES, STRUCTURE SHALL BE REDESIGNED TO A MINIMUM DIAMETER THREE (3) FEET.
5. ALL STRUCTURES SHALL BE CONSTRUCTED TO A MINIMUM OF 18" MINIMUM COVER.



EXISTING AREA

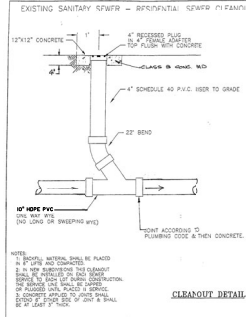
Concrete	1,875 Sq.Ft.
House	1,052 Sq.Ft.
Driveway	1,464 Sq.Ft.
Concrete porch, stoop and walkway	1,464 Sq.Ft.
Proposed	
Driveway	431 Sq.Ft.
Proposed	
Driveway	560 Sq.Ft.
Driveway	432 Sq.Ft.
Total Net New Impervious Area	560 Sq.Ft.

Lot Area 16,432 Sq.Ft.
Total Impervious 4,902 Sq.Ft. = 29.8% of lot area

- Notes:**
407 South 5th Street Subdivision is proposed.
- Legend**
- Indicates found 2 1/4" tree size, unless noted otherwise
 - Indicates found 4" tree size
 - Indicates not 2 1/4" diameter tree size
 - Indicates found tree not
 - Indicates measured
 - Indicates record
 - Indicates existing surface corner with elevation
 - Indicates proposed surface corner with elevation
 - Indicates proposed surface corner with elevation
 - Indicates direction of flow
 - Indicates location of straight run fence
 - Indicates location of wooden fence
 - Indicates AC soil as per
 - Indicates gas meter
 - Indicates electric meter
 - Indicates shower stall
 - Indicates buffer zone
 - Indicates Top of Foundation
 - Indicates garage floor
 - Indicates landscape area
 - Indicates non-irrigation tree with trunk size
 - Indicates distance tree with trunk size
 - Indicates boundary

State of Illinois } as This is to certify that the plot hereon drawn is a correct representation of Proposed Lot 1 of 407 South 5th Street Subdivision, being a subdivision of part of Lot 15 of Mondy's Addition to St. Charles further described as follows: Beginning at a point on the Northern line of said Lot, 120 feet Easterly of the Northwest corner thereof; thence Southerly parallel with the Western line of said Lot, 100 feet; thence Southerly parallel with the Northern line of said Lot, 10 feet; thence Southerly parallel with the Western line of said Lot, 80 feet; thence Easterly parallel with the Northern line of said Lot, 154 feet to the Eastern line of said Lot 15; thence Northerly along said Eastern line, 189 feet to the Northeast corner thereof; thence Westerly along the Northern line of said Lot, 144 feet to the point of beginning; in the City of St. Charles, Kane County, Illinois as shown by the plot hereon drawn which is a correct representation of said survey and location and that this professional service conforms to the current Illinois minimum standards for a boundary and topographic survey. All distances are given in feet and decimal parts thereof.

Dated at Batavia, Illinois, August 22, 2023
Shawn R. Van Kampen
Illinois Professional Land Surveyor No. 2710
DONAHUE and THORNWELL
(Illinois Professional Design Firm No. 6014)
16 E. Wilson Street, Batavia, Illinois 60510
(630) 879-0200

