

Historic Preservation Commission

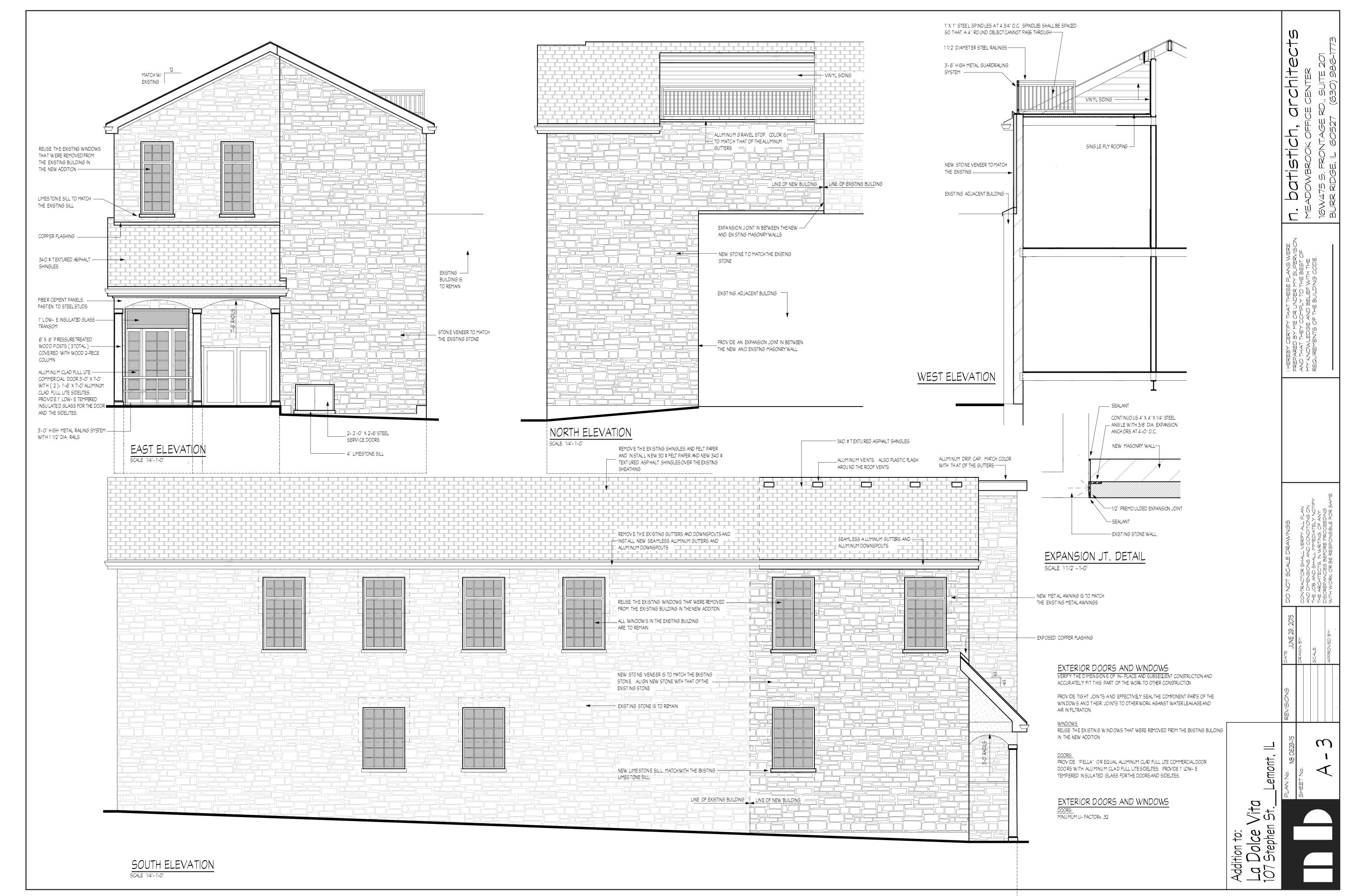
418 Main Street · Lemont, Illinois 60439 phone 630-257-1595 · fax 630-257-1598

