



Village of Lemont
Historic Preservation Commission

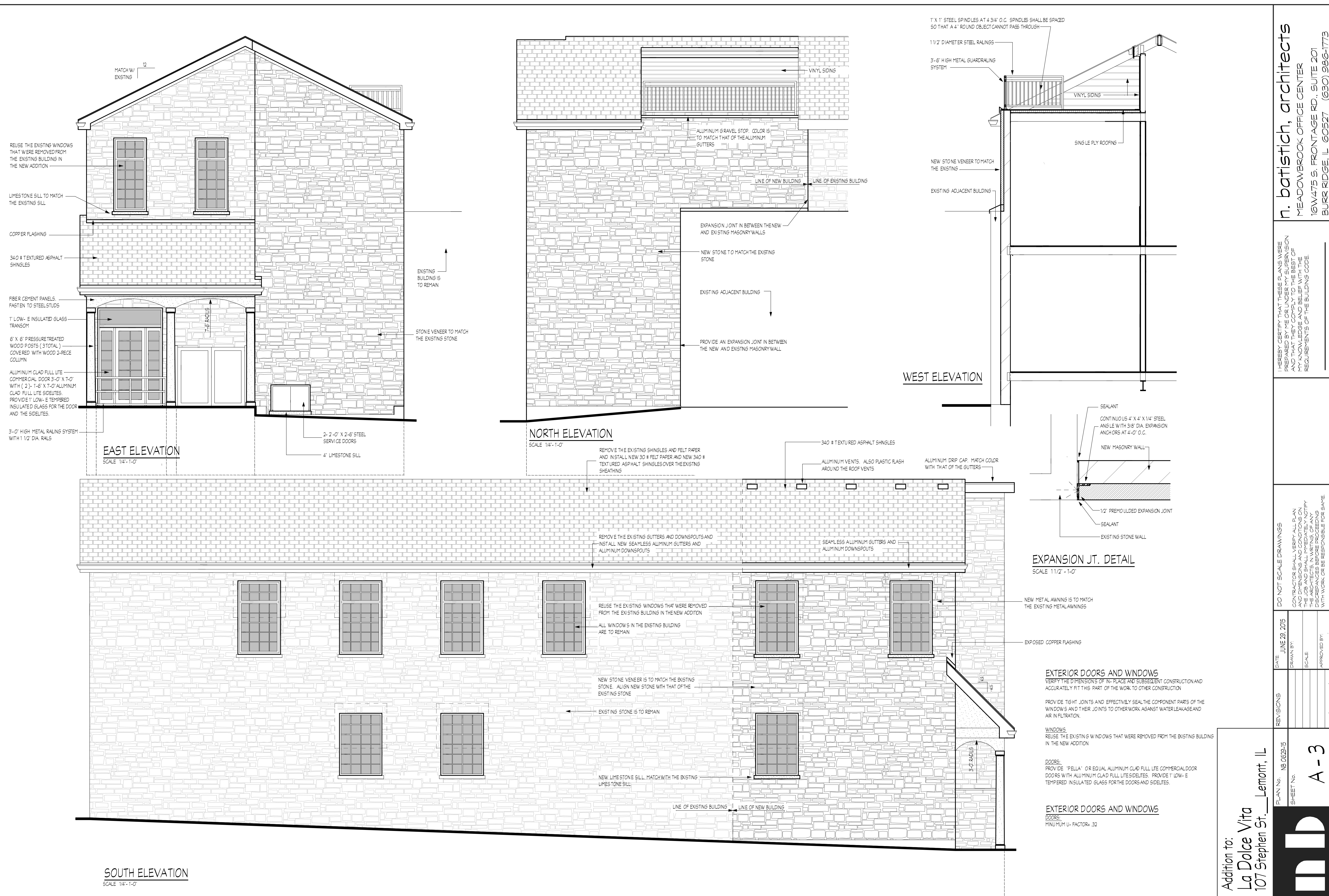
418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

HISTORIC PRESERVATION COMMISSION
AGENDA

November 12, 2015 – 6:30 p.m.

