

**HISTORIC PRESERVATION COMMISSION
AGENDA
SPECIAL MEETING**

November 29, 2018 – 6:30 p.m.

**LEMONT VILLAGE HALL
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CHAIRMAN'S REPORT**
 - A. St. Patrick's Church**
- V. PUBLIC HEARINGS**
 - A. Certificate of Appropriateness for alterations at 504 Talcott Avenue (residing)**
 - B. Certificate of Appropriateness for demolition and addition at 326 Main Street (three-story mixed-use)**
- VI. APPLICATIONS**
- VII. NEW BUSINESS**
- VIII. OLD BUSINESS**
- IX. AUDIENCE PARTICIPATION**
- X. ADJOURN**

Application for Certificate of Appropriateness



LEMONT

Lemont Historic Preservation Commission

418 Main Street Lemont, Illinois 60439

phone (630) 257-1595

fax (630) 257-1598

APPLICANT INFORMATION

Applicant's Name Levi Brock

Applicant's Address 2405 Palmer Ranch Dr. New Haven 60451

Applicant's Telephone # 630-770-4655

Applicant's E-mail Address levi@pm217@gmail.com

CHECK ONE OF THE FOLLOWING:

Applicant is the owner of the subject property and is the signer of this application.

Applicant is the contract purchaser of the subject property.

Applicant is acting on behalf of the beneficiary of a trust.

Applicant is a tenant on the subject property.

PROPERTY INFORMATION

Address of Subject Property/Properties 504 TALCOTT AVE Lemont

Parcel Identification Number of Subject Property/Properties _____

PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

Change in height of structure ~~_____~~ VOID

Change in footprint of structure _____

Addition to structure _____

Change in exterior materials on a structure

Change in roofing materials _____

Addition of or change to a sign _____

Change in fenestration (window arrangement) _____

Replacement of windows, awnings _____

Replacement of exterior details _____

Installation or alteration of a fence _____

Construction of new structure _____

Demolition of s structure _____

Brief Statement of Proposed Work:



VILLAGE OF LEMONT
 APPROVED
 APPROVED AS NOTED
 NOT APPROVED

Date _____ Signature _____



PROJECT	
NO.	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	

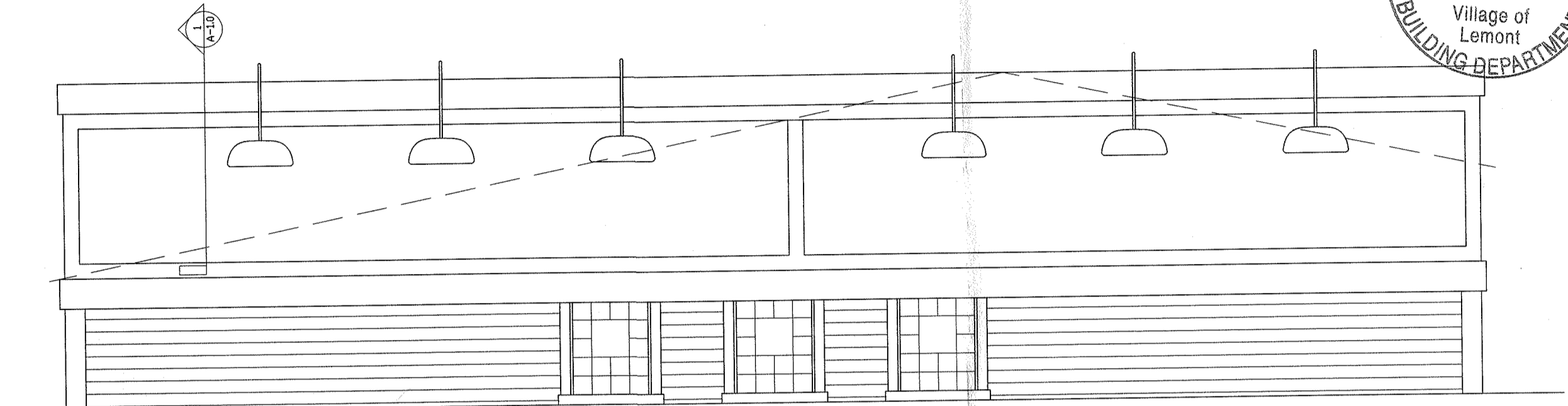
504 Talcott ave
 Lemont IL.

