

**HISTORIC PRESERVATION COMMISSION
AGENDA
REGULAR MEETING**

August 10, 2017 – 6:30 p.m.

**LEMONT VILLAGE HALL
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES: Meeting June 29, 2017**
- IV. CHAIRMAN'S REPORT**
- V. PUBLIC HEARINGS**
- VI. APPLICATIONS**
 - A.** Certificate of Appropriateness for a porch floor replacement at 719 Singer Ave.
 - B.** Certificate of Appropriateness for a porch floor replacement at 506 Singer Ave.
 - C.** Certificate of Appropriateness for an awning replacement at 210 Main St.
- VII. NEW BUSINESS**
- VIII. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**
- IX. AUDIENCE PARTICIPATION**
- X. ADJOURN**

**MINUTES
HISTORIC PRESERVATION
COMMISSION**

June 29, 2017

I. CALL TO ORDER

The June meeting of the Historic Preservation Commission was called to order on Thursday, June 29, 2017 at 6:35 pm by Chairman Buschman.

II. ROLL CALL

Commissioners Buschman, Cummins, Roy, and Schwartz present. In attendance also were Heather Valone, Village Planner and Trustee Liaison Ron Stapleton

III. APPROVAL OF MINUTES

Motion by Mr. Cummins, seconded by Mr. Schwartz, to approve the minutes of the May 11, 2017 meeting. Voice vote: 4 ayes. Motion passed.

Motion by Mr. Cummins, seconded by Mr. Schwartz, to approve the minutes of the May 18, 2017 meeting. Voice vote: 4 ayes. Motion passed.

IV. CHAIRMAN'S REPORT – No Chairman's report.

V. PUBLIC HEARING – No public hearings.

VI. APPLICATIONS

Certificate of Appropriateness for a deck replacement at 719 Singer Avenue

Ms. Valone presented the application for the deck replacement which proposed covering the porch floor with resin, new vinyl railings (railing height must be brought to code) and replacement of the lattice. Discussion followed. The Commissioners would like to see product and color samples and would like to see a mock up or rendering. A motion was made by Mr. Cummins for a Certificate of Appropriateness for plans as submitted for the deck replacement at 719 Singer Avenue. 4 Nos (nays) - Motion failed. Ms. Valone will talk to the building owners regarding what was discussed by the commission concerning the deck replacement.

VII. OLD BUSINESS

The new owner of St. James Academy has pulled a permit for roof replacement. Fencing has been placed between the old school and the church.

VIII. NEW BUSINESS – No new business.

IX. PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

Heather Valone announced that Jason Berry has been hired as the new Community Development Director and will be at the August 10 HPC meeting.

X. AUDIENCE PARTICIPATION

XI. ADJOURN

Motion by Mr. Schwartz, seconded by Mr. Cummins, to adjourn the meeting at 7:12 p.m. Voice vote: 4 ayes. Meeting adjourned.

Application for Certificate of Appropriateness

APPLICANT INFORMATION

Applicant's Name WILLIAM & TUANITA HILL

Applicant's Address 719 SINGER AVE

Applicant's Telephone # 630-243-1379

Applicant's E-mail Address billfrank0349@yahoo.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 719 SINGER AVE

Parcel Identification Number of Subject Property/Properties

PID# 22-29-111-006-0000 NORTON, WARNER SUB 6 IN BLOCK 5

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 <input checked="" type="checkbox"/> | Replacement of exterior details _____ |
| Change in exterior materials on a structure <input checked="" type="checkbox"/> | Installation or alteration of a fence _____ |
| Change in roofing materials _____ | Construction of new structure _____ |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

OVERLAY OF EXISTING PORCH DECK TO BE OF RESIN MATERIAL. EXISTING PORCH DECK TO REMAIN IN PLACE REPLACEMENT OF EXISTING PORCH RAILS (WOODEN) TO PLASTIC RESIN ALL AROUND. WOODEN LATTICE BENEATH PORCH DECK TO PLASTIC. CAST IRON STAIR RAIL REPAIRED BY PLASTIC

SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. SUBMIT 10 COPIES OF ALL DOCUMENTS. The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

FOR VILLAGE STAFF USE ONLY

Application received on: _____

By: _____

Project information (drawings, elevations, etc) received: _____

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information, exhibits, and documents herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that the submitted fee is non-refundable, and that prior to approval of grant reimbursement I will be expected to enter into an agreement with the Village of Lemont.

