



Village of Lemont
Historic Preservation Commission

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

HISTORIC PRESERVATION COMMISSION
Regular Meeting
AGENDA

Meeting

~~January 9, 2014 - 6:30 p.m.~~

Cancelled

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting of December 12, 2013
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
- VI. APPLICATIONS
 - A. Certificate of Appropriateness for awning/outdoor dining area at 107 Stephen St. (La Dolce Vita)
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN

**MINUTES
HISTORIC PRESERVATION COMMISSION**

December 12, 2013

I. CALL TO ORDER

The monthly meeting of the Historic Preservation Commission was called to order on Thursday, December 12, 2013 at 6:30 p.m. by Chairman Barbara Buschman.

II. ROLL CALL

Commissioners Buschman, Batistich, Cummins, Roy, Schwartz and Yates present. Commissioner Flynn absent. Charity Jones, Community Development Director, was also present.

APPROVAL OF MINUTES

Motion by Ms. Roy, seconded by Mr. Cummins, to approve the minutes of the November 14, 2013 meeting. Voice vote: 5 ayes. Motion passed.

CHAIRMAN'S REPORT

No report.

III. PUBLIC HEARING – None scheduled.

IV. APPLICATIONS

A. 06.13 – Certificate of Appropriateness

Window Replacement – 112 Main Street – Bonus Electric

Mr. John Haberkorn of Bonus Electric presented the application and additional visual materials. The application is for replacement of 9 windows on the second floor with 4/4 double hung, vinyl clad windows in almond color with brandywine red trim on the frames to match the 4/4 windows on the first floor. Mr. Haberkorn stated that he intends to paint the building in the spring, retaining the same grey tone that is on the building and changing the window color on the first floor to match the newly installed windows on the second floor. Motion by Mr. Batistich, seconded by Mr. Cummins, to approve a Certificate of Appropriateness for replacement of (9) 4/4 double hung second floor vinyl clad windows in the almond color indicated at 112 Main Street. Voice vote: 5 ayes. Motion passed.

B. 07.13 – Certificate of Appropriateness

Awning and Outdoor Dining Area – 107 Stephen Street – La Dolce Vita

The applicant has requested that this item be postponed to the January meeting. Motion by Mr. Cummins, seconded by Ms. Roy, to table this item at the applicant's choice until the January meeting. Voice vote: 5 ayes. Motion passed.

C. 08.13 – Certificate of Appropriateness

Signage at 310 Canal Street.

Additional graphics were distributed at the meeting to accompany the materials in the packet. The signage requested consists of 54" x 27' awning across the front of the building in "State Farm Red" with logo and text "State Farm" centered; window signs: red 10" x 82" stripe in the same red on both front windows and text on the west window with Logo, Agent's name, hours of operation; and a 48" x 96" wall sign on the south façade of the building with agent's name, phone number and State Farm logo in the same red and white. Charity Jones stated that the total of all signage exceeds the building sign allowance by .07, and the window sign text will need to be moved closer to the stripe or placed in another window in order to conform to the sign allowance for window signs. She recommended locating the text lower on the window,

so it would qualify as one sign. Discussion addressed the rear wall sign. Mr. Batistich commented that the sign as shown is too close the windows, obscuring the soldier course of bricks over the lower window. He suggested a smaller sign which would also resolve the issue of the overall sign allowance. State Farm allows a 24' x 96' sign which may better suit the space available. Mr. Schwartz suggested re-locating the sign to be centered on the building, beneath the middle two of the 4 upper windows. The Commission agreed that it would be a better fit for the building. Motion by Mr. Batistich, seconded by Mr. Cummins, to approve a Certificate of Appropriateness with the following recommendation: Due to conflict with windows, wall sign on the south façade to be re-sized to 24" x 96" and centered on the building, and with modifications to window signs as required by the UDO. Voice vote: 5 ayes. Motion passed.

V. NEW BUSINESS

Greg Schwartz presented his Certificate of Compliance with training requirement of the Open Meetings Act.

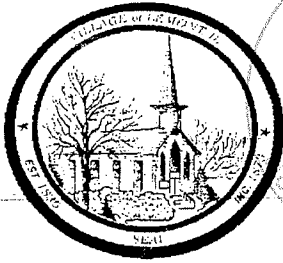
VI. PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

Charity Jones reported that the attorney confirmed that as long as the Commission has a quorum, a majority of the members present would constitute a valid vote on a Certificate.

VII. AUDIENCE PARTICIPATION

VIII. ADJOURN

Motion by Ms. Roy, seconded by Mr. Cummins, to adjourn the meeting at 7:00 p.m. Voice vote: 5 ayes. Meeting adjourned.



APPLICATION FOR MISCELLANEOUS WORK

VILLAGE OF LEMONT

Building Department

418 Main Street, Lemont, IL 60439

Phone 630/257-1580 Fax 630/257-1598

PIN # _____

107 Stephen St
Job Address

Michael A. Martin
Property Owner or Lessee

Michael Angelo
Contractor

Subdivision _____

6688 W Sollet Rd T.H.P
Address

708-516-9848
Telephone #

Lot # _____

705-516-9848
Telephone #

Fax # _____

Email: lazieme@aol.com

Permit Requirements: Brief description of Scope of Work being performed. (e.g. Generator installation in rear yard of property) Failure to request a final inspection will result in a fine according to Village of Lemont Code Section 15.00.090 (B) (2) (W)/Penalty Section 15.00.160 (A). Work done without a permit will require a additional fee of \$50.00 per Section 15.02.100.

REPLACE CANOPY ON BUILDING

Plan Review Contact Information: List any persons here that you want to receive a copy of the plan review once completed.

Name	Company	Phone	Fax

Permit Fee:

Fee based on cost of construction.
Minimum Permit Fee: \$50.00
Plan review deposit required for all permits.