Talcott Shop

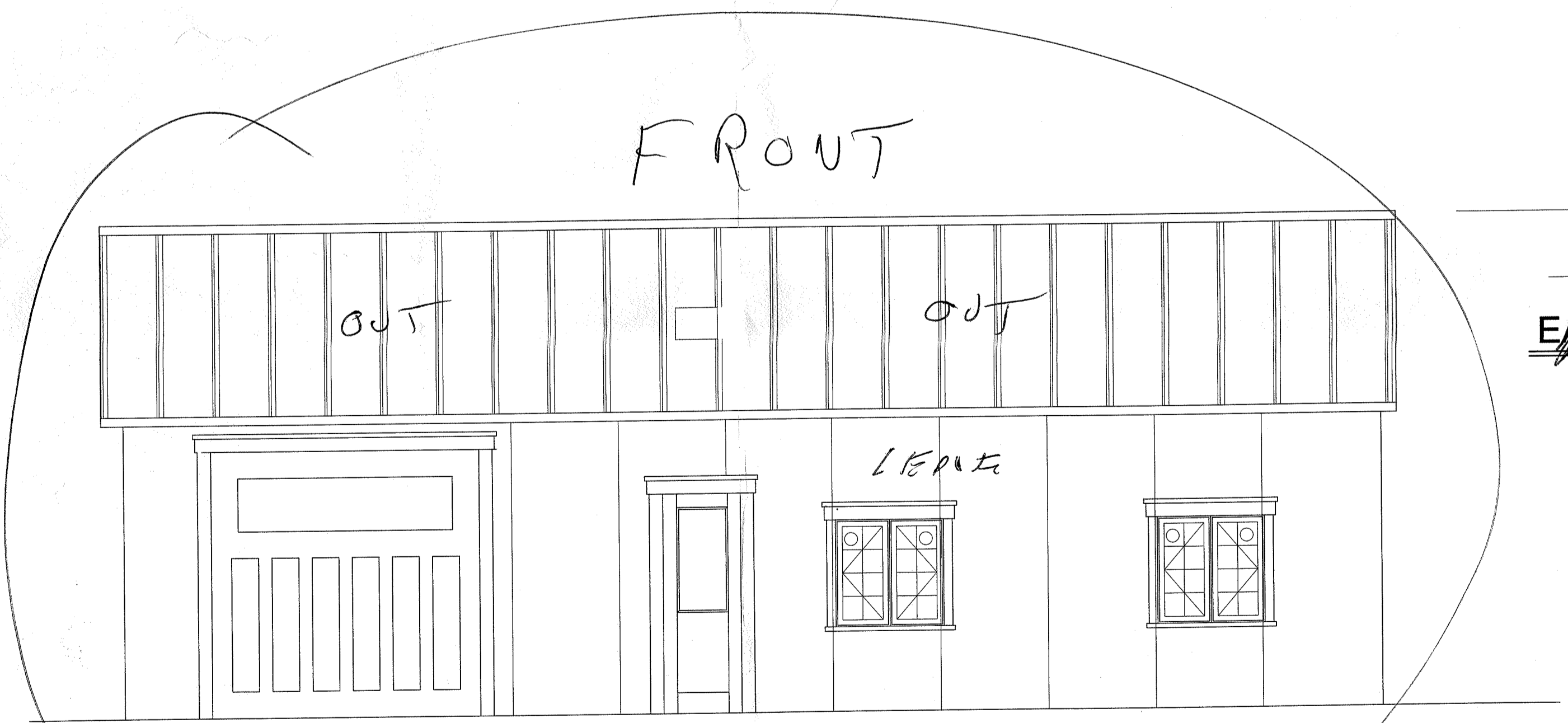
Horizontal
 siding at
 * TOP ONLY
 Paint on Bottom



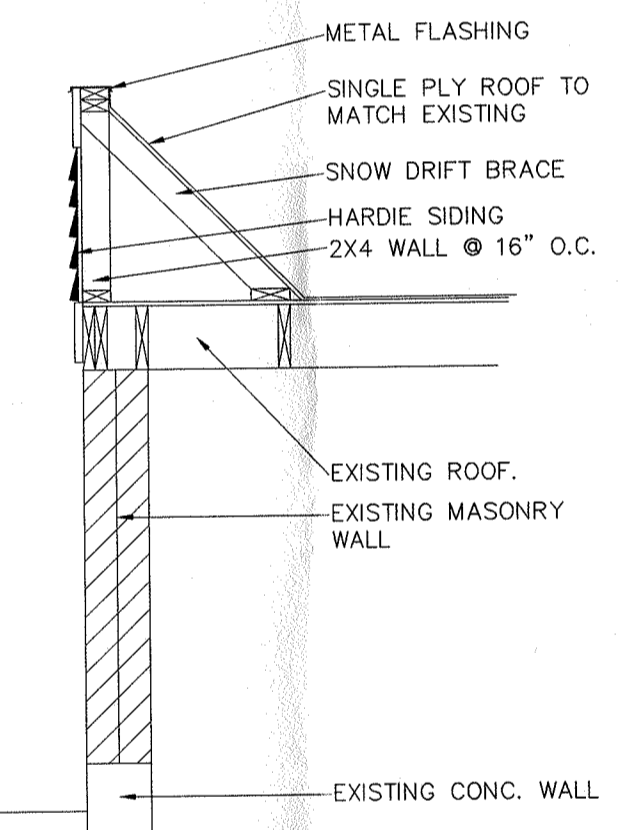
PROPOSED WEST ELEV. 1/4" = 1'-0"



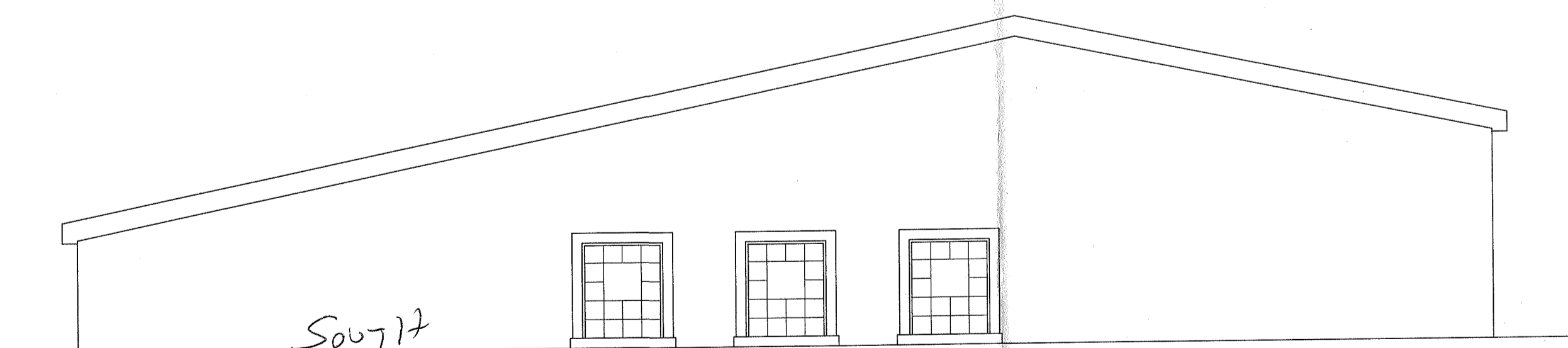
PROPOSED EAST ELEV. 1/4" = 1'-0"