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting September 3, 2015
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
- VI. APPLICATIONS
 - A. Certificate of Appropriateness for addition to La Dolce Vita restaurant, 107 Stephen Street.
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
 - A. National Register Application: Commercial District update.
 - B. St. Patrick School Building
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN



n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE ARCHITECT'S DRAWINGS. IF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE	REVISIONS
JUNE 29, 2015	

PLAN No. NB 0629-15
SHEET No. A-3



Addition to:
La Dolce Vita
107 Stephen St., Lemont, IL

LEGEND

- 4" STONE TO MATCH EXISTING
- 8" CONCRETE CLOAK
- DUR-O-WAL TRUSS TYPE WALL REINFORCEMENT AT 16" O.C.
- 2 X 3 WOOD STUDS AT 16" O.C.
- 2 1/2" THICK EXTRUDED POLYSTYRENE RIGID FOAM BOARD WITH A VAPOR BARRIER TO THE ROOM SIDE (R-13.4)
- 5/8" GYPSUM BOARD

- 4" STONE VENEER TO MATCH EXISTING
- 1" AIR SPACE
- TYVEK COMMERCIAL WRAP
- 1/2" EXTERIOR PLYWOOD SHEATHING
- 2 X 6 WOOD STUDS AT 16" O.C.
- R-19 BATT INSULATION WITH A VAPOR BARRIER ON THE WARM SIDE
- 5/8" GYPSUM BOARD

NOTE

STONE IS TO BE SET BY THE MASON CONTRACTOR IN ACCORDANCE WITH SHOP AND SETTING DRAWINGS.

ALL ANCHORS AND ANCHORING DEVICES SHALL BE FURNISHED BY THE MASON CONTRACTOR AS SHOWN ON THE APPROVED SHOP DRAWINGS.

- 5/8" GYPSUM BOARD
- 2 X 4 WOOD STUDS AT 16" O.C. OR
- 2 X 6 WOOD STUDS AT 16" O.C.
- 5/8" GYPSUM BOARD

- 5/8" FIRECODE GYPSUM BOARD
- 2 X 4 WOOD STUDS AT 16" O.C. OR
- 2 X 6 WOOD STUDS AT 16" O.C.
- 5/8" FIRECODE GYPSUM BOARD