Total Cost of Improvement
\$ <u>6,000</u>

I hereby declare that the above information is correct and I do agree, in consideration of and upon issuance of a building permit, to do or allow to be done only such work as herewith applied for. I further declare that I am the owner/contractor authorized to apply for this permit. I agree to conform to all applicable laws of this jurisdiction.

Michael A. Martin
Signature of Applicant

5-11-12
Date

*****BUILDING DEPARTMENT USE ONLY*****

BUILDING PERMIT # 120279

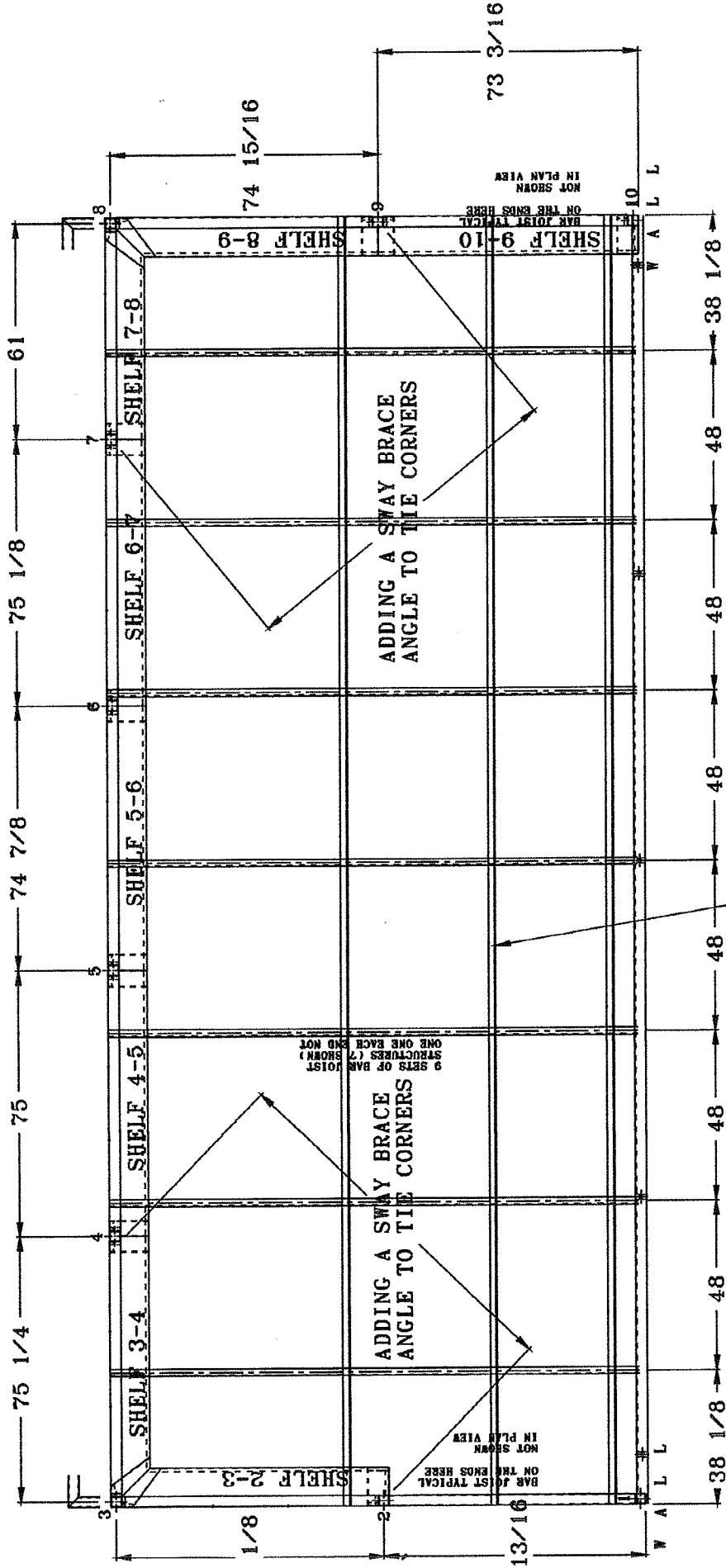
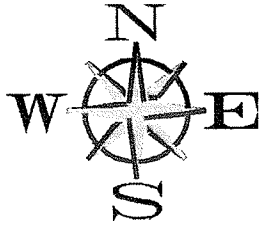
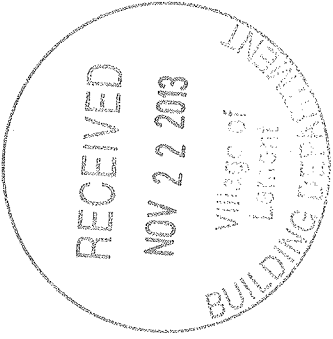
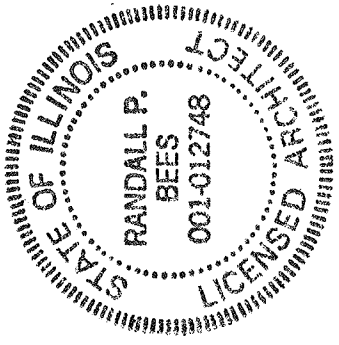
PERMIT DEPOSIT \$ 125.00 CHECK # Cash