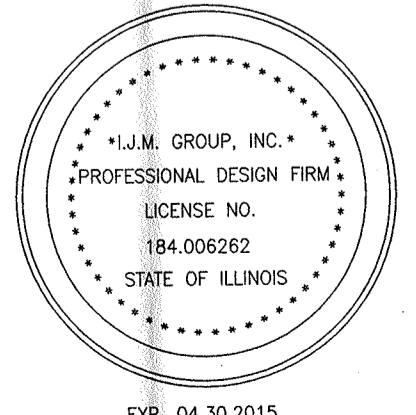
EXISTING WEST ELEV. 1/4" = 1'-0"



EAST WALL DETAIL 1/2" = 1'-0"



EXISTING EAST ELEV. 1/4" = 1'-0"



CERTIFICATION
 I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

IAN McDOONNELL - ILLINOIS REGISTRATION NO. 001-020866
 LICENSE EXPIRES: 11.30.2014 DATE SIGNED: 7.22.14

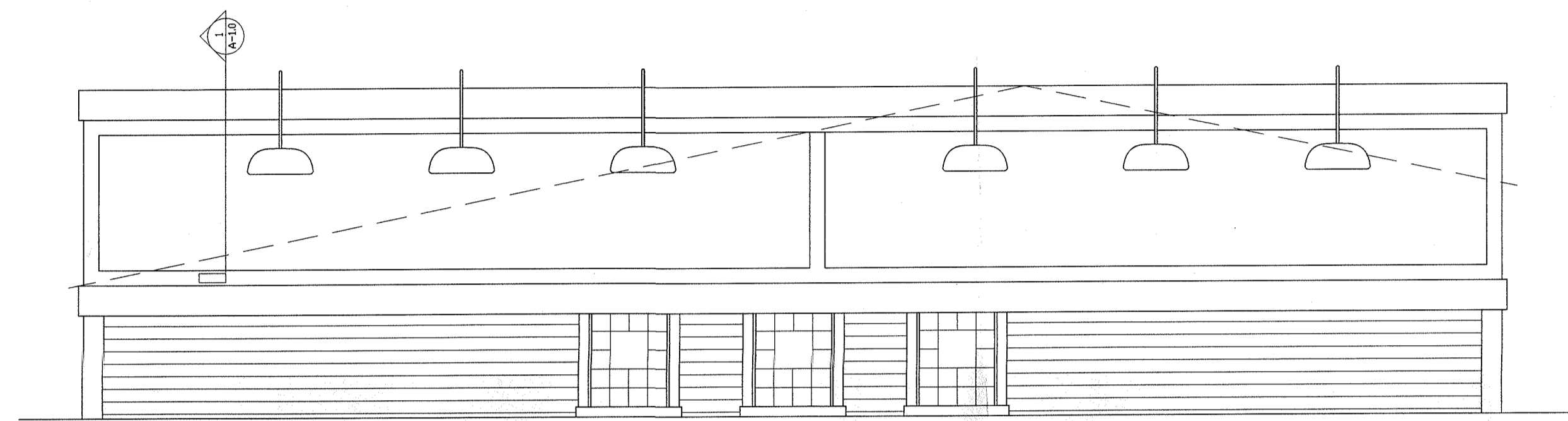
DATE	7.22.2014
JOB#	2014-01
SHEET	A-1.0

504 Talcott Ave
 Burns 630-337-1110

PROJECT



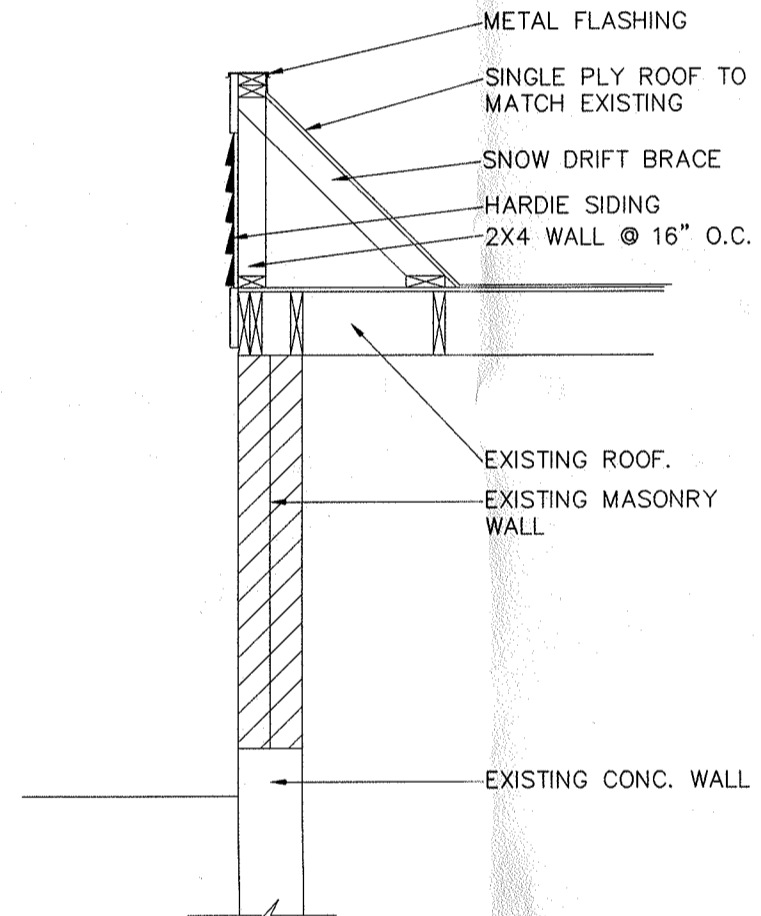
PROPOSED WEST ELEV. 1/4" = 1'-0"