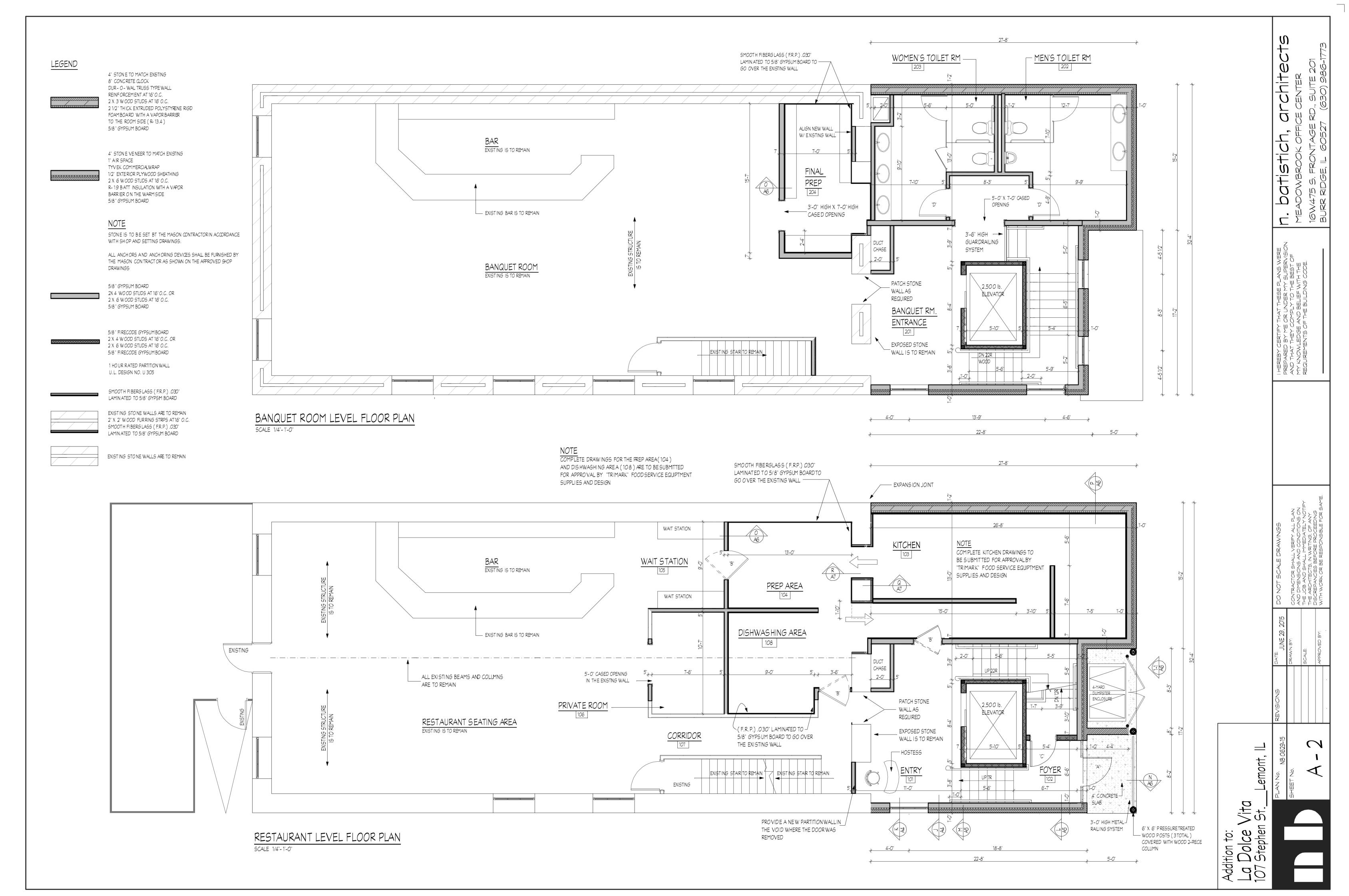
HISTORIC PRESERVATION COMMISSION AGENDA SPECIAL MEETING

November 19, 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





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 A BASEMENT

AREA OF ALTERATIONS EXISTING AREA 6206 SQ. FT. PROPOSED ADDITION 2,434 SQ. FT. TOTAL BUILDING AREA 8,640 SQ. FT

FIRE SUPPRESSION/ DETECTION SYSTEM FIRE SUPPRESSION / DETECTION SYSTEM / FIRE ALARM

USE GROUP GROUP A- 2

CONSTRUCTION TYPE TYPE V - B

CLASSIFICATION OF INTERIOR FINISHES

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 INTERNATIO NAL MECHANICAL CODE 2014 ILLINOIS PLUMBING CODE 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE 1997 ILLINO IS 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 PERCAUTIONS TO PROTECT THE OWNERS PROPERTY FROM DAMAGE DURING THE PROCRESS 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.