William F. Hill

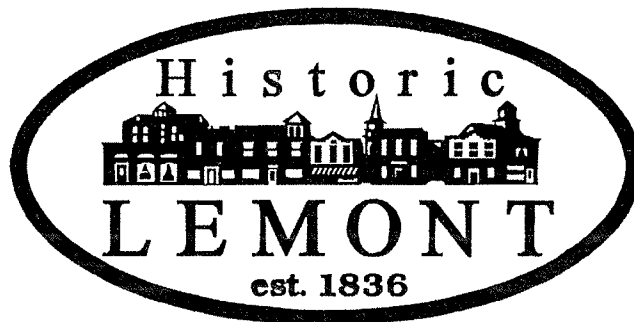
6-9-2017

Signature of Applicant

Date

Did you know....?

The Village of Lemont offers grants for the renovation of commercial property within the Lemont Historic District. Inquire with the Village's Planning & Economic Development Department or ask for a brochure and application.



- PLAT OF SURVEY -

LOT 6 IN BLOCK 5 IN NORTON AND WARNERS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 30 FEET THEREOF) IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. RECORDED NOVEMBER 3, 1887 AS DOCUMENT NO. 890752

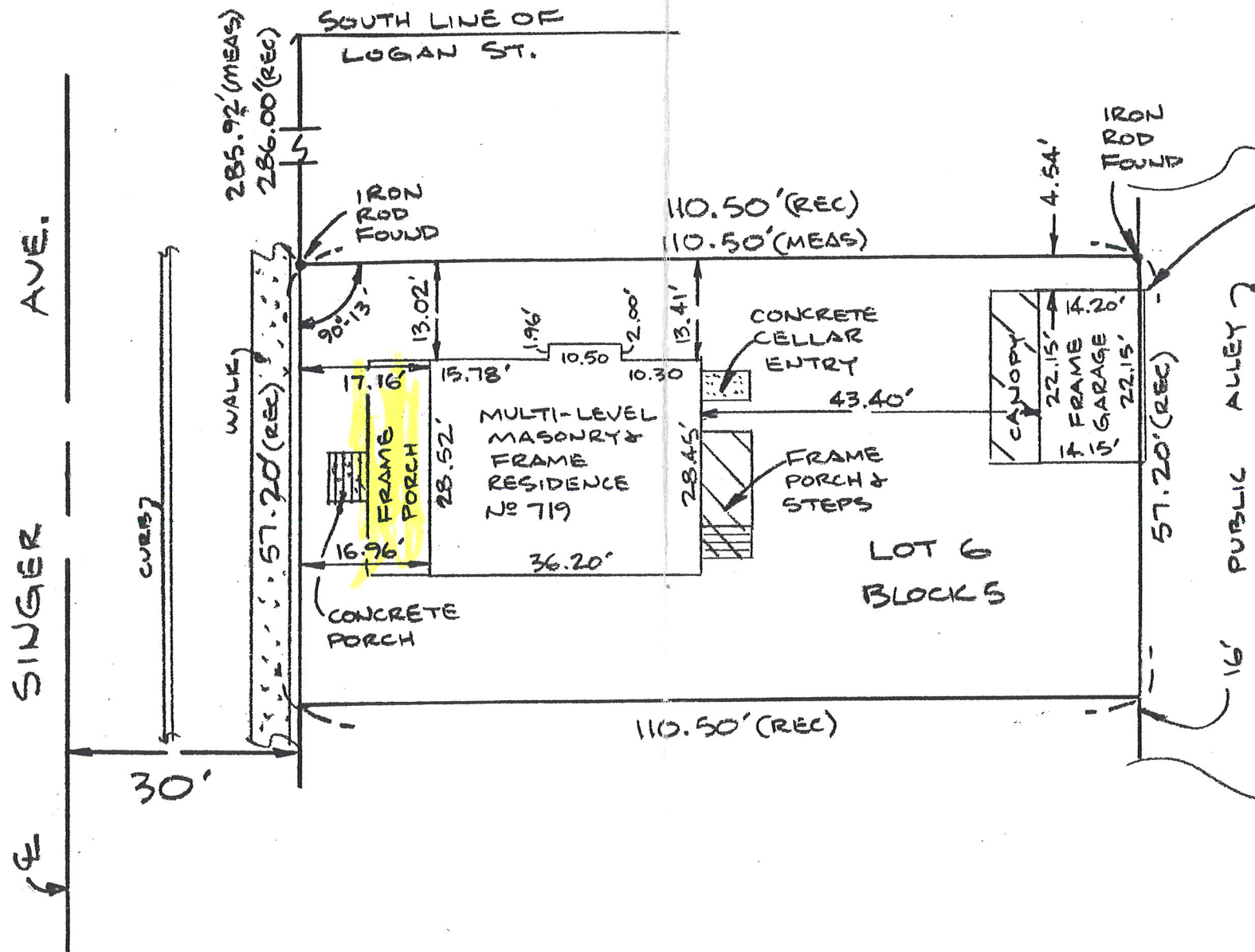


VILLAGE OF LEMONT

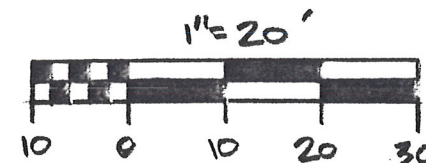
- APPROVED
- APPROVED AS NOTED
- NOT APPROVED

Date _____

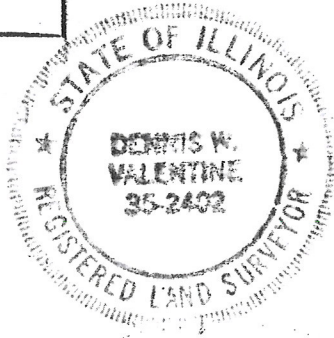
Signature _____



NORTHEAST CORNER OF FRAME GARAGE IS 4.52' SOUTH + 0.60' EAST OF LOT LINES (ENCROACHING GARAGE)



NOTE: GROUND IMPROVEMENTS NOT SHOWN DUE TO SNOW COVER



Subject property has not been staked and, therefore, no data herein should be used for construction or establishing boundary or fence lines. For building restrictions and/or easements, refer to your deed contract, title policy or zoning regulations.

Boundary dimensions are based on the public records and/or the legal description. Legal description noted on plat has been provided by the client and must be compared with deed and/or title policy. No dimensions shall be assumed by scale measurement upon this plat.

STATE OF ILLINOIS)
COUNTY OF KANE)

I, DENNIS W. VALENTINE, A PROFESSIONAL ILLINOIS SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS. THEREOF, CORRECTED TO 68 DEGREES FAHRENHEIT.

DATED THIS 17TH DAY OF JAN 19 92

Dennis W. Valentine

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2402

JOB No. 920108

LANDTECH CONSULTANTS LTD.
ENGINEERING - SURVEYING

13654 W. 159TH UNIT 5
LOCKPORT, IL 60441

PHONE 708-301-6200
FAX 708-301-6204

7-11-17

AMENDED PORCH REPAIR
REQUEST PERTAINING TO
719 SINGER AVE, LEMONT, IL.