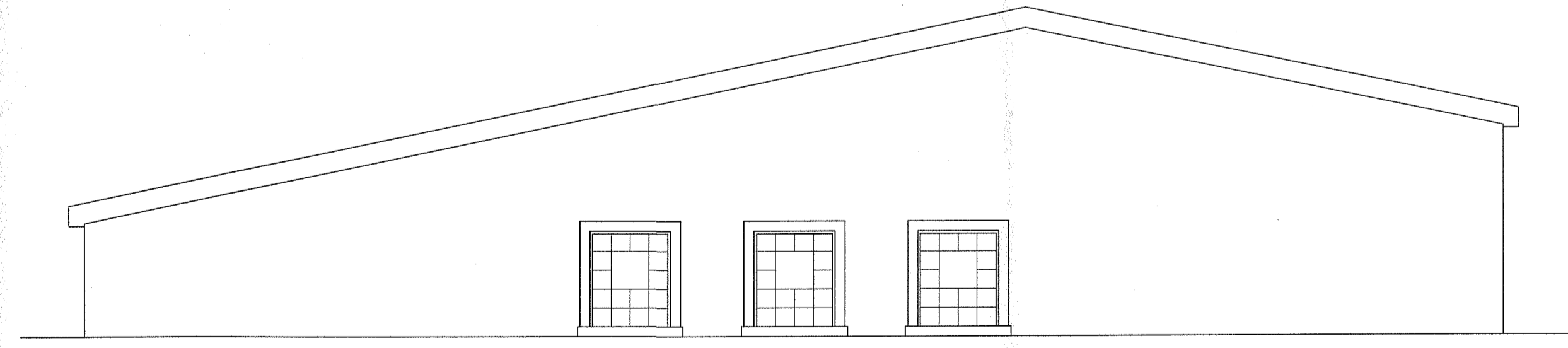
PROPOSED EAST ELEV. 1/4" = 1'-0"



EXISTING WEST ELEV. 1/4" = 1'-0"

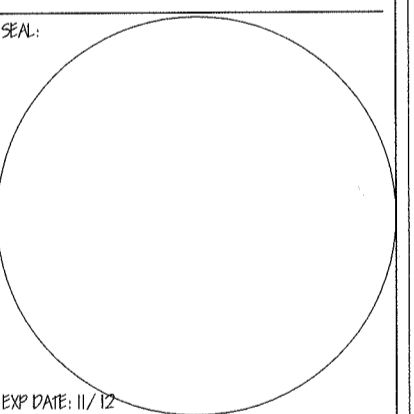


EAST WALL DETAIL 1/2" = 1'-0"

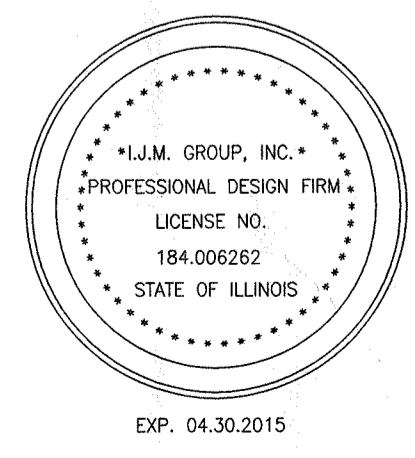


EXISTING EAST ELEV. 1/4" = 1'-0"