DATE REC'D 5-11-12 REC'D BY MA

BUILDING PERMIT FEE \$ _____

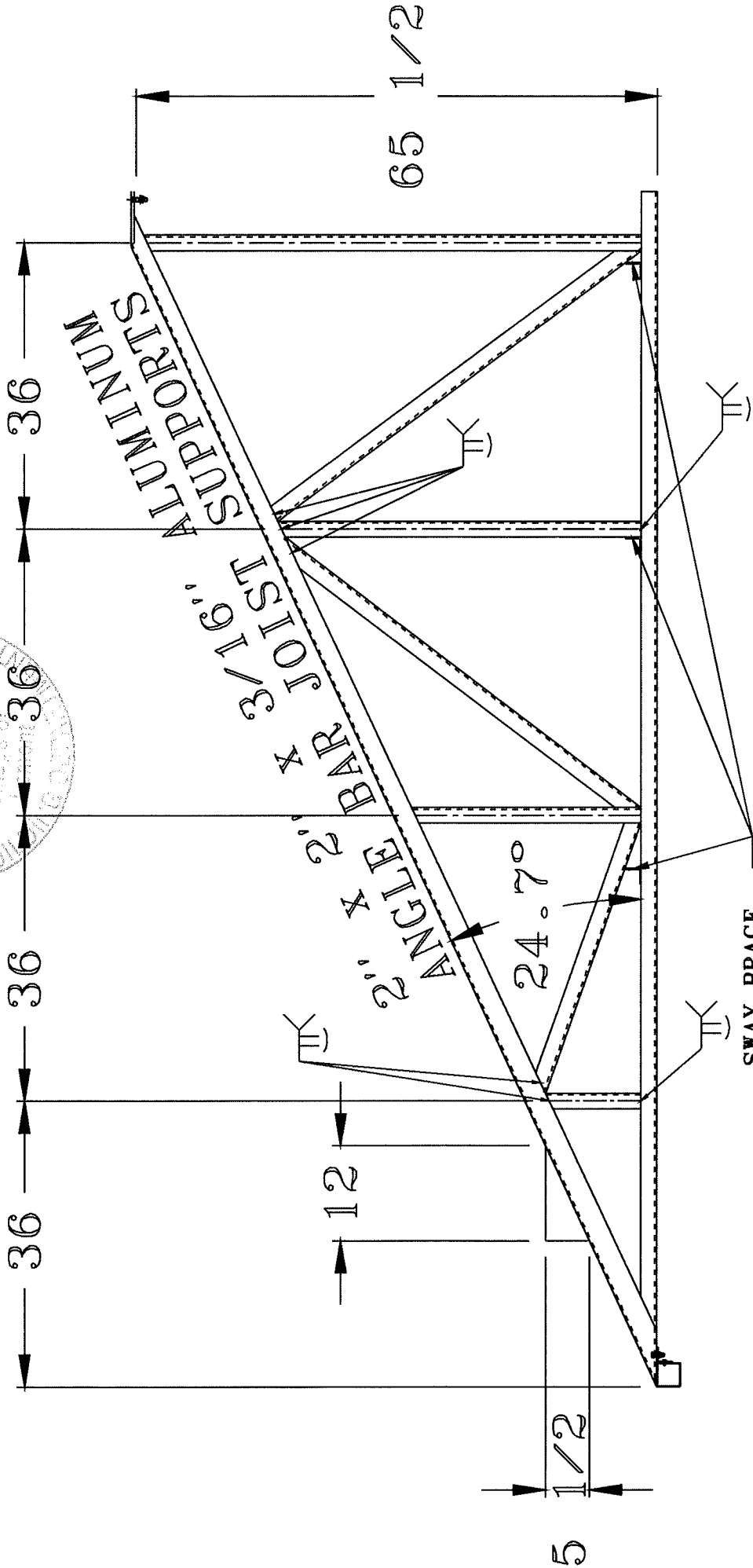
APPROVED BY: _____

APPROVAL DATE: _____