1 HOUR RATED PARTITION WALL
U.L. DESIGN NO. U 305

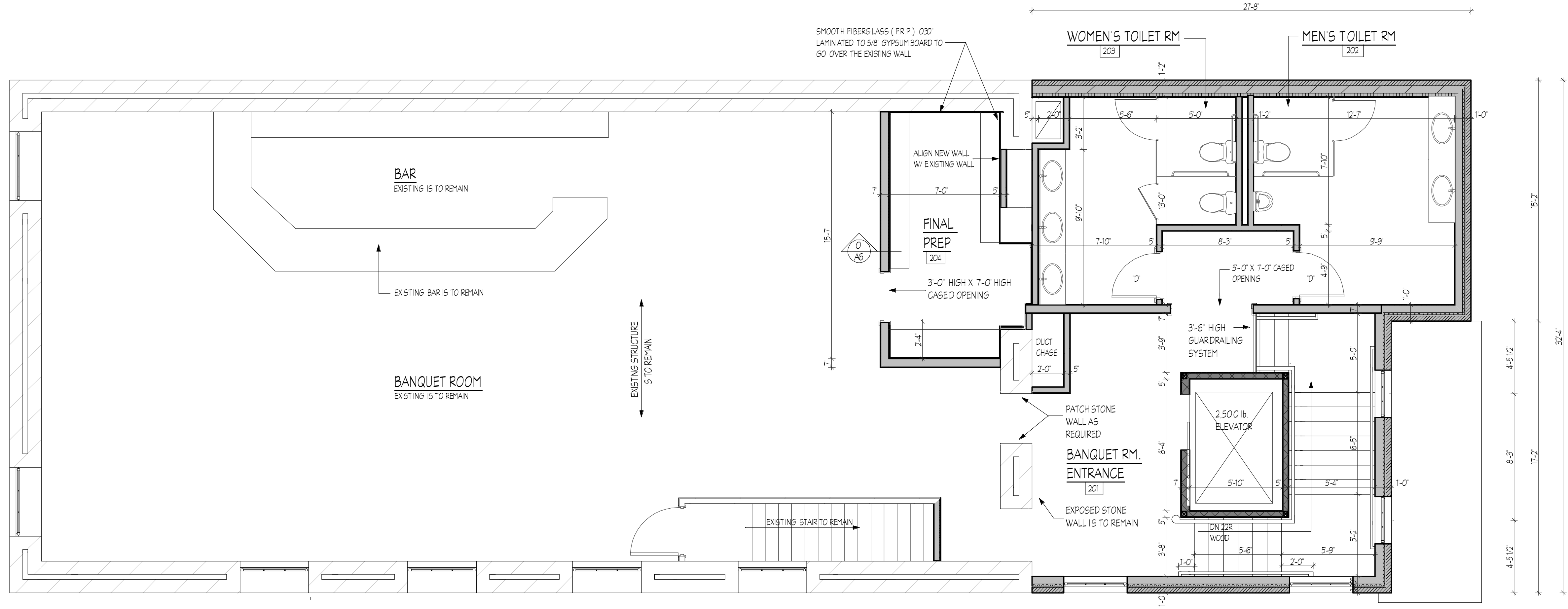
- SMOOTH FIBERGLASS (F.R.P.) .030" LAMINATED TO 5/8" GYPSUM BOARD

- EXISTING STONE WALLS ARE TO REMAIN
- 2 X 2 WOOD FURRING STRIPS AT 16" O.C.
- SMOOTH FIBERGLASS (F.R.P.) .030" LAMINATED TO 5/8" GYPSUM BOARD

- EXISTING STONE WALLS ARE TO REMAIN

BANQUET ROOM LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"