504 Talcott ave
Lemont IL.



DATE	7.22.2014
JOB#	2014-01
SHEET	A-1.0

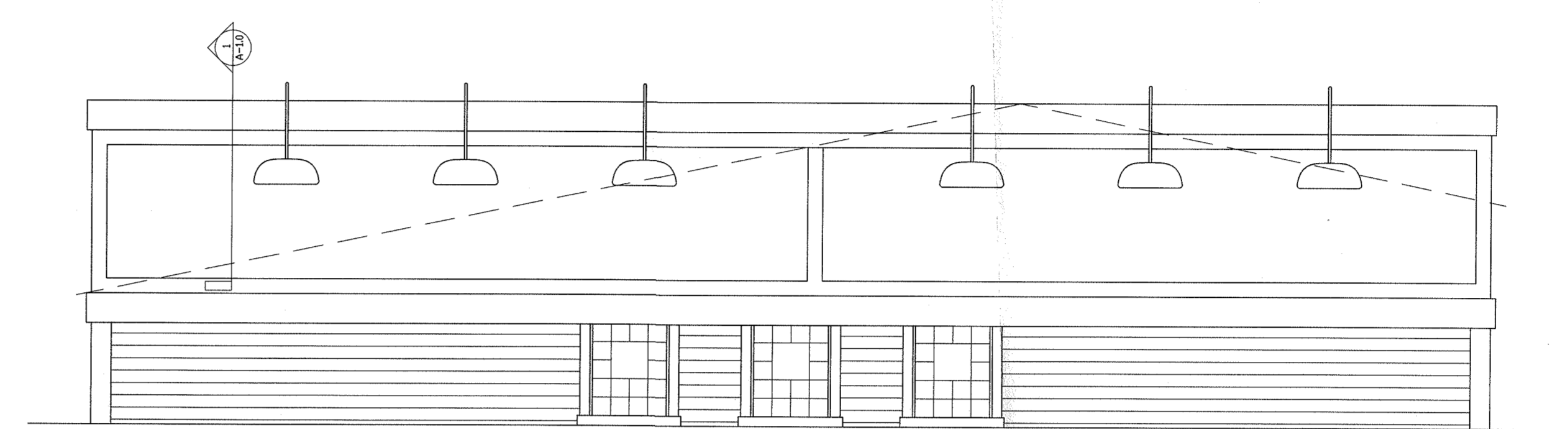


CERTIFICATION
 I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.
 IAN MCDONNELL - ILLINOIS REGISTRATION NO. 001-020866
 LICENSE EXPIRES: 11.30.2014 DATE SIGNED: 7.21.14

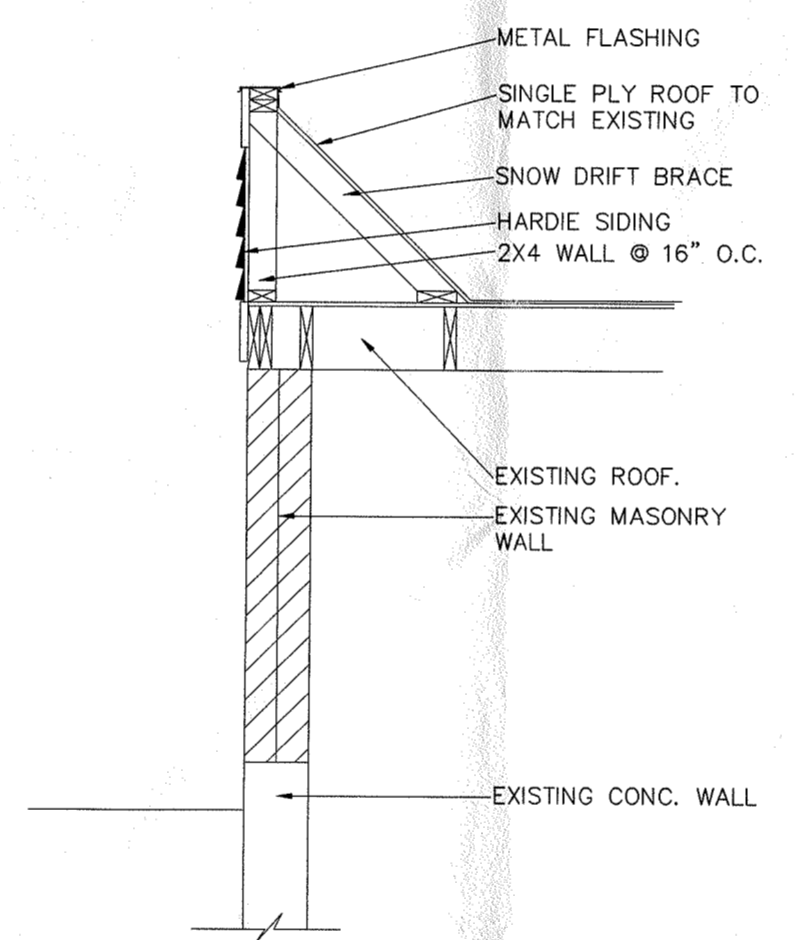
PROJECT	



PROPOSED WEST ELEV. 1/4" = 1'-0"



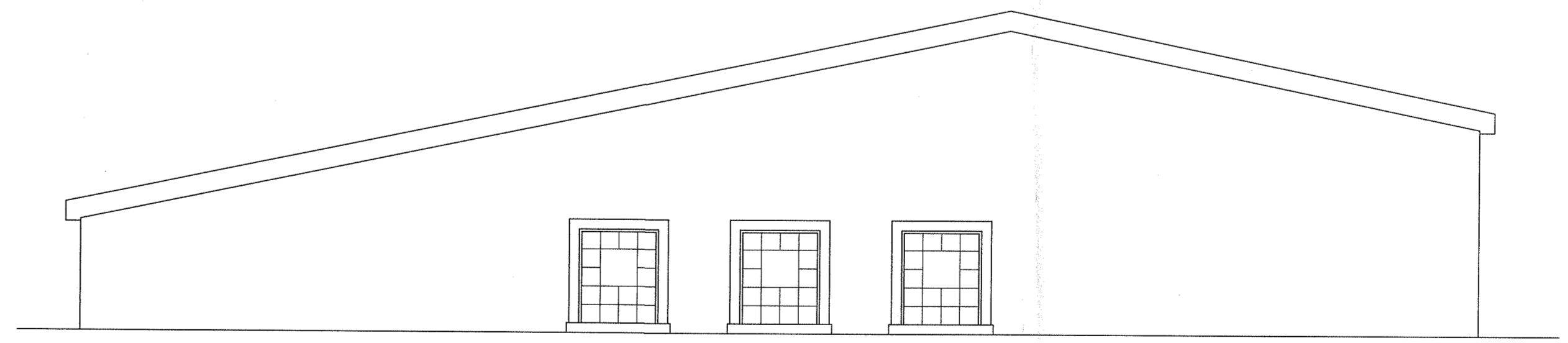
PROPOSED EAST ELEV. 1/4" = 1'-0"