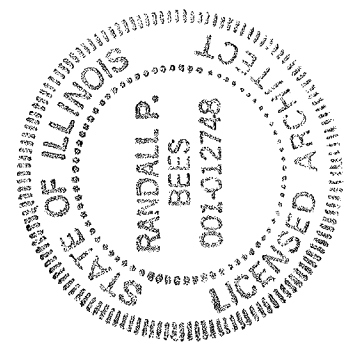
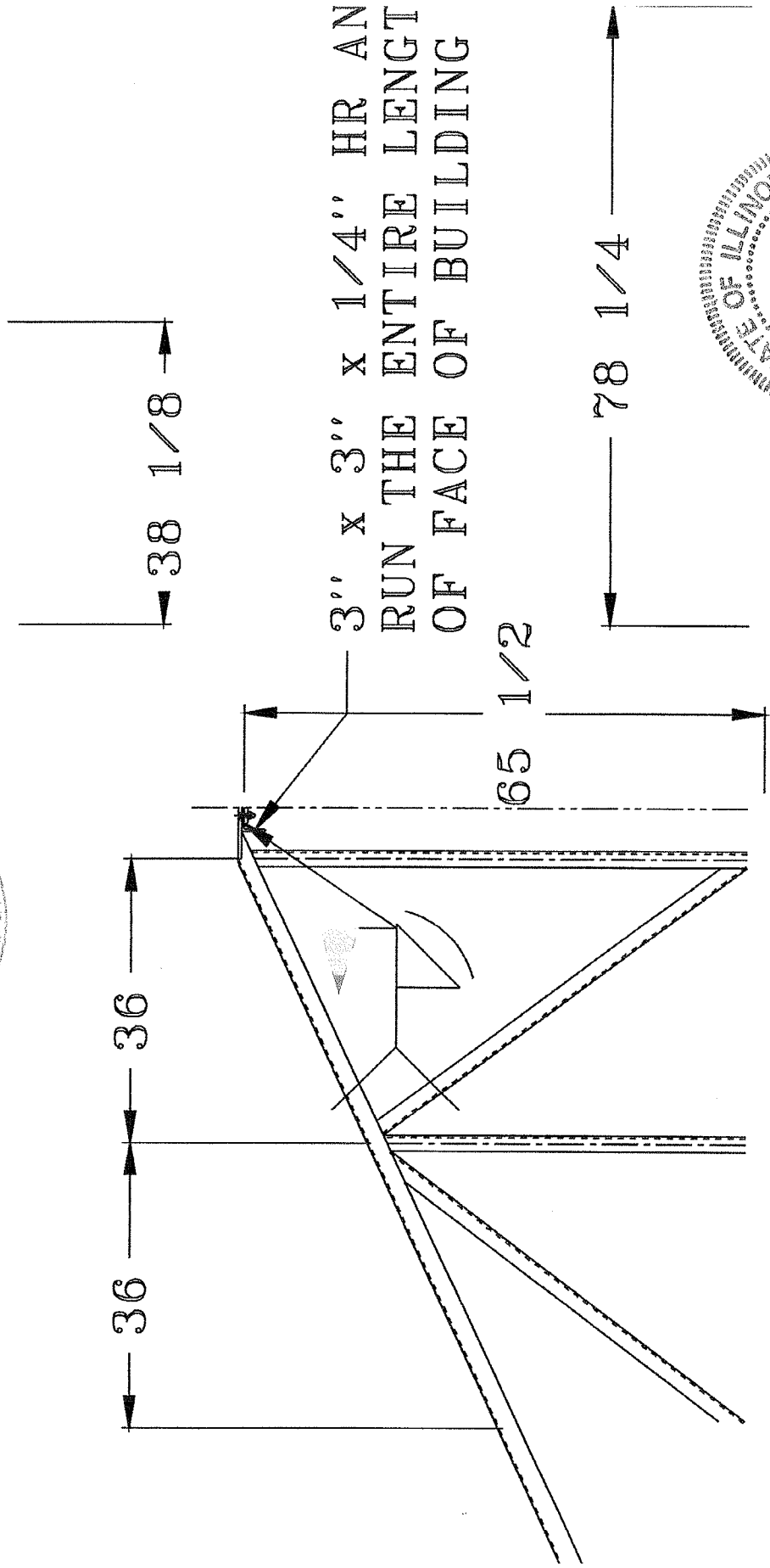
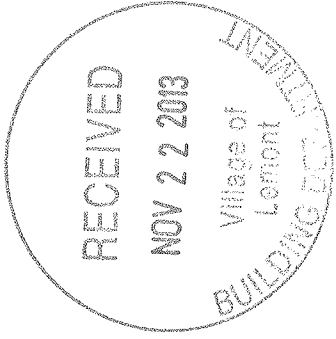


LOWER LEVEL SWAY ANGLE BRACE (3 TYPICAL) @ 9'-2"