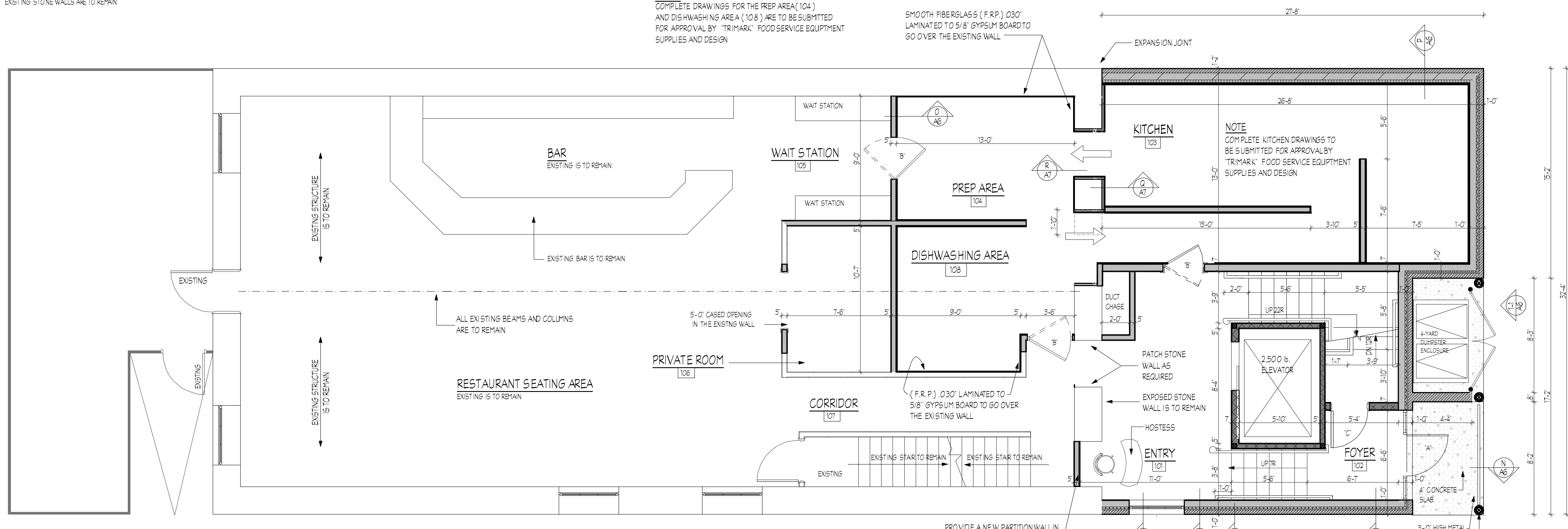


NOTE

COMPLETE DRAWINGS FOR THE PREP AREA (104) AND DISHWASHING AREA (108) ARE TO BE SUBMITTED FOR APPROVAL BY 'TRIMARK' FOOD SERVICE EQUIPMENT SUPPLIES AND DESIGN.

RESTAURANT LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"



Addition to:
La Dolce Vita
107 Stephen St., Lemont, IL

PLAN No. NS 0029-15
SHEET No. **A-2**

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE	REVISIONS
JUNE 29, 2015	

DRAWN BY:
SCALE:
APPROVED BY:



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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

AN ADDITION TO:

La Dolce Vita

107 Stephen St. Lemont, IL



PROJECT SUMMARY TABLE

PROJECT LOCATION

107 STEPHEN ST., LEMONT, IL.

SCOPE OF WORK

REAR 2 STORY ADDITION PLUS ABASEMENT

AREA OF ALTERATIONS

EXISTING AREA 6,206 SQ. FT.
PROPOSED ADDITION 2,434 SQ. FT.
TOTAL BUILDING AREA 8,640 SQ. FT.

FIRE SUPPRESSION/ DETECTION SYSTEM

FIRE SUPPRESSION / DETECTION SYSTEM/ FIREALARM

USE GROUP

GROUP A- 2

CONSTRUCTION TYPE

TYPE V - B

CLASSIFICATION OF INTERIOR FINISHES

CLASS II

OCCUPANT LOAD

RESTAURANT 170 OCCUPANTS
KITCHEN/ DISHWASHING 4 OCCUPANTS
STORAGE 6 OCCUPANTS
TOTAL 180 OCCUPANTS
FINAL OCCUPANT LOAD IS TO BE POSTED

ADOPTED BUILDING CODES FOR LEMONT

2006 INTERNATIONAL BUILDING CODE
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL MECHANICAL CODE
2014 ILLINOIS PLUMBING CODE
2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
1997 ILLINOIS ACCESSIBILITY CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
LEMONT UNIFIED DEVELOPMENT ORDINANCE

LIST OF DRAWINGS

- C1 SITE PLAN
- D1 DEMOLITION PLAN AND NOTES
- A1 FOUNDATION AND BASEMENT PLANS
- A2 RESTAURANT LEVEL AND BANQUET LEVEL FLOOR PLANS
- A3 ELEVATIONS
- A4 WALL SECTIONS
- A5 WALL SECTIONS
- A6 WALL SECTIONS
- A7 WALL SECTIONS AND TOILET ELEVATIONS
- A8 DOOR SCHEDULE AND ROOM FINISH SCHEDULE
- S1 STRUCTURAL PLANS
- S2 STRUCTURAL DETAILS
- P1 PLUMBING PLAN
- P2 PLUMBING DIAGRAMS AND NOTES
- E1 ELECTRICAL PLAN
- E2 ELECTRICAL NOTES
- M1 MECHANICAL PLAN
- M2 MECHANICAL NOTES

CONTRACTORS USE OF THE SITE

ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS THAT WILL BE STORED ON THE PREMISES.

THE CONTRACTOR SHALL MAINTAIN ADEQUATE SERVICE PARKING, AND ACCESS TO THE TENANT SPACE AND THE ADJACENT SPACES.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT THE OWNERS PROPERTY FROM DAMAGE DURING THE PROGRESS OF THE WORK. ANY DAMAGE TO THE OWNERS PROPERTY SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE AND IN A MANNER SATISFACTORY TO THE OWNER.

