	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 10 Illinois St. #5-D	
	Proposal:		Roof	
	Petitioner:		Midwest Custom Homes Inc.	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 3/6/19	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Application				
Design Drawings				
Photo of proposed roof location				
EXECUTIVE SUMMARY:				
Proposed is the addition of a roof over the top floor corner balcony at 10 Illinois St. The roof will be constructed out of steel and metal.				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations 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: 2/27/19 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 10 Illinois Street #5-D

Use of Property: ☐ Commercial, business name: _____

☒ Residential ☐ Other: Condo

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

Description:

add a Roof To top Floor balcony

Applicant Information:

Name (print): Midwest Custom Homes, Inc.

Address: 409 Illinois Ave #1-D

Phone: 630-774-9101

Email: Bob@midwestcustomhomes.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Phil & Vicki Corcoran

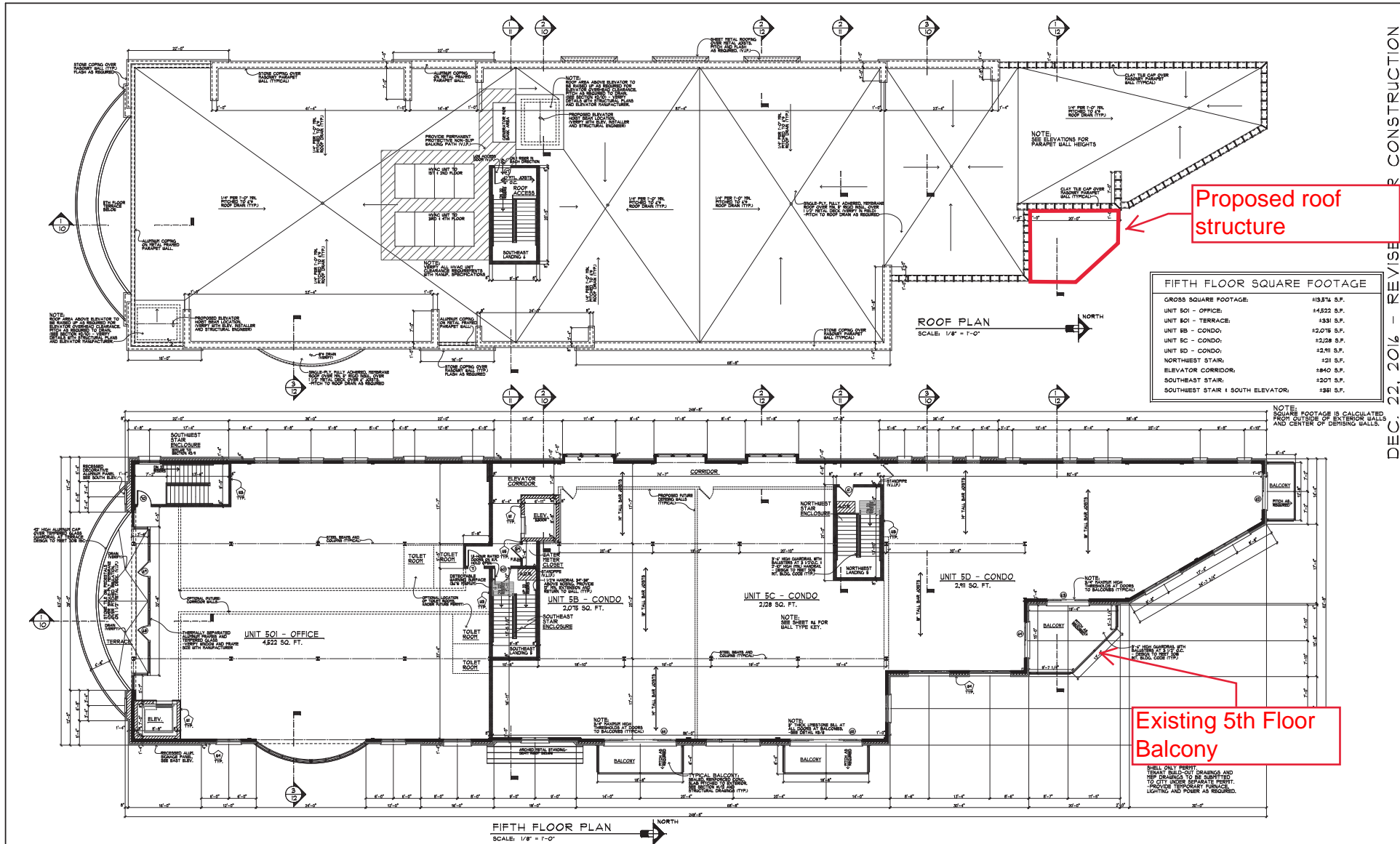
Address: 10 Illinois Street #5-D

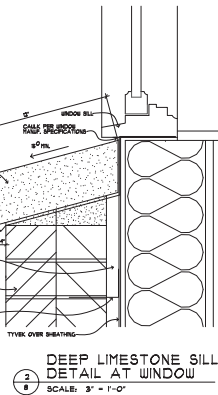