RECEIVED
NOV 22 2013
OFFICE of
BUILDING OFFICIALS



STATE OF ILLINOIS
RANDALL P. BEES
001-012748
LICENSED ARCHITECT



Zoning

USE ZONING MAP

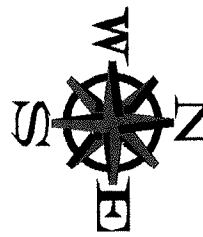
USE ZONING MAP

USE ZONING MAP

USE ZONING MAP

Date

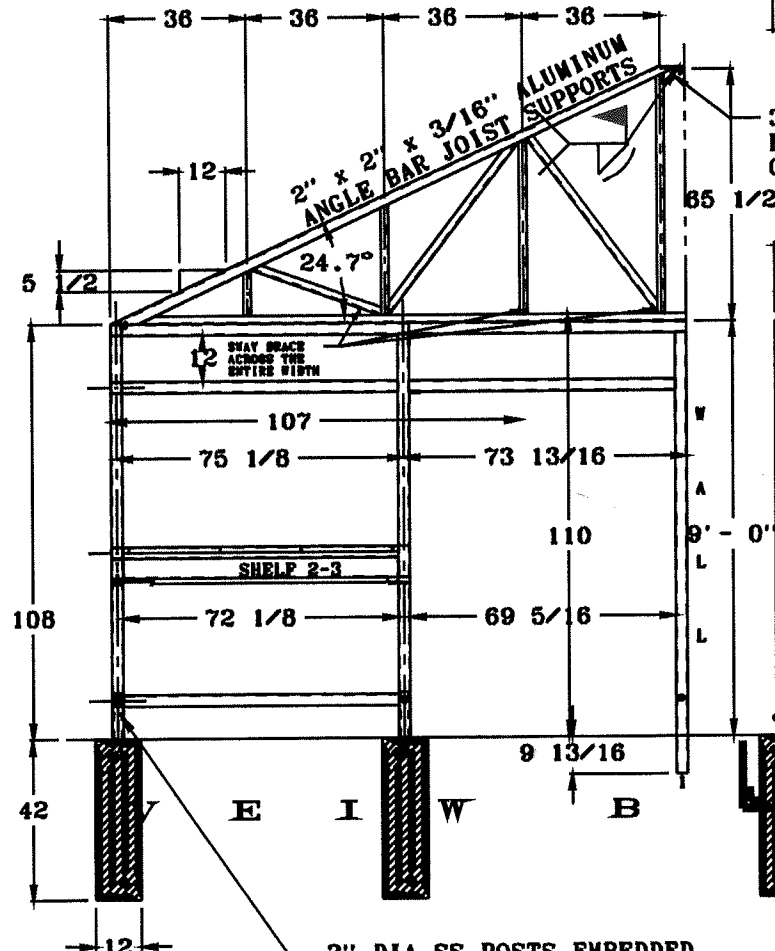
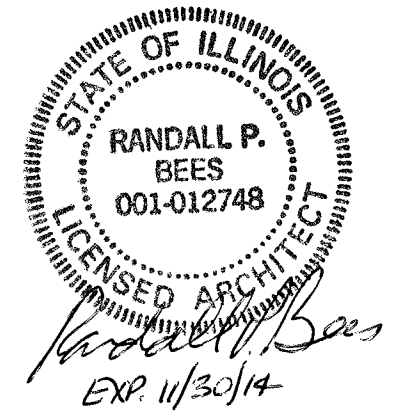
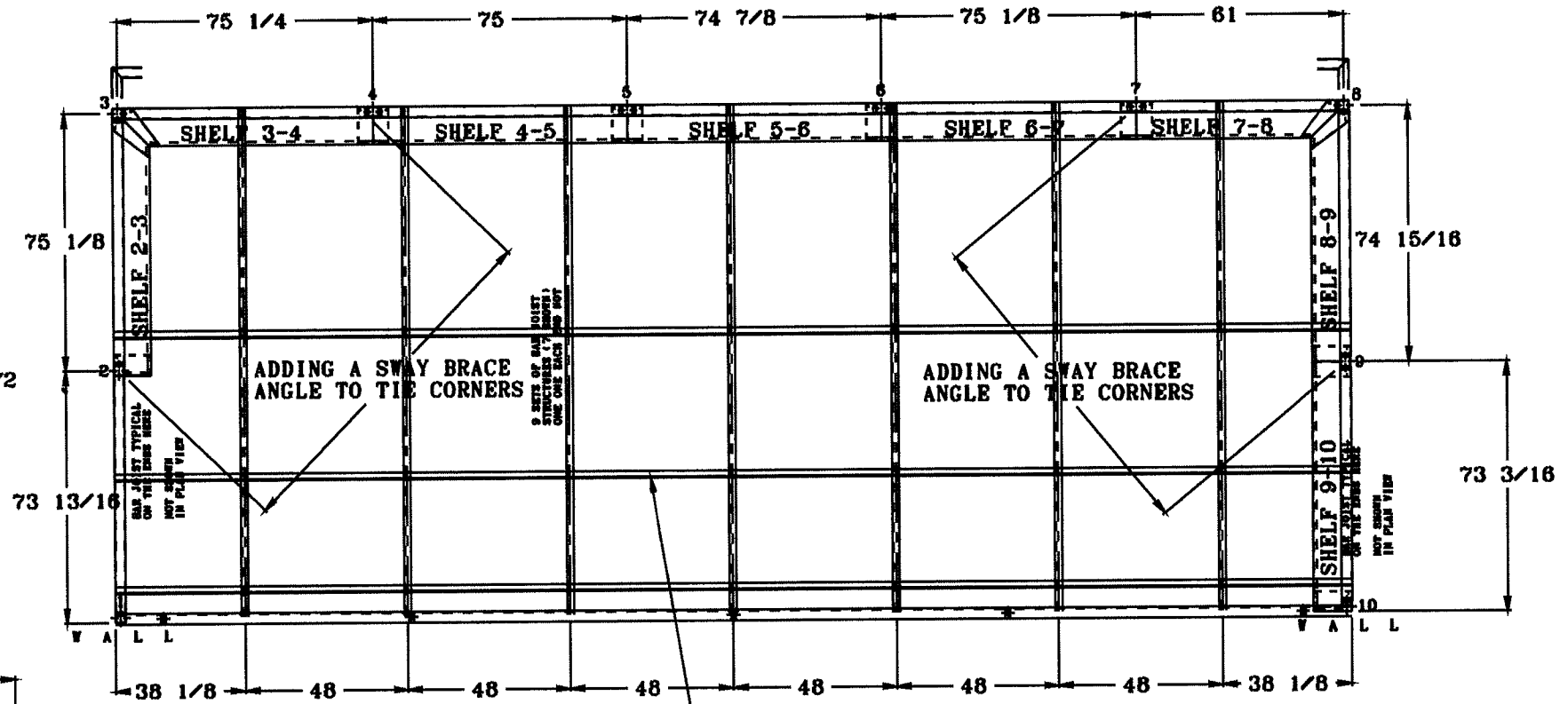
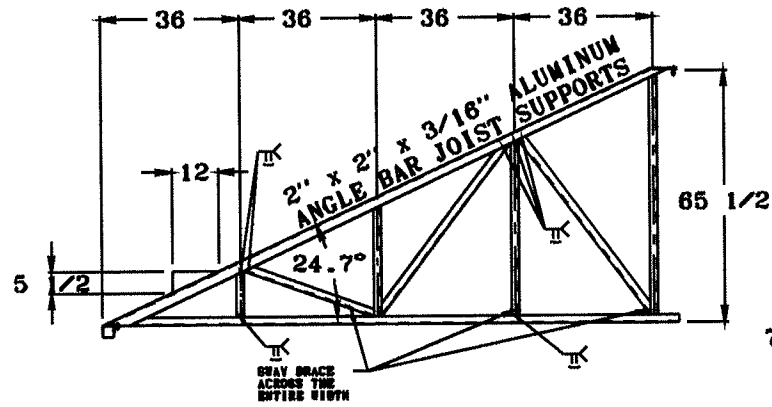
Signature