EAST WALL DETAIL 1/2" = 1'-0"

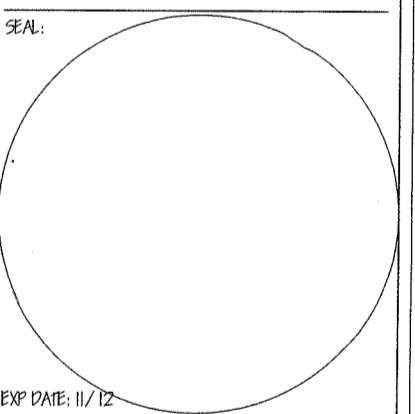


EXISTING WEST ELEV. 1/4" = 1'-0"



EXISTING EAST ELEV. 1/4" = 1'-0"

504 Talcott ave
Lemont IL



EXP. DATE: 12/12

DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	



CERTIFICATION
 I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.
 IAN McDONNELL - ILLINOIS REGISTRATION NO. 001-020866
 LICENSE EXPIRES: 11.30.2014 DATE SIGNED: 7.26.14

DATE	7.22.2014
DATE	2014-01
SHEET	A-1.0

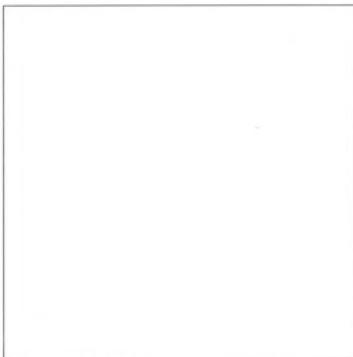


ReadyColor[®]

Finished before you start™

LP SmartSide 3/8 x 8 x 16' Woodgrain Lap Siding

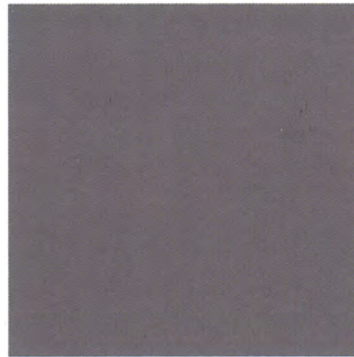
- 12 Popular Colors In Stock
- Allen Ultra White Trim and Soffit In Stock



Allen Ultra White



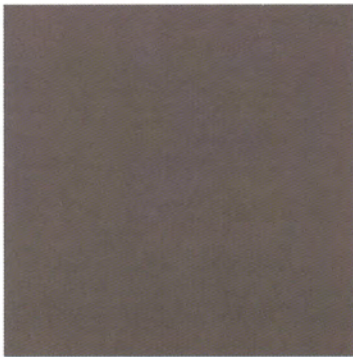
SW 7672 Knitting Needles



SW 7067 Cityscape



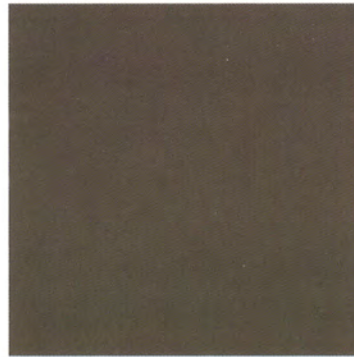
SW 2855 Sycamore Tan



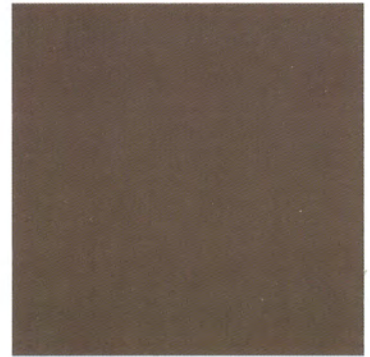
SW 7019 Gauntlet Gray



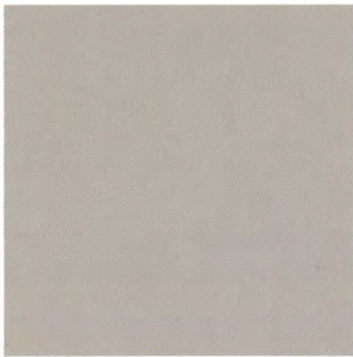
SW 7020 Black Fox



SW 6166 Eclipse



SW 7033 Brainstorm Bronze



SW 7638 Jogging Path



SW 6236 Grays Harbor



SW 6133 Muslin



SW 7062 Rock Bottom

**Custom colors available upon request.

Due to the printing process, please request actual sample for final color approval.

800-892-1884

www.edmundallen.com



Mueller Roofing, Inc.



Hot Roofing • Shingles • Gutters • Siding • Soffit

2827 Manhattan Rd. • Joliet, IL 60433

"Quality since 1960"

Phone: (815) 726-0730 • Fax: (708) 590-0700



IL Roofing Lic # 104016228

Proposal

Name : John Burns
Address: 504 Talcott ave
Lemont IL 60439

Date: 9/25/2018
Phone: 630-337-1110
Project Manager: **Levi Brock**
Cell # 630-770-4655

We hereby submit specifications and estimates for:

- Remove the existing signs after electric is disconnected .
- Remove the existing siding and dispose .
- Replace any damaged wood as needed.
- Install new tyvek house wrap taping all seams .
- Remove the top wall metal.
- Install new premium LP smart side and 5/4 boards at outside corners.
- Caulk all seams using quad max .
- Install a new top place metal with drip edges on all sides .
- All labor will carry a 10 year warranty.