WE ARE REQUESTING THAT
THE MATERIAL, RESIN, SAMPLE
AND DESCRIPTION ATTACHED,
BE USED TO RECOVER AS AN
OVERLAY TO EXISTING TONGUE,
GROOVE PORCH FLOOR. THE
EXISTING FLOOR WILL NOT BE
TAKEN UP, MERELY RECOVERED
WITH THE RESIN MATERIAL, SAMPLE
& DESCRIPTION ATTACHED.

ANY OTHER REQUEST FOR PORCH
REMODEL SUBMITTED PREVIOUSLY
CONCERNING RAILS AND LATTICE
ARE NOW SUSPENDED.

THIS REQUEST PERTAINS ONLY
TO PORCH FLOOR, SAMPLES AND
DESCRIPTION, ACCOMPANY THIS

REQUEST WILLIAM; JUANITA HILL

QuickCap™ Installation:

Your installation guide for QuickCap™ decking

QuickCap™ Site Preparation:

Check the condition of your current deck to make sure it is sound. If any part of the substructure or the surface is showing decay, make repairs prior to installing the QuickCap™ boards. Any raised or twisted boards should be fastened down with quality 3" premium deck screws, tightened until the deck surface is level, Figure 1. If there are any areas where two deck boards come together end to end on top of a joist, the joist should be inspected for structural stability (an additional joist should be added if needed). If using additional screws and joists is not successful in smoothing out the deck surface, sand down any raised edges using an abrasive sanding disk attached to an angle grinder, Figure 2. Existing decking must be properly side gapped to provide proper drainage.

QuickCap™ End Gapping:

If two QuickCap™ boards are spliced, a joining board installed at the seams will minimize the amount of visual end-to-end gap, Figure 3. This is done by separating the end-to-end gapping. If splices are needed and the joining board method is not used, it is recommended to stagger splices by two feet or more and use QuickCap™ Fasteners 3/4" to 2" at each side of the splice, Figure 4. QuickCap™ boards expand and contract with temperature changes. Follow the End Gapping Chart if any splices are needed to cover the surface of your old deck, Figure 5.



Fig. 1



Fig. 3



Fig. 4



Fig. 2



Fig. 5

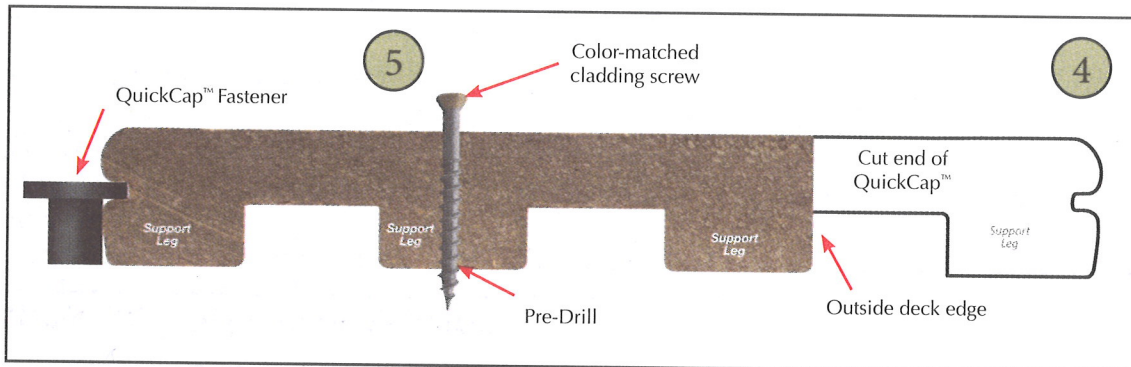
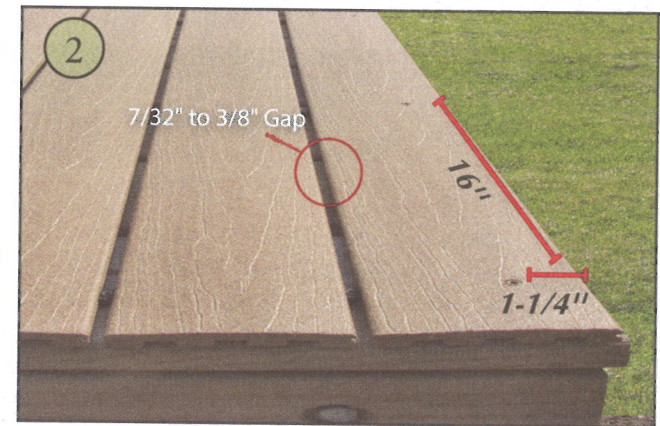
End Gapping Chart