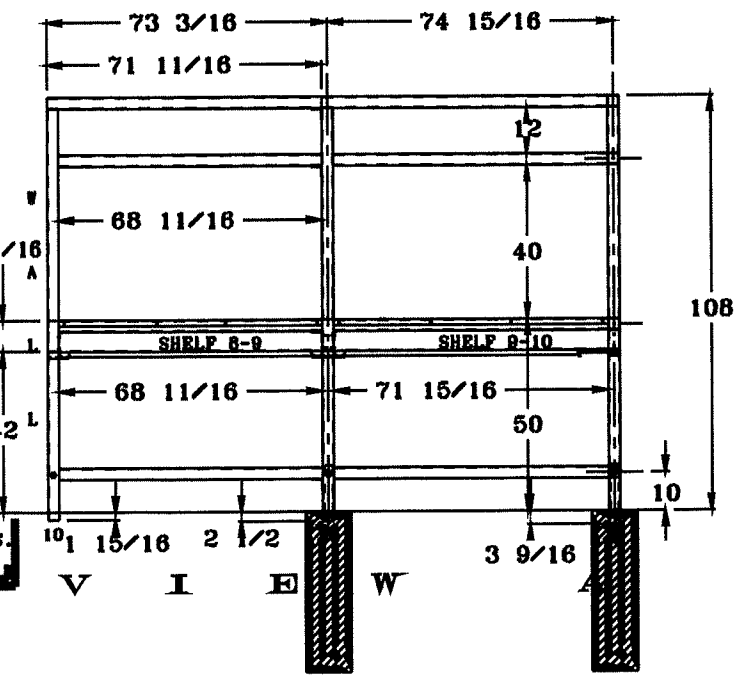
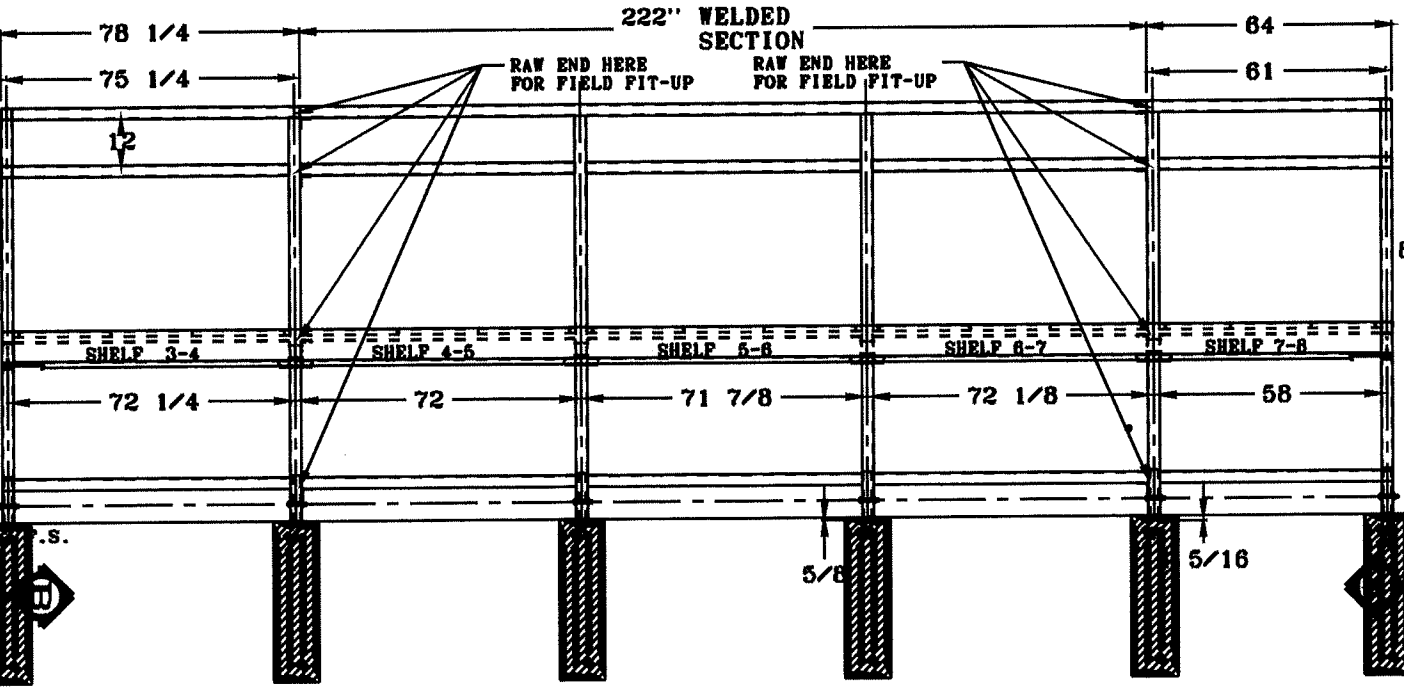
REVISED



STRUCTURE DESIGN - 30 LBS SNOW LOAD



3" x 3" x 1/4" HR ANGLE TO RUN THE ENTIRE LENGTH OF FACE OF BUILDING



2" DIA SS POSTS EMBEDDED INTO CONCRETE PIERS... AND THRU BOLTED W/ 3/8" SS BOLT

Village of Lemont
Building Department
 Approvals for Permit# 120279P
 107 STEPHEN STREET
 MISC