CLEAN UP

THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS, AND OTHER FLAMMABLE WASTE MATERIALS FROM THE WORK AREA AT THE END OF EACH WORKING DAY.

NOTES

ALL EXITS AND THEIR COMPONENTS SHALL BE PROPERLY IDENTIFIED BY ILLUMINATED SIGNS WITH EMERGENCY BATTERY BACKUP CAPABILITIES. ADDITIONAL DEVICES MAY BE REQUIRED DEPENDING ON THE FINAL FLOOR LAYOUT. THESE SHALL BE FIELD VERIFIED.

EMERGENCY LIGHTING UNITS SHALL BE PROVIDED FOR ALL EXITS AND THEIR COMPONENTS THROUGHOUT THE ENTIRE SPACE. ADDITIONAL DEVICES MAY BE REQUIRED DEPENDING ON THE FINAL FLOOR LAYOUT. THESE SHALL BE FIELD VERIFIED.

ALL EXIT DOORS ARE TO BE EQUIPPED WITH HARDWARE THAT IS EASILY OPENABLE FROM THE DIRECTION OF EXIT TRAVEL WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. ANY DEADBOLT LOCKS MUST BE EQUIPPED WITH THUMBURNS ON THE INSIDE OF THE DOOR. THE HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

OCCUPANT LOADS SHALL BE POSTED

ALL ROOMS AND AREAS SHALL BE ADEQUATELY PROTECTED BY THE BUILDING'S AUTOMATIC SPRINKLER SYSTEM. CONTRACTOR SHALL SUBMIT PLANS, HYDRAULIC CALCULATIONS AND CUT SHEETS TO BOTH AGENCIES FOR REVIEW AND APPROVALS.

BUILDING FIRE ALARM AND DETECTION SYSTEM SHALL BE UPGRADED WITH THE PROPER NUMBER OF DEVICES. CONTRACTOR SHALL SUBMIT PLANS, BATTERY CALCULATIONS, AND CUT SHEETS TO BOTH AGENCIES FOR REVIEW AND APPROVALS.

A FIXED EXTINGUISHING SYSTEM SHALL BE PROVIDED FOR ALL COOKING SURFACES AS SPECIFIED BY THE INTERNATIONAL FIRE CODE CHAPTER 9, NFPA STANDARD 96, AND U.L. 300. PLANS AND CUT SHEETS SHALL BE SUBMITTED TO BOTH AGENCIES FOR REVIEW AND APPROVAL.

A CLASS "K" PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN THE KITCHEN "PREP" AREA.

PORTABLE FIRE EXTINGUISHERS WITH A 4A60BC SHALL BE PROVIDED AND PROPERLY HUNG WITHIN 5 FEET OF A DESIGNATED EXIT DOOR. ADDITIONAL UNITS MAY BE REQUIRED DEPENDING ON THE FINAL FLOOR LAYOUT.

ACCESSIBLE SIGNAGE

ALL ACCESSIBLE SIGNAGE SHALL BE IN ACCORDANCE WITH A.N.S.I. 114-28 - 5 AND THE ILLINOIS ACCESSIBILITY CODE.

EXIT DOOR NOTE

THE EGRESS SIDE OF THE EXIT DOORS ARE TO OPERATE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING. EGRESS DOORS SHALL BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION. THUMBURN DEAD BOLTS ARE NOT PERMITTED.

ALL EXISTING EXIT DOORS ARE TO REMAIN WITH NO CHANGES

FIRE NOTES

THE NEW ADDITION IS TO BE EQUIPPED WITH AN APPROVED FIRE ALARM SYSTEM THAT SHALL BE CONNECTED TO THE EXISTING FIRE ALARM PANEL. FIRE ALARM SYSTEM IS TO INCLUDE PULL BOXES AT EXIT DOOR, AUDIO VISUAL FIRE ALARM SIGNALLING DEVICES AS NEEDED. SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH N.F.P.A. 72 CODE REQUIREMENTS. THE INSTALLING CONTRACTOR SHALL SUBMIT PLANS TO THE LOCAL FIRE PROTECTION DISTRICT FOR APPROVAL PRIOR TO INSTALLATION.