END GAP DISTANCE FOR EVERY 16' OF PLANK

Current Temp	Maximum Expected Temperature												
	70	80	90	100	110	120	40	50	60	70	80	90	100
100	1/32"	---	---	---	---	---	1/32"	1/16"	1/32"	1/16"	1/32"	1/16"	1/32"
90	1/32"	---	---	---	---	---	1/32"	1/16"	1/32"	1/16"	1/32"	1/16"	1/32"
80	1/32"	---	---	---	---	---	1/32"	1/16"	1/32"	1/16"	1/32"	1/16"	1/32"
70	1/32"	---	---	---	---	---	1/32"	1/16"	1/32"	1/16"	1/32"	1/16"	1/32"
60	1/32"	1/32"	1/8"	5/32"	3/16"	7/32"	1/8"	1/16"	1/32"	1/8"	5/32"	3/16"	1/8"
50	1/16"	1/16"	1/8"	5/32"	3/16"	7/32"	1/8"	1/16"	1/32"	1/8"	5/32"	3/16"	1/8"
40	3/32"	1/8"	5/32"	3/16"	7/32"	1/4"	3/32"	1/8"	5/32"	3/16"	7/32"	1/4"	1/4"

QuickCap™ Installation:

- 1 Snap a chalk line, parallel to the existing surface, at 1-1/2" in from the edge of the deck to act as a reference. Add an additional chalk line every 16" to mark the placement of each QuickCap™ fastener. If the chalk line falls in the gap between the existing deck boards, move the line back until the line is at least 3/4" in from the edge of the existing deck boards. This will decrease the space between this line and the previous line making sure the chalk lines do not exceed the recommended 16" spacing. The 16" spacing for additional lines will continue from this adjusted line.
- 2 Color-matched cladding screws may be used to attach the first section of the QuickCap™ boards along the outside edge of the deck. Pre-drill and countersink each screw. These screws should be placed every 16" and go through the first leg that is at least 1-1/4" in from the outside edge.
- 3 Install a row of QuickCap™ fasteners on the chalk lines, one every 16". Then slide the QuickCap™ plank into place. Continue this process until the deck surface is covered. Do not over tighten the fasteners; this will not allow the clip head to line up with the groove in the plank.
- 4 QuickCap™ boards can be ripped down when less than a full width is needed. Fasten the unaltered edge of the board to the existing deck with a QuickCap™ Fastener. Then fasten the altered edge by pre-drilling and fastening with color matched cladding screws to the cut side of the board.
- 5 Color-matched cladding screws may be used to attach the last section of the QuickCap™ boards along the outside edge of the deck. Pre-drill and countersink each screw. These screws should be placed every 16" and go through the first leg that is at least 1-1/4" in from the outside edge.

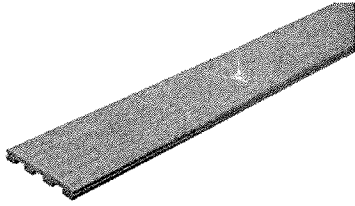


Note: Cladding screws are only to be used to fasten the first and last boards. QuickCap™ fasteners should be used to fasten decking, surface screwing installation is not an approved fastening method.