- > Labor will carry a 2yr warranty
- > No warranty will cover any interior damages of any kind

Approval of these drawings and the issuance of a building permit does not constitute a waiver of Building Codes and Zoning Ordinances. All construction must be in compliance with Village, State & Federal Laws, Codes and Ordinances.

Village of Lemont
Building Department



VILLAGE OF LEMONT
 APPROVED
 APPROVED AS NOTED
 NOT APPROVED

Options : Not included in price below

10/31/18 *[Signature]*
 Date Signature

We hereby propose to furnish material and labor --complete in accordance with the above specifications for the sum of:

(\$6,000.00)

Payment to be made as follows: >>>>

Deposit & Balance Upon Completion Of Each Service

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order and will become an extra charge above the estimate. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered under Workman's Compensation Insurance.

Authorized Signature: *[Signature]*

Note: This proposal may be withdrawn by us if not accepted within 15 days

-- Acceptance of Proposal--

Date of acceptance: 9 12 5 1 2017 2018

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. All payments will be made as outlined above.

Signature: *[Signature]*

Village of LEMONT

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Commerce/Trade - professional"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Transportation - road-related (vehicular)"/>
INTEGRITY	<input type="text" value="major alterations and/or addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
STOREFRONT INTEGRITY	<input type="text"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Gas Station"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1"/>
BEGINYEAR	<input type="text" value="1956"/>	ROOF TYPE	<input type="text" value="Flat"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Not visible"/>
DATESOURCE	<input type="text" value="Village of Lemont database"/>	FOUNDATION	<input type="text" value="concrete pad"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Aluminum"/>	WINDOW MATERIAL	<input type="text" value="aluminum"/>
WALL MATERIAL (original)	<input type="text" value="unknown"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="casement"/>
		WINDOW CONFIG	<input type="text" value="paired 1 light"/>

SIGNIFICANT FEATURES

ALTERATIONS

STOREFRONT
FEATURES

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC
NAME

COMMON
NAME

Ken Eberly Insurance

PERMIT NO:

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE

HISTORIC
INFO

LANDSCAPE

Midblock on mixed use street west of
corner of Holmes and Talcott;
asphalt parking lot at front with curb
cut; setback on lot; front sidewalks

PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

\\images\talcott50
4.jpg

DIGITAL
PHOTO ID2

SURVEY INFORMATION

PREPARER

JENNIFER KENNY

PREPARER
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEYDATE

9/28/2005

SURVEYAREA

LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

Application for Certificate of Appropriateness

Lemont Historic Preservation Commission
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

Applicant's Name AL SWEIS (SWEIS UNIVERSAL)

Applicant's Address 326 MAIN STREET, IL LEMONT 60439

Applicant's Telephone # (708) 363-9590

Applicant's E-mail Address sweisuniversal@gmail.com

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is a tenant on the subject property.

PROPERTY INFORMATION

Address of Subject Property/Properties 326 MAIN STREET LEMONT, IL 60439

Parcel Identification Number of Subject Property/Properties 22-20-419-001-0000

PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

- | | |
|---|---|
| Change in height of structure _____ | Change in fenestration (window arrangement) _____ |
| Change in footprint of structure _____ | Replacement of windows, awnings _____ |
| Addition to structure _____ | Replacement of exterior details _____ |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence _____ |
| Change in roofing materials _____ | Construction of new structure <input checked="" type="checkbox"/> |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