ALL EXITS AND THEIR COMPONENTS SHALL BE PROPERLY IDENTIFIED BY LLUMNATED 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 HELD VERIHED.

ALL EXIT DOORS ARE TO BE EQUIPPRD WITH HARDWARE THAT IS EASILY OPENABLE FROM THE DIRECTION OF EXT TRAVEL WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. ANY DEADBOLT LOCKS MUST BE EQUIPPED WITH THUMBTURNS 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 BOTHAGENCIES 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 4A6OBC SHALL BE PROVIDED AND PROPERLY HUNG WITHN 5 FEET OF A DESIGNATED EXIT DOOR. ADDITIONAL UNITS MAY BE REQUIRED DEPENDING ON THE FINAL FLOOR LAYOUT.

ALL ACCESSIBLE SIGNAGE SHALL BE IN ACCORDANCE WITH A.N.S.I. 4-28-5ANDTHE LLINGS ACCESSIBILITY CODE.

EXIT DOOR NOTE

THE EGRESS SIDE OF THE EXIT DOORS ARE TO OPERATE WITHOUT THE USE OF AKEY, 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. THUMBTURN 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 LOCALFIRE 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 BYTHE INSTALLING CONTRACTOR. THE SUBMITTAL SHALL BE IN ACCORDANCE WITH N.F.P.A 13, CHAPTER 13.

PRO VIDE AN APPROVED COMPLIMENT OF 40 BC FIRE EXTINGUISHERS WITH10 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 ILLUMNATED 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 NOTLESS THAN 90 MINUTES.

FIRESTOPPING NOTES

SEAL ALL PENETRATIONS IN THE 1 HOUR RATED FIRE BARRIER WALL AFTER INSTALLATION OF CONDUT BOXES, ETC. WITHAN APPRO VED FIRE- STOP COMPO UND. "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 WITHTHE 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 OFLESS THAN 450 WHEN TESTED IN ACCORDANCE WITH AGTM 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.

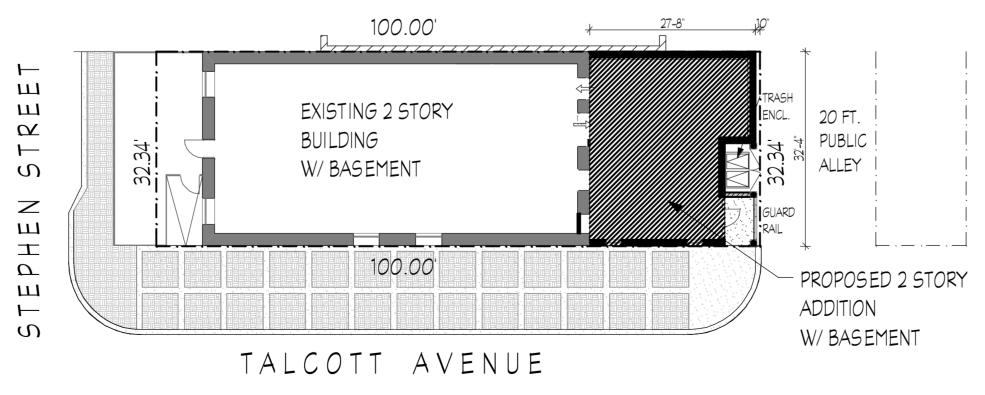
EACH TRADE SHALL BE HELD RESPONSIBLE FOR THE KNOWLEDGE OF THE CONSTRUCTION DOCUMENTS AND THE APPLICABLE BUILDING CODES.

ALL EXIT AND EMERGENCY LIGHTING ARE TO REMAINTHROUGHOUT THE BUILDING

ALL EXISTING PORTABLE FIRE EXTINGUISHERS ARE TO REMAINTHROUGHOUT THE BULDING

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 OWNERTO ACCOMODIATE THESE ITEMS

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







<u>6</u> <u>7</u>



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.