UltraDeck®

Low-Maintenance Composite Decking & Railing

Deck shown in Cedar Rustic™
with Cedar Rustic™ railing



8' QuickCap Composite Deck Resurfacing System

Product Specifications:
Variation: Cedar
Dimensions: 3-1/2"W x 1/2"H x 8'L
Model Number: 1123318
Menard SKU: 1123318
Product Type: Deck Resurfacing Board
Material: Composite
Color/Finish: Cedar
Length: 8 foot
Weight: 5.84 pound

EVERYDAY LOW PRICE **\$7.92**
 11% MAIL-IN REBATE **\$0.87**

Valid Until 6/24/17

FINAL PRICE **\$7⁰⁵** each

You Save: \$0.87 After Mail-In Rebate

Online Availability

Ship to Home
 Available for shipment in 5 days.

Deliver from Store
 Not eligible for Deliver from Store

Ship to Store - Free!

Additional Packaging/Handling Charges May Apply.

Estimated arrival date 07/03/2017

*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store.

Store Availability

52 In-Stock ** at HOMER GLEN



Product Description

QuickCap resurfaces the top of old, wood decking. It is an affordable, easy-to-install investment that dramatically adds to the look, functionality, and value of your deck, home, and yard. With the deck substructure in sound condition, you can restore your existing deck at a fraction of the cost of building a new deck. Requiring no special tools, QuickCap is as easy to work with as wood. Extruded from a scientifically blended wood/plastic composite material, it requires virtually no maintenance. The QuickCap manufacturing process also includes UV inhibitors which provide fade resistance. A deck resurfaced with QuickCap by UltraDeck® saves the time and expense of having to stain or seal your deck. Backed by a 10 year warranty, this low maintenance UltraDeck® QuickCap is available in cedar, gray, and redwood colors. Purchasing and installing QuickCap allows you time to enjoy the outdoors instead of spending time maintaining a wood deck.

- Installs over old, weathered decking, adding beauty to your existing deck
- Installed with hidden QuickCap fasteners for a clean professional look
- Begins to fade to a lighter shade in 30-60 days
- Made of polyethylene and recycled wood fibers
- Manufactured from scientifically blended wood/plastic composite material
- Embossed woodgrain texture
- Less labor and disposal expense from not having to remove old decking
- Backed by UltraDeck®'s 10 year limited warranty
- For assistance, contact the UltraDeck Help Line at UltraDeckHelp@midwestmanufacturing.com

Brand Name: UltraDeck

**** Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 6/23/2017 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.

Menards®
 5106 Menard Drive
 Eau Claire, WI, 54703, USA
 customerservice@menardsoc.com

Application for Certificate of Appropriateness

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

APPLICANT INFORMATION

Applicant's Name DALE HENNEBRY & DENNIS HENNEBRY
Applicant's Address 9 W. CUSTER STREET LEMONT, ILL. 60439
Applicant's Telephone # 630 257 5947 cell 630 988 3107
Applicant's E-mail Address VALHENNEBRY@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 506 SINGER AVE.
Parcel Identification Number of Subject Property/Properties 22-29-103-009-0000

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 <input checked="" type="checkbox"/> | Installation or alteration of a fence _____ |
| Change in roofing materials _____ | Construction of new structure _____ |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

REPLACE PORCH DECKING - FLOOR ONLY -

SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. SUBMIT 10 COPIES OF ALL DOCUMENTS. The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

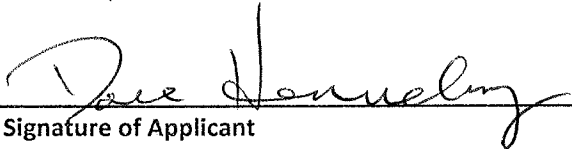
FOR VILLAGE STAFF USE ONLY

Application received on: _____ By: _____

Project information (drawings, elevations, etc) received: _____

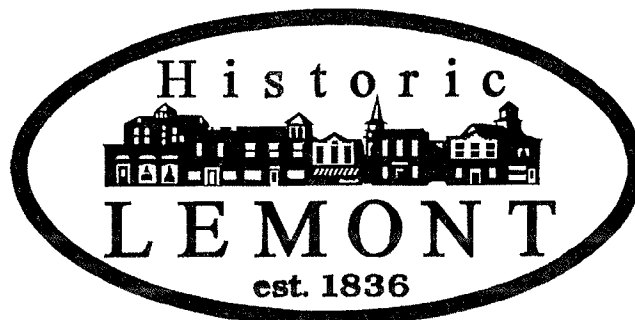
AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information, exhibits, and documents herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that the submitted fee is non-refundable, and that prior to approval of grant reimbursement I will be expected to enter into an agreement with the Village of Lemont.

