

 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 209 N. 3 rd Ave. (enclose garage)		
	Proposal:	Enclose rear garage door		
	Petitioner:	Tony Nicholas		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 10/15/14	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Photo and information submitted by applicant				
EXECUTIVE SUMMARY:				
<p>The owner of the house at 209 N. 3rd Ave. is proposing to enclose the rear garage door.</p> <p>The garage door is located at the basement level behind the house. The owner has identified that water is draining down the driveway around the house and into the basement garage.</p> <p>The owner is proposing to enclose the garage door with a concrete wall and to backfill against the wall.</p> <p>A concrete patio will be installed at a higher elevation (approximately even with the concrete stoop at the bottom on the rear entrance stairwell).</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

Property Address: 209 N 3RD Ave, St Charles IL 60174

Request to: Pour concrete to close garage and back fill and pour concrete patio.

Currently, the garage was added at some time under the back of the house. Every time it rains, the water makes its way to the garage and eventually into the basement. This is because the driveway is sloped towards the garage which is the lowest point and collects all the water runoff.

To resolve the problem, we would like to cancel the garage by canceling the garage door and by pouring a concrete wall then back fill and pour a concrete patio 15x15.



- Cancel Door
- Pour Concrete wall
- Back Fill
- Pour Concrete patio
- New patio will be higher than driveway