C? Item	Reference	Approved	Approved By	Fees	Code	Account	Ref#
PERMIT APPLICATION	RECEIVED	05/11/2012	MLESNIE	0.00			
DRAWINGS	RECEIVED	05/11/2012	MLESNIE	0.00			
PLAN REVIEW CONTACT INFO	MICKEY MARTIN	05/11/2012	MLESNIE	0.00			
CONTRACTOR'S REGISTERED	APPROVED	05/11/2012	MLESNIE	0.00			
ZONING REVIEW 1 - SENT TO	CJ	05/11/2012	MLESNIE	0.00			
ZONING REVIEW 1 -	APPROVED	05/21/2012	JIMBRO	0.00			
X ZONING REVIEW 2 - SENT TO	MG	11/24/2013	PREA	0.00			
ZONING REVIEW 2 -		//		0.00			
PLAN REVIEW 1 - SENT TO	TPI, LFPD	05/22/2012	MLESNIE	0.00			
PLAN REVIEW 1 - TPI	REJECTED	06/05/2012	TPI	160.00	1030	44050	
PLAN REVIEW 1 - LFPD	REJECTED	06/05/2012	LFPD	0.00		44050	
PLAN REVIEW 1 ADMIN FEE		//	TPI	32.00	1031		
X REC'D REVISED DRAWINGS		11/22/2013		0.00			
PLAN REVIEW 2 - SENT TO	TPI, LFPD	//		0.00			
PLAN REVIEW 2 -		//		0.00	1030	44050	
PLAN REVIEW 2 -		//		0.00	1030	44050	
PLAN REVIEW ADMIN FEE		//		0.00	1031	44050	
CERT. OF APPROPRIATENESS	APPROVED	02/10/2012	HPC	0.00			
FINAL PLAN REVIEW 1 - SENT TO		//		0.00			
FINAL PLAN REVIEW 1 -		//		0.00			
PERMIT FEE - HOLD CASH	RECEIVED	05/11/2012	MLESNIE	125.00	1005	44050	CASH
PERMIT READY TO ISSUE		//		0.00			
PERMIT READY FOR PICKUP		//		0.00			

Village of Lemont
 Building Department
 Approvals for Permit# 120279P
 107 STEPHEN STREET
 MISC

C? Item	Reference	Approved	Approved By	Fees	Code	Account	Ref#
PERMIT APPLICATION DRAWINGS	RECEIVED	05/11/2012	MLESNIE	0.00			
	RECEIVED	05/11/2012	MLESNIE	0.00			
PLAN REVIEW CONTACT INFO CONTRACTOR'S REGISTERED	MICKEY MARTIN APPROVED	05/11/2012	MLESNIE	0.00			
		05/11/2012	MLESNIE	0.00			
ZONING REVIEW 1 - SENT TO ZONING REVIEW 1 -	CJ APPROVED	05/11/2012	MLESNIE	0.00			
		05/21/2012	JIMBRO	0.00			
X PLAN REVIEW 1 - SENT TO	TPI, LFPD	05/22/2012	MLESNIE	0.00			
X PLAN REVIEW 1 - TPI	<i>rejected</i>	11-6-5-12	TPI	0.00	1030	44050	
PLAN REVIEW 1 - LFPD	<i>rejected</i>	11-6-6-12	LFPD	0.00		44050	
PLAN REVIEW 1 ADMIN FEE		11	TPI	0.00	1031		
CERT. OF APPROPRIATENESS	APPROVED	02/10/2012	HPC	0.00			
FINAL PLAN REVIEW 1 - SENT TO		11		0.00			
FINAL PLAN REVIEW 1 -		11		0.00			
PERMIT FEE - HOLD CASH	RECEIVED	05/11/2012	MLESNIE	125.00	1005	44050	CASH
PERMIT READY TO ISSUE		11		0.00			
PERMIT READY FOR PICKUP		11		0.00			
PERMIT NOTES & COMMENTS:		11		0.00			
							125.00

Village of Lemont
Building Department
 Approvals for Permit# 120279P
 107 STEPHEN STREET
 MISC

C?	Item	Reference	Approved	Approved By	Fees Code	Account	Ref#
	PERMIT NOTES & COMMENTS:		/ /		0.00		
	11/22/13: received revised drawings. Sent to zoning for review. PRR						
						317.00	

T.P.I.
BUILDING CODE CONSULTANTS, INC.

JoAnne Tisinai, President
7N262 W. Whispering Trail/St. Charles, IL 60175
Phone [630] 443-1567
Fax [630] 443-2495

June 5, 2012

Ms. Mary Lesnieski
Village of Lemont
418 Main Street
Lemont, IL 60439

Re: La Dolce Vita
107 Stephen St.
Lemont, IL

Dear Mary:

The following is the fee for the above project. Please call if you have any questions.

400 sq. ft. Commercial Plan Review: 6/1/12	\$ 160.00
--	-----------

This will be invoiced at the end of the month.

Sincerely,

JoAnne Tisinai - 1

T.P.I.

Building Code Consultants, Inc.

JoAnne Tisinai, President
7N262 W. Whispering Trail
St. Charles, IL 60175
Phone [630] 443-1567
Fax [630] 443-2495

DATE: 6/1/12

PROJECT ADDRESS: La Dolce Vita
107 Stephen St.
Lemont, IL 60439

PERMIT NO.: 120279

PLAN DATE: Plans not dated. Historic Preservation Certificate of Appropriateness dated 2/10/12.

DESCRIPTION: 400 sq.ft., exterior canopy installation at a multi-story, restaurant (Use Group A-2) of an unknown Construction Type.

SHEETS REVIEWED: 3 undated, hand drawn, letter sized plans labeled "Profile of Awning", "South Elevation" and "East Elevation".

PLANS PREPARED BY: Unknown

REVIEW STATUS: **Not Approved.** Submit revised plans and/or documents addressing the comments below.

This review is based upon and limited to the information presented on the drawings and/or material submitted. Matters not presented within the construction documents submitted nor items not requested for review, which are required for the granting of permits by the jurisdiction, are assumed to be reviewed and inspected by others and not to be considered as part of this review unless otherwise herein specifically requested. No responsibility or duty is accepted, implied, or extended to, for and/or resulting from construction in any phase, form or manner. All areas of review not referenced in the headings below, including the existing base building, zoning and engineering, are reviewed by others.

The following plan review does not imply that the submittal is either approved or disapproved by the municipality for which it is being reviewed. Submittal approval, disapproval and the granting of permits to start work must be obtained from the municipality.