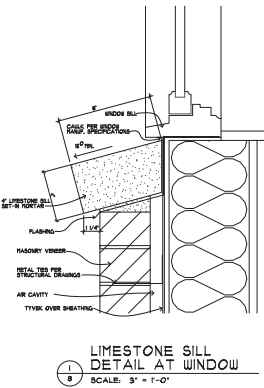
Signature: [Signature]

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.

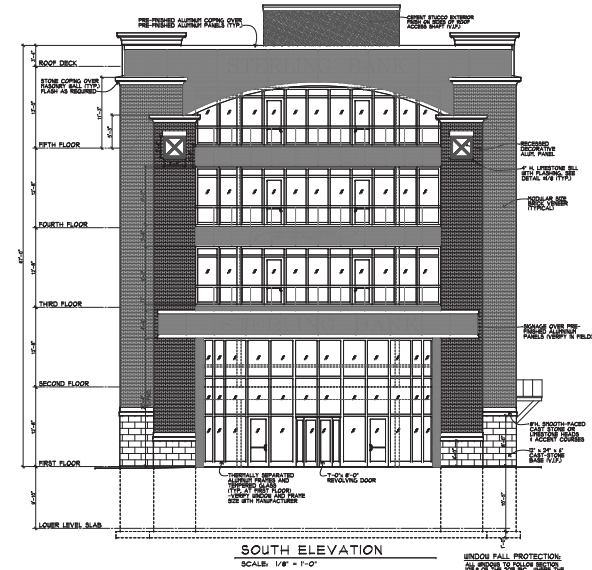
Signature: [Signature] Date: 2-27-19





NOTE:
WINDOWS ARE WEATHER SHIELD WINDOWS (W.D.)
VERIFY AVAIL. SIZES BY MANF. - UPGRADS AS REQUIRED.
VERIFY WINDOW MANUFACT. & GRID PATTERN BY OWNER AND
INSTALL PER MANUFACTURER'S SPECIFICATIONS.
CONTRACTOR TO VERIFY ALL WINDOW HEIGHTS
GLAZED PENETRATION TO PROVIDE A MAXIMUM
5\"/>

NOTE:
INSTALL ALL FLASHING & SEALANT AS REQUIRED FOR
WEATHERPROOF EXTERIOR - ALL FLASHING INSTALLATION
TO FOLLOW DETAILS FROM SHEET METAL & AIR
CONDITIONING CONTRACTORS NATIONAL ASSOCIATION INC.
ARCHITECTURAL SHEET METAL MANUAL TOP OF FLASHING
TO BE INSTALLED UNDER TYPICAL.
NOTE:
ALL MASONRY DETAILS TO FOLLOW RECOMMENDED
PRACTICES BY THE MASONRY ADVISORY COUNCIL
SEMI-ANNUAL CODE INCLUDING FLASHING, SEAL, AND
EXPANSION JOINTS, UNITS, JOISTS AND SEAL,
MASONRY, MORTAR, STONE & CEMENT AT PARAPET
DALLS AS REQUIRED FOR SATISFACTORY FINISH.



DEC. 22, 2016 - REVISED FOR CONSTRUCTION

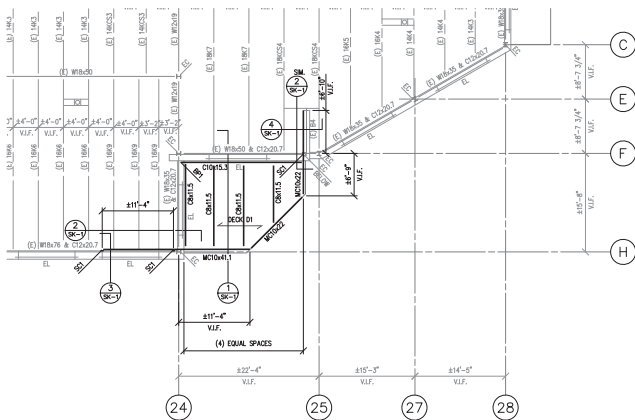
PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS:
FIRST STREET - BLDG. 3