THE PLANS AND SPECIFICATIONS OF THE AUTOMATIC SPRINKLER FOR THE NEW ADDITION SHALL BE SUBMITTED TO THE LOCAL FIRE PROTECTION DISTRICT FOR APPROVAL PRIOR TO INSTALLATION BY THE INSTALLING CONTRACTOR. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH N.F.P.A. 13, CHAPTER 13.

PROVIDE AN APPROVED COMPLIMENT OF 40 BC FIRE EXTINGUISHERS WITH 10 BC EXTINGUISHERS POSITIONED EVERY 50 FEET THE LOCATIONS SHALL BE APPROVED BY THE LOCAL FIRE PROTECTION DISTRICT.

MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY MEANS OF EGRESS IS OCCUPIED. IN THE EVENT OF POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE MEANS OF EGRESS FOR NOT LESS THAN 90 MINUTES.

FIRE STOPPING NOTES

SEAL ALL PENETRATIONS IN THE 1 HOUR RATED FIRE BARRIER WALL AFTER INSTALLATION OF CONDUIT BOXES, ETC. WITH AN APPROVED FIRE-STOP COMPOUND, "HILTI" FS- ONE FLEXIBLE FIRESTOP SEALANT, U.L. SYSTEM NO. W-L 1054 OR SIMILAR.

GENERAL NOTES

VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE EXISTING BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK

ALL INTERIOR FINISHES FOR THE WALLS AND CEILING ARE TO HAVE A FLAME SPREAD RATING OF 26 TO 75

ALL FLOOR FINISHES SHALL HAVE A FLOOR SPREAD RATING OF 75 OR LESS

ALL INTERIOR FINISHES ON ALL EXTERIOR SURFACES ARE TO HAVE A SMOKE DEVELOPED RATING OF LESS THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

ALL WORK IS TO CONFORM TO THE REQUIREMENTS WITHIN CURRENT EDITIONS OF ALL LOCAL, STATE, AND FEDERAL APPLICABLE CODES ADOPTED BY THE LOCAL JURISDICTION.