 _____ 7-9-17
Signature of Applicant Date

Did you know....?

The Village of Lemont offers grants for the renovation of commercial property within the Lemont Historic District. Inquire with the Village's Planning & Economic Development Department or ask for a brochure and application.



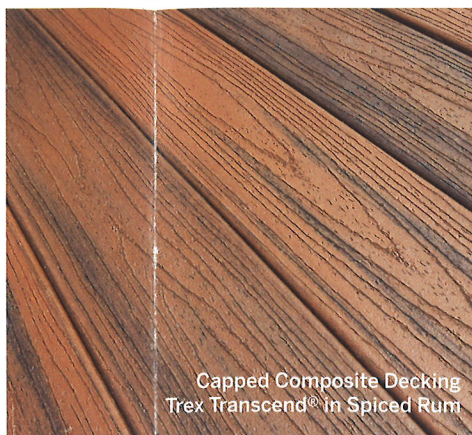
MATERIAL What's it made of?

COMPOSITE DECKING

Composite decking, capped composite is wrapped in a clear, UV-resistant finish that keeps the beauty in, and the work out.

CONS

- often costlier board-for-board
- and-water maintenance
stain, scratch and mold resistant
natural wood-grain finish and color
eco-friendly
warranty and stain warranties

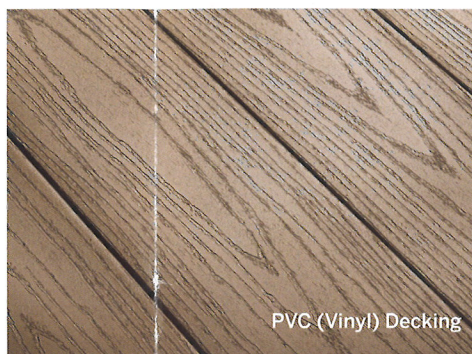


(VINYL) DECKING

Artificial material with no organic content makes it ultra low-maintenance.

CONS

- tends to squeak and get chalky
 - not earth friendly
 - costlier board-for-board
- scratch and mold resistant
low maintenance
cleaned look without painting

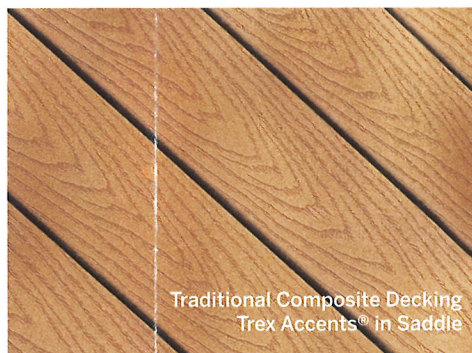


TRADITIONAL COMPOSITE DECKING

Next-generation wood-alternative board. Part wood, part plastic, all easygoing.

CONS

- can fade and stain
 - requires periodic cleaning with deck wash
 - susceptible to scratches
- resistant to rot or splinter
great, durable value
eco-friendly

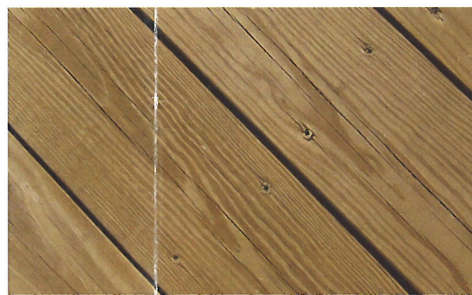


WOOD DECKING

For the purist, a wood deck is real and natural, with a pleasing heft.