BLDG. 3

DATE: 12/22/2016

Commission: 2500
Issue Date: 8-8-2016
Drawn By: COZ
South and East
Elevations

Sheet:
A8
of: 9



PARTIAL ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

- EC DENOTES EXISTING COLUMN, V.I.F.
- EL DENOTES EXISTING UNTEL, V.I.F.
- (E) B4 DENOTES EXISTING HSS10x5x3/16 BEAM W/ 3/8" CONT. PLATE, V.I.F.
- SC1 DENOTES C4x5.4 STUB COLUMN.
- BPI DENOTES 1/2"x7"x7" BEARING PLATE WITH (2)-3/8"x4" LONG WELDED HEADED STUDS, PROVIDE (2) COURSE GROUTED BLOCK x 2'-0" WIDE BENEATH FULL FOOTPRINT OF BEARING PLATE.
- DECK D1 INDICATES TYPE "B" (WIDE RIB) 1 1/2"-22 GA. GALVANIZED METAL ROOF DECK, ATTACH DECK TO ALL SUPPORTING MEMBERS W/ 5/8" PUSCLE WELD @ 12" O.C. (6" @ PERIMETER) & (2)-#10 HEZ HEAD SIDELAP SCREWS EQUALLY SPACED BETWEEN SUPPORTS. PROVIDE 3 SPAN MIN. SUPPORT.

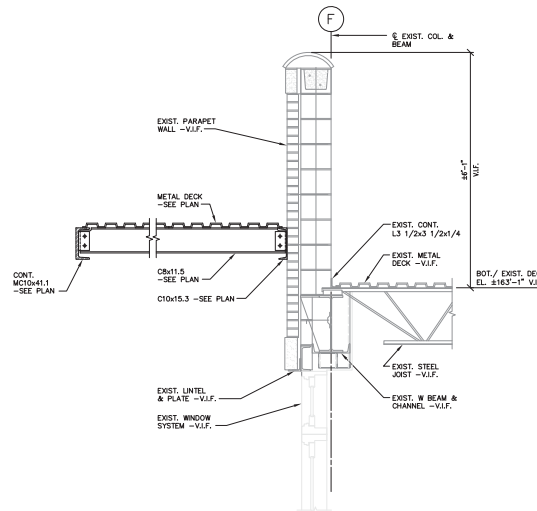
PROJECT GENERAL NOTES

GENERAL:

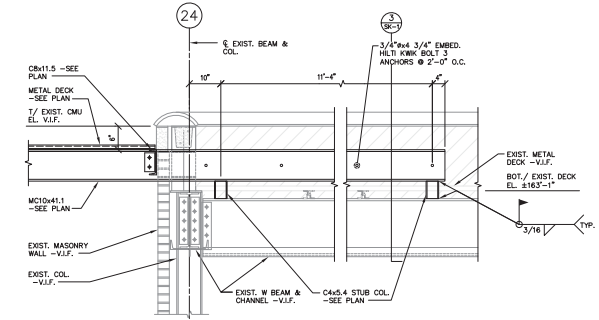
- THE INFORMATION CONTAINED ON THE STRUCTURAL DRAWINGS IS IN ITSELF INCOMPLETE AND MUST BE USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES OR APPLICABLE STANDARDS, CODES, ETC. INCORPORATED THEREIN BY REFERENCE.
- THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION, UNLESS THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATION OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO.
- STRUCTURES HAVE BEEN DESIGNED FOR OPERATIONAL LOADS ON THE COMPLETED STRUCTURE. DURING CONSTRUCTION, THE STRUCTURES SHALL BE PROTECTED BY BRACING AND TEMPORARY SUPPORTS WHEREVER EXCESSIVE CONSTRUCTION LOADS MAY OCCUR. OVERSTRESSING OF ANY STRUCTURAL ELEMENT IS PROHIBITED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE STRUCTURAL WORK WITH THE ARCHITECTURAL DRAWINGS, AS WELL AS ANY OTHER APPLICABLE TRADES. IN CASE OF CONFLICT BETWEEN THE STRUCTURAL WORK AND DRAWINGS RELATED TO OTHER TRADES, THE CONTRACTOR SHALL MAKE ALLOWANCES IN HIS BID FOR THE MORE SEVERE REQUIREMENTS. CONFLICTS BETWEEN THE STRUCTURAL WORK AND THE DRAWINGS OF OTHER TRADES SHALL NOT BE REASON FOR ANY EXTRA COST OR DELAY IN THE EXECUTION OF THE WORK. IN ADDITION, THE CONTRACTOR IS TO INCLUDE IN HIS BID THE COST TO RE-ROUTE ANY EXISTING MEP PIPING/DUCTWORK/CONDUIT/ETC. REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.
- ALL EXISTING STRUCTURAL INFORMATION WAS EXTRACTED FROM SHEETS SI-6, SI-1 & SI-2 FROM THE ORIGINAL CONSTRUCTION DRAWINGS PREPARED FOR THE BUILDING BY PEASE BORST & ASSOCIATES, DATED AUGUST 8, 2016. INDIVIDUAL TRADE CONTRACTORS ARE TO FIELD VERIFY THE LAYOUT AND SIZES OF ALL FRAMING, ALL BEARING CONDITIONS, THE LOCATION & COMPOSITION OF ALL BEARING WALLS IN ALL AREAS OF REMODELING/NEW CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER IMMEDIATELY.