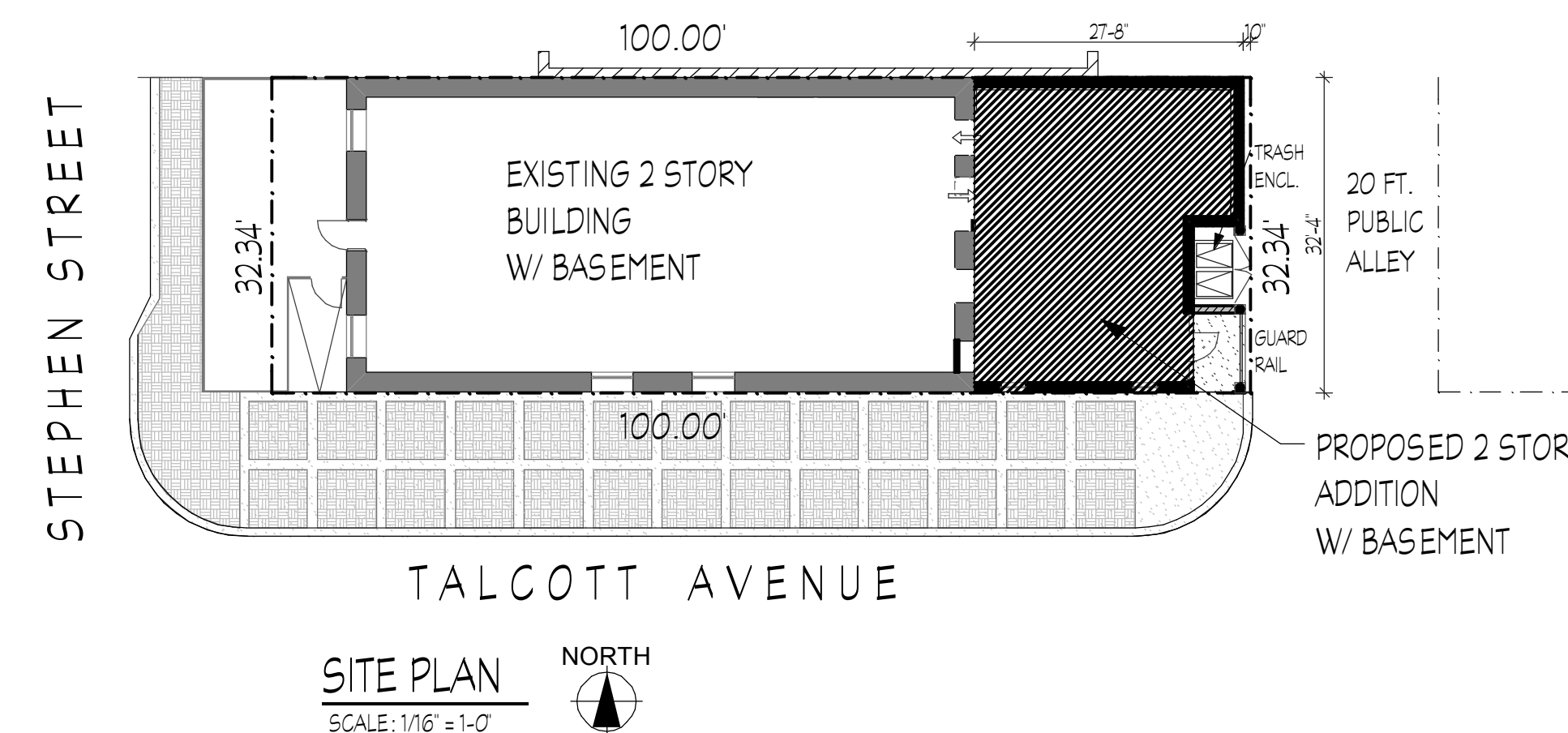
EACH TRADE SHALL BE HELD RESPONSIBLE FOR THE KNOWLEDGE OF THE CONSTRUCTION DOCUMENTS AND THE APPLICABLE BUILDING CODES.

ALL EXIT AND EMERGENCY LIGHTING ARE TO REMAIN THROUGHOUT THE BUILDING

ALL EXISTING PORTABLE FIRE EXTINGUISHERS ARE TO REMAIN THROUGHOUT THE BUILDING

THE CONTRACTOR SHALL INCLUDE ALL OWNER FURNISHED AND INSTALLED ITEMS AND OWNER FURNISHED AND CONTRACTOR INSTALLED ITEMS IN THE CONSTRUCTION AND SHALL COORDINATE WITH THE OWNER TO ACCOMMODATE THESE ITEMS

ALL HAZARDOUS MATERIALS THAT ARE STORED ON THE PREMISES NEEDS TO PROVIDE THE AMOUNTS AND MATERIAL DATA FOR EACH



SITE PLAN
SCALE: 1/16" = 1'-0"



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DATE: JUNE 29, 2015
DRAWN BY:
SCALE:
APPROVED BY:

REVISIONS

PLAN No. NS 0029-15
SHEET No. C-1

Addition to:
La Dolce Vita
107 Stephen St., Lemont, IL





Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
Phone 630-257-1595 · fax 630-257-1598

TO: Historic Preservation Commission
FROM: Adewale Adetunji, Village Intern
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Nomination for Registration of Historic Places
DATE: November 6, 2015

SUMMARY

Staff have been working on an application to the National Register of Historic Places. While the full Lemont Historic District would not qualify for National Register listing, it appears that a portion of the current Lemont Historic District would qualify because the smaller area has enough historical integrity and is locally significant for its commercial history and as well as its full collection of commercial architecture. The purpose of nominating our historic district to the National Register is to give our property owners within the historic district financial benefits and incentives for being in the district. Owners of properties within a listed National Register district may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures. Federal tax deductions will also be available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. There will also be opportunities for the village to apply for federal grants for historic preservation.