CONS

- rots, splits, swells, twists, fades
 - contributes to deforestation
 - one word: splinters
- traditional, one-with-nature feel
durable board-for-board
easy to work with, easy to source
eco-friendly
pressure-treated chemicals are toxic



2 LABOR

How hard is installation?

The cost of building a deck can be 20-50% labor, so it's important to consider whether or not this is a DIY project, or one best left to the pros.

Some of the hidden costs may surprise you, however. For instance, composites are as easy to handle as wood and usually require no special tools, while PVC is more difficult to customize.

3 MAINTENANCE

How much upkeep are we talking?

Beyond the initial premium cost of composite decking, the cost of maintaining, replacing and simply hating the mess other products can turn into is worth a run through the calculator. Often, in five to ten years time, the relative costs (think power-washing, waterseal, stain, weekend-filling chores) even out.

4 BEAUTY

Lots of design options?

Some materials enable customizable design options—everything from curves to multiple colors and wood-grain patterns—while others are more limited in scope. When choosing a material for your project, it's helpful to keep your priorities in mind: are you looking for great design options, the best value, or maybe a product that offers a balance of both?

5 R.O.I.

What's it worth when I move?

Some products add more value and joy to a home than others. The more carefree and eco-friendly the deck, the more attractive it is to potential home buyers. That is, if you can ever dream of moving.



5

THINGS TO CONSIDER
WHEN BUILDING A DECK

The new backyard math

Trex®

Application for Certificate of Appropriateness

APPLICANT INFORMATION

Applicant's Name Lemont House Restaurant (Jung Lim)
 Applicant's Address 208/210 MAIN ST, Lemont IL
 Applicant's Telephone # 630-257-6268
 Applicant's E-mail Address N/A

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.
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PROPERTY INFORMATION

Address of Subject Property/Properties 208/210 MAIN ST
 Parcel Identification Number of Subject Property/Properties _____

PROJECT INFORMATION

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- | | |
|---|---|
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| Change in roofing materials _____ | Construction of new structure _____ |
| Addition of or change to a sign <input checked="" type="checkbox"/> | Demolition of s structure _____ |

Brief Statement of Proposed Work:

Replacing current awning (over 20 yrs old) with new one, same size and material. More of a facelift for the business

SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. **SUBMIT 10 COPIES OF ALL DOCUMENTS.** The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

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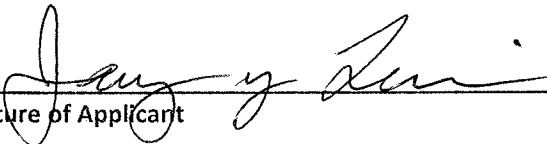
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AFFIRMATION

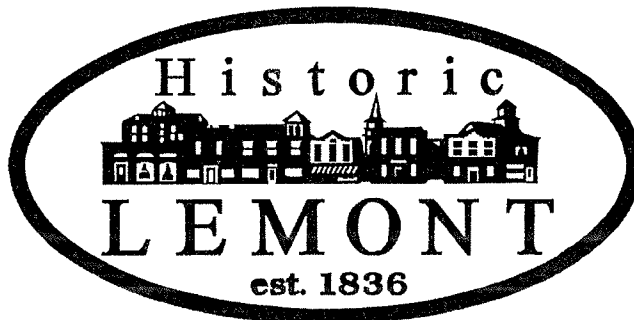
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Signature of Applicant 

Date 7-28-17

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Lemont House Restaurant
210 MAIN ST
Lemont, IL 60439
Office # 630-257-6268

Permit for new awning.
Replace existing awning with
new material and frame.
Color and size will be exactly
the same as it is now
(as close as it can be)

measurements
44 ft Long
5 ft High
2 ft 4 in Width

From sidewalk to bottom of
awning is 7 ft 1 inch

Contact info: name: Jae Lim
630-251-6049
(cell)

RECEIVED
AUG 28 2017
MI