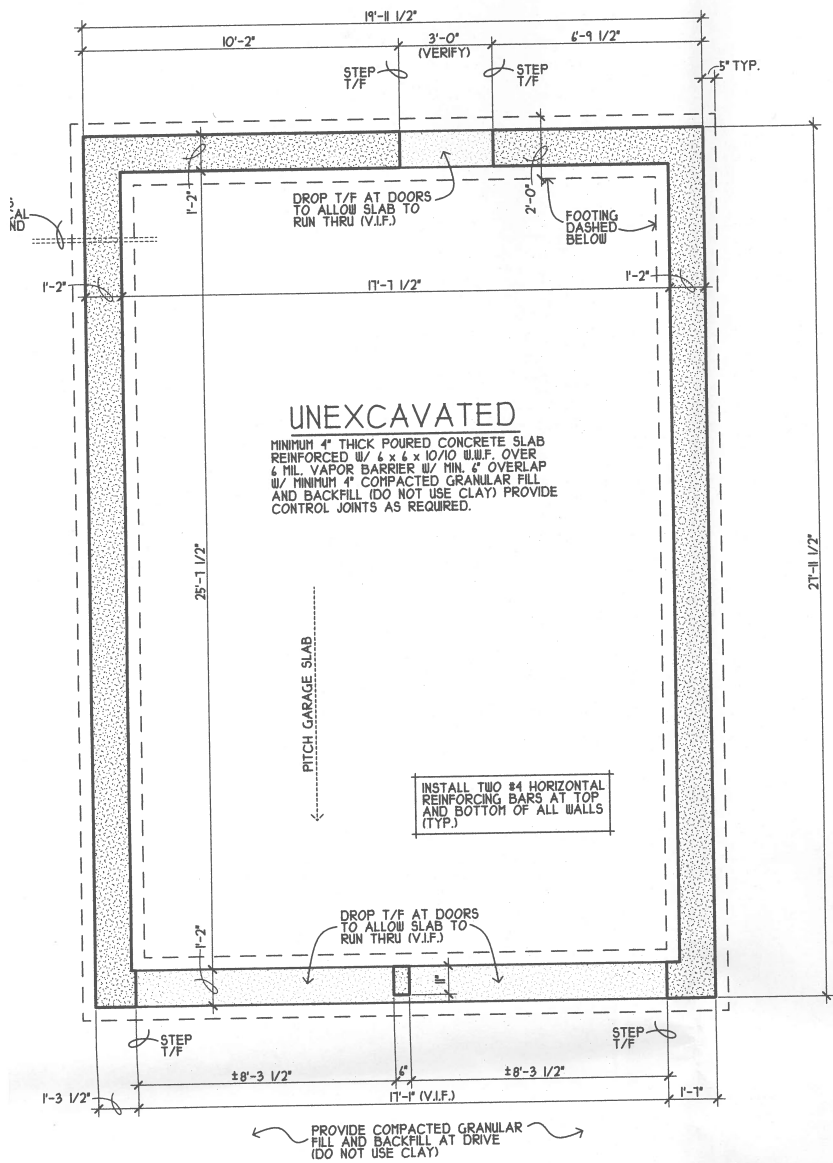


State of Illinois } as I, Nathaniel M. Lee, a licensed professional engineer of Illinois, hereby certify that this technical submission was prepared on behalf of Zach Dierrio under my personal direction. This technical submission is intended to be used as an integral part of and in conjunction with the project specification and contract documents.
Dated August 22, 2023
Nathaniel M. Lee
Illinois Licensed Professional Engineer No. 063-074842
My license expires on November 30, 2023



6/22/2023 - Revised Proposed Storm Sewer
6/26/2023 - Revised to Add Sump Line to Lot 2
7/25/2023 - Issued Site Grading Plan