Additionally, National Register listing means that state or federally permitted/ funded/ licensed projects would be required to examine alternatives before potentially damaging or destroying registered places. The following page contains a map of the area to be included in the National Register application.

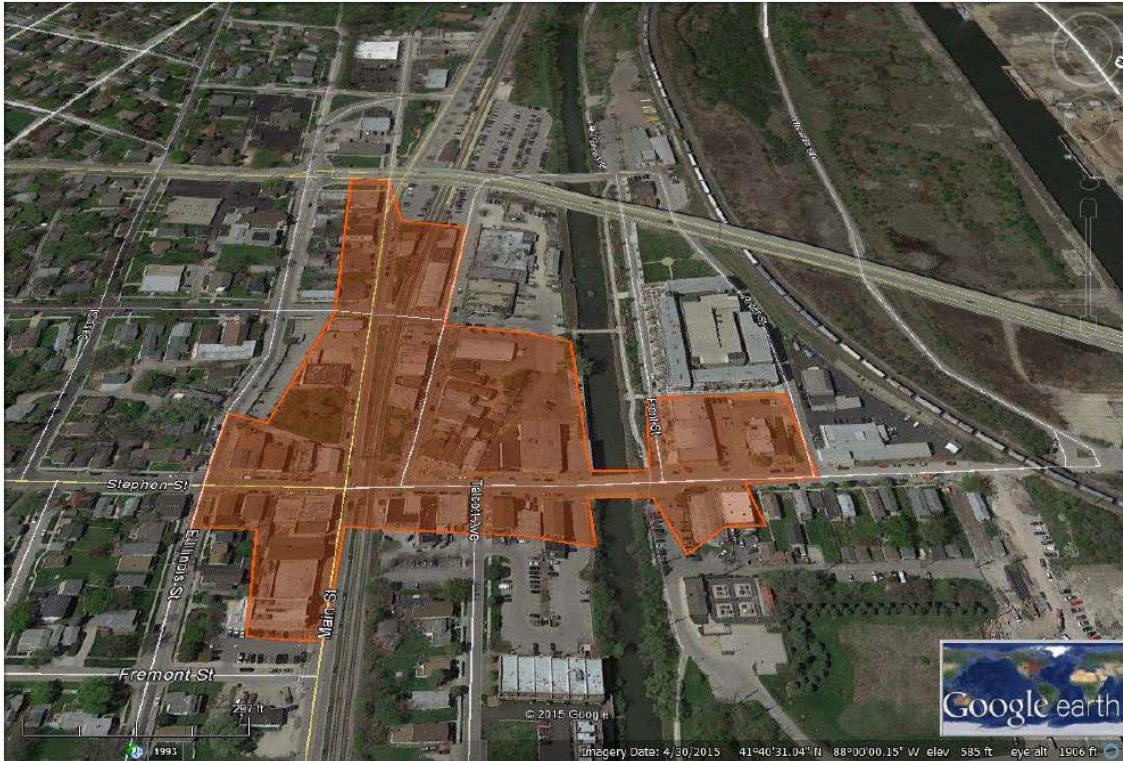


Figure 1:
Area Proposed
for National
Register
Nomination

Now that the area for nomination in the National Register has been established, the next step in the application process is to gather information on the individual buildings within the nominated area. To clarify the exact buildings that are being nominated, the village intern recorded pictures of each building being considered. 64 buildings are currently under consideration for inclusion in the district nomination. These photographs will also be added to the application's required photo log section. Information on the latitude and longitude will be added after receiving the information from the resources of "Google Earth". Finally, the total area the district needs to be provided as well as a clearly defined boundary description.

At the HPC meeting staff will present photos of each building to be included in the nomination package, and the corresponding historical and architectural information for each from the Granacki survey. Any additional information that the HPC can provide related to the buildings will assist staff in the application process.