SEE ATTACHE DRAWINGS

MIXED-USE DEVELOPMENT / BUILDING REMODEL & ADDITION

326 MAIN STREET - LEMONT - ILLINOIS



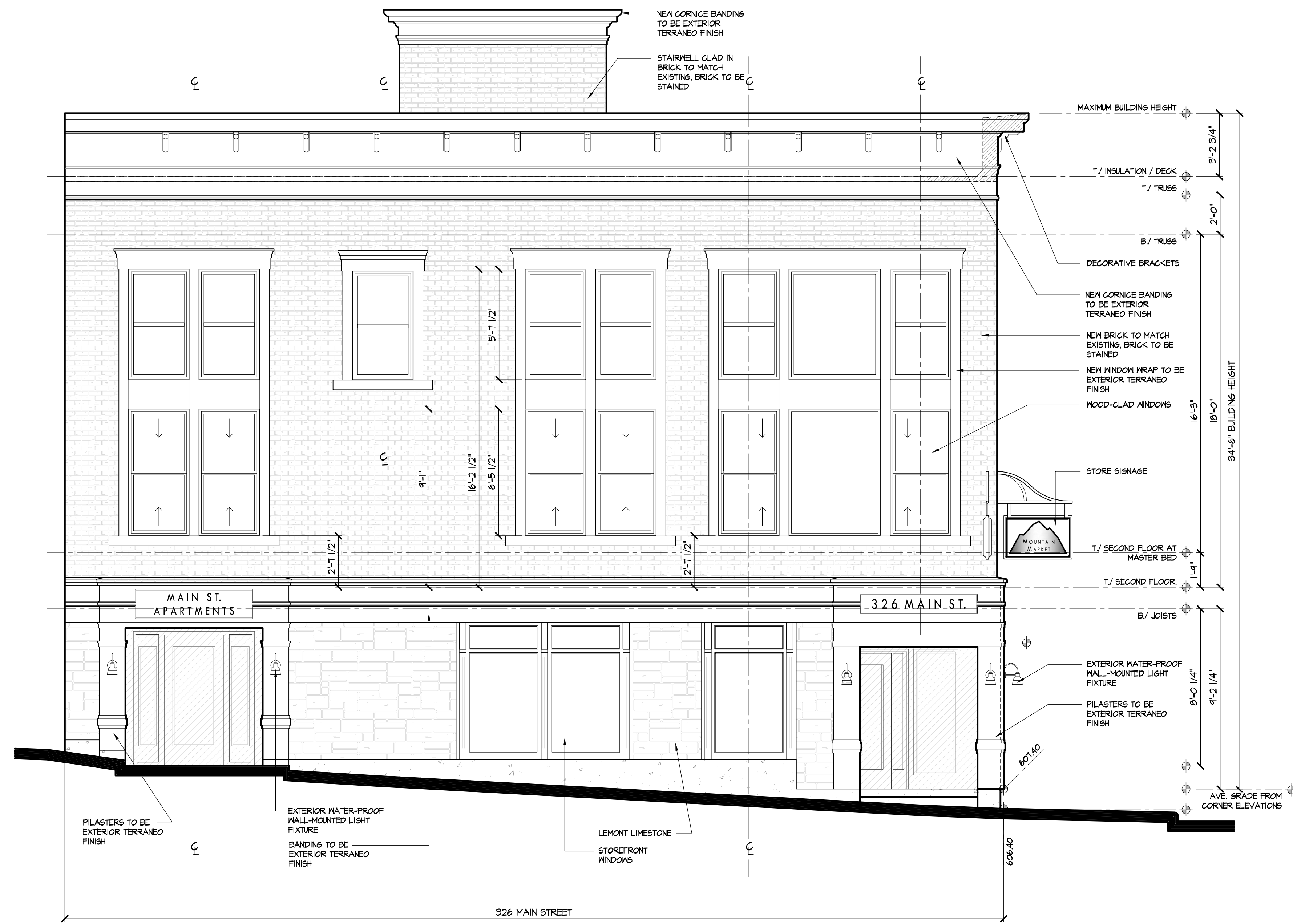
MAIN STREET - STREETSCAPE ELEVATION
SCALE: 3/16" = 1'-0"



MAIN STREET ELEVATION
SCALE: 1/4" = 1'-0"


BUILDING:
326 MAIN STREET
LEMONT, ILLINOIS, 60439

Project 15-123 MIXED USE DEVELOPMENT	
Date 11-27-2018	
Revisions	Sheet 1 of 3
SK-3.1	



PROPOSED (EAST)
STEPHEN STREET ELEVATION
SCALE: 1/4" = 1'-0"


BUILDING:
326 MAIN STREET
LEMONT, ILLINOIS, 60439

Project 15-123 MIXED USE DEVELOPMENT	
Date 11-27-2018	Sheet 2 of 3
Revisions	SK-3.2



PROPOSED (WEST) ALLEY ELEVATION
 SCALE: 1/4" = 1'-0"

BUILDING:
 326 MAIN STREET
 LEMONT, ILLINOIS, 60439

Project 15-123 MIXED USE DEVELOPMENT	
Date 11-27-2018	Sheet 3 of 3
Revisions	SK-3.3

Village of LEMONT

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Commerce/Trade - restaurant/tavern"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Commerce/Trade"/>
INTEGRITY	<input type="text" value="major alterations and/or addition(s)"/>	REASON for SIGNIFICANCE	<input type="text" value="Historically significant as a mid-19th century commercial building associated with early settlers Hettinger and Wend."/>
STOREFRONT INTEGRITY	<input type="text" value="major alterations"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Two Part Commercial Block"/>	PLAN	<input type="text" value="irregular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
BEGINYEAR	<input type="text" value="1858"/>	ROOF TYPE	<input type="text" value="Side gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Village of Lemont database"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="wood"/>
WALL MATERIAL (original)	<input type="text" value="Wood?"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="double hung; awning"/>
		WINDOW CONFIG	<input type="text" value="1/1"/>

SIGNIFICANT FEATURES

ALTERATIONS

**STOREFRONT
FEATURES**

STOREFRONT ALTERATIONS	Enirely reconfigured storefront with non-historic materials, recessed entry doors and flush display window configuration; infilled display windows with bay windows and wood verticals
-----------------------------------	--

HISTORIC INFORMATION

HISTORIC NAME	Wend's Tap and Restaurant
COMMON NAME	The Quarry Inn
PERMIT NO:	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	

HISTORIC INFO	HABS says built between 1855 and 1863. 1886=Gen Merch Store & boot maker (Christian Hettinger?)--probably built for C. Hettinger, purchased by Emil Wend after 1867. Operated by Wend family as saloon, confectionary & restaurant/tavern.
--------------------------	--

LANDSCAPE	On southwest corner of Stephen and Main Street; built to sidewalk; angled alley to west; front paver sidewalks
------------------	--

PHOTO INFORMATION

ROLL1	
FRAMES1	
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\main326.jpg
DIGITAL PHOTO ID2	

SURVEY INFORMATION

PREPARER	JENNIFER KENNY
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/3/2005
SURVEYAREA	LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

Village of LEMONT

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY
CONTINUATION SHEET

STREET # 326
STREET MAIN

ADDITIONAL PHOTOS OR INFORMATION

Alterations:

Building re-clad in brick that obscures original façade (1971-#1504=siding; 1975-#F7512=siding); downsized and enlarged window openings; fixed shutters added; aluminum awnings over side windows; one story, brick rear addition that connects to 202 Stephen. 1959-#319=int/ext remodeling; 2000-#000484=alteration (int?).