STEEL FRAMING:

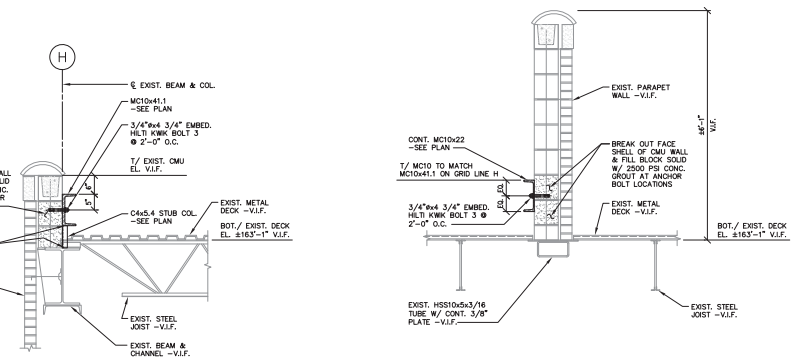
- CONTRACTOR TO COORDINATE ALL DIMENSIONS AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS.
- MATERIAL FOR ANGLES, PLATES AND CHANNELS TO BE ASTM A36 (FY=36 KSI) UNLESS OTHERWISE NOTED.
- STRUCTURAL STEEL DETAILS, FABRICATION, AND ERECTION SHALL CONFORM TO THE NINTH EDITION OF THE AISC, "MANUAL OF STEEL CONSTRUCTION" (ASD), OR THE SECOND EDITION OF THE AISC, "MANUAL OF STEEL CONSTRUCTION" (LRFD), UNLESS OTHERWISE SHOWN OR SPECIFIED.
- THE STRUCTURAL STEEL CONTRACTOR SHALL PREPARE AND SUBMIT STEEL SHOP DRAWINGS INDICATING THE DETAILS OF FABRICATION FOR ALL OF THE STEEL COMPONENTS.
 - INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES, AND OTHER PERTINENT DATA.
 - INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH AND TYPE OF EACH WELD.
 - INDICATE TYPE, SIZE, AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS, IDENTIFY HIGH-STRENGTH BOLTED SLIP—CRITICAL, DIRECT-TENSION, OR TENSIONED SHEAR/BEARING CONNECTIONS.
- ALL WELDING SHALL BE DONE BY THE SHIELDED ARC PROCESS IN ACCORDANCE WITH THE RULES OF THE AMERICAN WELDING SOCIETY (AWS), "STRUCTURAL WELDING CODES," LATEST ADOPTION.
- ALL WELDERS SHALL BE QUALIFIED ACCORDING TO THE RULES OF THE AMERICAN WELDING SOCIETY.
- WELDING ELECTRODES: E70XX
- STRUCTURAL STEEL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, & EXISTING CONDITIONS PRIOR TO FABRICATION ANY COMPONENT.



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



SECTION 2 SK-1
SCALE: 3/4" = 1'-0"



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

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

FEB. 28, 2017 – REVISED FOR CONSTRUCTION

PROPOSED NEW OFFICE/RESIDENTIAL CONDOMINIUMS
FIRST STREET – BLDG. 3
ST. CHARLES, ILLINOIS 60174
FIRST STREET DEVELOPMENT, LLC

BLDG. 3

Revisions:
1. 02-28-17
2. 03-01-17
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Location of
proposed roof
structure