AUG. 21, 2023 - PERMIT

MARSHALL ARCHITECTS

812 E. Main Street
 Suite 10
 St. Charles, Illinois
 60177
 630.584.782

STATE OF ILLINOIS DESIGNER
 FIRM REGISTRATION NUMBER
 184.001511

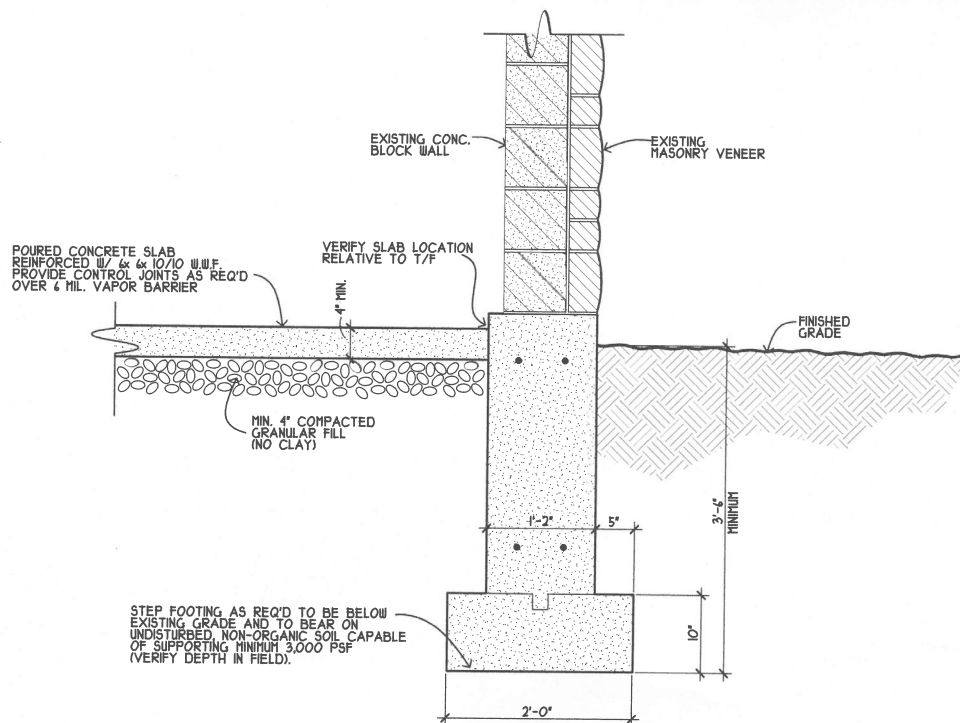
PROPOSED FOUNDATION FOR DETACHED GARAGE AT:
407 S. 5TH STREET
 ST. CHARLES, ILLINOIS

NOTE:
 VERIFY ALL DIMENSIONS SHOWN WITH
 EXISTING GARAGE.

FOUNDATION PLAN

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

Revisions:



FOOTING DETAIL

SCALE: 3/4" = 1'-0"

GENERAL NOTES:

1. ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES, AMENDMENTS AND STANDARDS FOR THE CITY OF ST. CHARLES, ILLINOIS.
2. VERIFY ALL STRUCTURAL CHANGES AND DISCREPANCIES WITH ARCHITECT.
3. ALL CONCRETE TO BE 3,000 PSI MINIMUM IN 28 DAYS, EXCEPT GARAGE FLOOR SLABS, WALKS AND STEPS EXPOSED TO WEATHER ARE TO BE 3,500 PSI AND A MINIMUM 5% AND A MAXIMUM 1% AIR ENTRAINED.
4. ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL CAPABLE OF SUPPORTING 3,000 PSF MINIMUM AND TO BE A MINIMUM OF 42" BELOW GRADE (VERIFY SOIL CAPACITY).
5. STRUCTURAL STEEL TO BE ASTM A-36 REINFORCING STEEL TO BE GRADE 40. REINFORCING BARS TO BE SUPPORTED AND SECURED AGAINST DISPLACEMENT. PLACE IN ACCORDANCE TO CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS". INSTALL TWO #4 HORIZONTAL BARS AT TOP AND BOTTOM CONTINUOUS IN ALL POURED CONCRETE WALLS UNLESS OTHERWISE NOTED. LAP BARS 1'-4" AT SPLICES AND PROVIDE 3 FOOT LONG CORNER BARS.
6. CONFORM TO ALL DIMENSIONS INDICATED IN PREFERENCE TO SCALED DIMENSIONS FROM THE DRAWINGS. (DO NOT SCALE THE DRAWINGS). VERIFY EXISTING DIMENSIONS IN FIELD.
7. CONTRACTORS TO OBTAIN AND FOLLOW THE INSTALLATION DETAILS AND PROCEDURES FOR ALL MANUFACTURED PRODUCTS AS CALLED FOR IN THE MANUFACTURER'S SPECIFICATIONS.
8. MASONRY DETAILS AND METHODS TO FOLLOW APPROPRIATE GUIDELINES AND RECOMMENDATIONS BY THE MASONRY ADVISORY COUNCIL AND THE BRICK INSTITUTE OF AMERICA. PROVIDE SUFFICIENT SPACE UNDER WINDOW SILLS AT

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BASED ON ASSUMPTIONS THAT COULD NOT BE VERIFIED. DUE TO THE FACT THAT THE REMODELING OF THIS EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE CLIENT AGREES TO THE FULLEST EXTENT OF THE LAW, TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIM, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) FOR INJURY OR ECONOMIC LOSS ARISING OR ALLEGEDLY ARISING OUT OF THE DAMAGES, LIABILITIES OR COSTS ATTRIBUTABLE TO THE LACK OF KNOWLEDGE OF EXISTING CONDITIONS.