COMMENTS:

BUILDING (2006 International Building Code)

1. Note: All engineering, zoning and fire protection requirements, including exterior materials, colors, signs, site lighting, site improvements, special uses, fire sprinklers, fire alarms, etc. are reviewed by others under separate submittal, and are not within the scope of this review. (Note only. Response not required.)
2. Note: The plans identify an open sided canopy. As such, side panels or other means of enclosing the underside of the canopy may not be done without further, additional permit submittal, review and approval. (Section 105.1) (Note only. Response not required.)
3. Provide structural plans and calculations signed and sealed by an approved Illinois registered/licensed architect or structural engineer identifying, in part, that the canopy structure as proposed meets the wind, snow, lateral and live load requirements of Chapter 16. (Sections 106.1, 106.1.1 and 3105.3)
4. Provide details on the attachment of the awning structure to the building and to the 4" posts. (Section 106.1.1)
5. Provide details on the type and size of beam supporting the front of the canopy structure on the columns. (Section 106.1.1)
6. Identify the type of 4" columns to be used. (Section 106.1.1)
7. Provide details on the awning covering/membrane including documentation identifying that the covering material meets the fire propagation performance criteria of NFPA 701 or has a flame spread index of no greater than 25. (Section 3105.4)

ACCESSIBILITY (1997 Illinois Accessibility Code)

1. Not applicable. The structure is identified as an open sided canopy.

ENERGY (2009 International Energy Conservation Code)

1. Not applicable. The structure is identified as an open sided canopy without any proposed lighting or heating installations.

MECHANICAL (2006 International Mechanical Code)

1. Not applicable. The structure is identified as an open sided canopy without any proposed heating installations.

ELECTRICAL (2005 National Electrical Code)

1. Not applicable. The structure is identified as an open sided canopy without any proposed lighting installations.

REVIEWED BY: STEVE MERTES, MCP

Pamela Rea

From: JoAnne Tisinai [tpi1@tpibcc.com]
Sent: Tuesday, June 05, 2012 12:54 PM
To: Pamela Rea
Subject: 107 Stephen St., Lemont- plan review comments
Attachments: 107STE~1.DOC; Lemont.doc

Pam,

Mary told us to send you this week, so here is the plan review comments and fee sheet for the above project. I have forwarded to the contact I have; Michael Martin, and of course John Rutkowski.

Thanks,

Laura



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

15900 New Avenue
Lemont, IL 60439
Business:
(630)257-0191
Fax :(630) 257-5318
lemontfire.com

June 5, 2012

Mr. Ed Buettner
Building Commissioner
Village of Lemont
418 Main Street
Lemont, Illinois 60439



Re: Canopy installation at La Dolce Vita 107 Stephens Street.

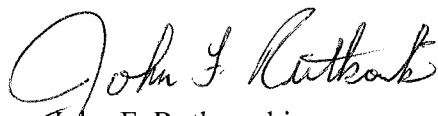
Dear Sir:

This Department is in receipt of the plans for the above mentioned project. The 2006 edition of the International Fire Code with local amendments were used for this review. These plans were also reviewed by T.P.I. Consultants, Inc. for the Village. The following issues need attention. They are:

- All of the items as specified TPI Consultants, Inc.
- This installation shall block, impede , or obstruct any Life Safety feature or system currently installed inside of the building.
- Prior to final occupancy and/or completion of this project, an electronic copy of all “as-built” drawings shall be made in Auto CAD files of dxf. Or dwg. Format or pdf format on CD Rom disk(s) and is to be delivered to the Lemont Fire Prevention Bureau. Both sleeve and the disk are to be labeled. The disk is to be organized in folders for ease of identification and retrieval. Electronic copies of as-built plans and related drawings shall be exact engineering scale matching the scale of the approved construction plans, (including the original construction plan set and any subsequent plan sheets).
- Any issues that may arise during field inspections.

The review of these drawings does not relieve the contractor or building owner from designing and installing and completing this project per all code and standard requirements. Fire code and standard requirements not necessarily noted on these plans, in the plan review letter, or noted during inspections are still required to be provided and installed in full compliance with all adopted codes standards and ordinances. I cannot recommend approval at this time until all of the appropriate information is provided and the building official is satisfied and recommends approval. If you should have any further questions regarding this matter please don't hesitate to contact me.

Sincerely,



John F. Rutkowski
Fire Marshal

cc: file
cc: Chief Churulo
cc: TPI Consultants, Inc.

Pamela Rea

From: Pamela Rea
Sent: Friday, June 08, 2012 11:37 AM
To: 'lazieme@aol.com'
Subject: FW: LFPD plan review canopy
Attachments: DOC060812.pdf

Mr. Martin: attached please find a copy of the Lemont Fire Protection District's review of the canopy @ 107 Stephen St.

Please contact me with any questions.
Thank you.

Sincerely,

Pam Rea
Building Dept.



Village of Faith

Village of Lemont
Building Department

418 Main Street Lemont, IL 60439

Request for Plan Review

Date Sent: 05/22/2012

Send Request for Plan Review To:

Organization:	Contact:	Phone:	FAX:
TPI	TPI	630/443-1567	630/443-2495
LFPD	JOHN RUTKOWSKI	630/257-0191	630/257-5318

Project Name/Subdivision: LA DOLCE VITA /
Project Address: 107 STEPHEN STREET
Project Lot Number: HD
Type of Submittal: AWNING/CANOPY REPLACEMENT

Please perform the following reviews:

PLAN REVIEW 1 -

Documents:

# of Copies:	Date:	Description:
1	05/11/2012	HAND DRAWINGS
1	05/11/2012	CERT. OF APPROPRIATENESS
1	05/11/2012	PERMIT APPLICATION

Comments:

PLEASE PERFORM PLAN REVIEW FOR REPLACING EXTERIOR CANOPY FOR LA DOLCE VITA AT 107 STEPHEN STREET AND RETURN COMMENTS TO LEMONT BUILDING DEPARTMENT.

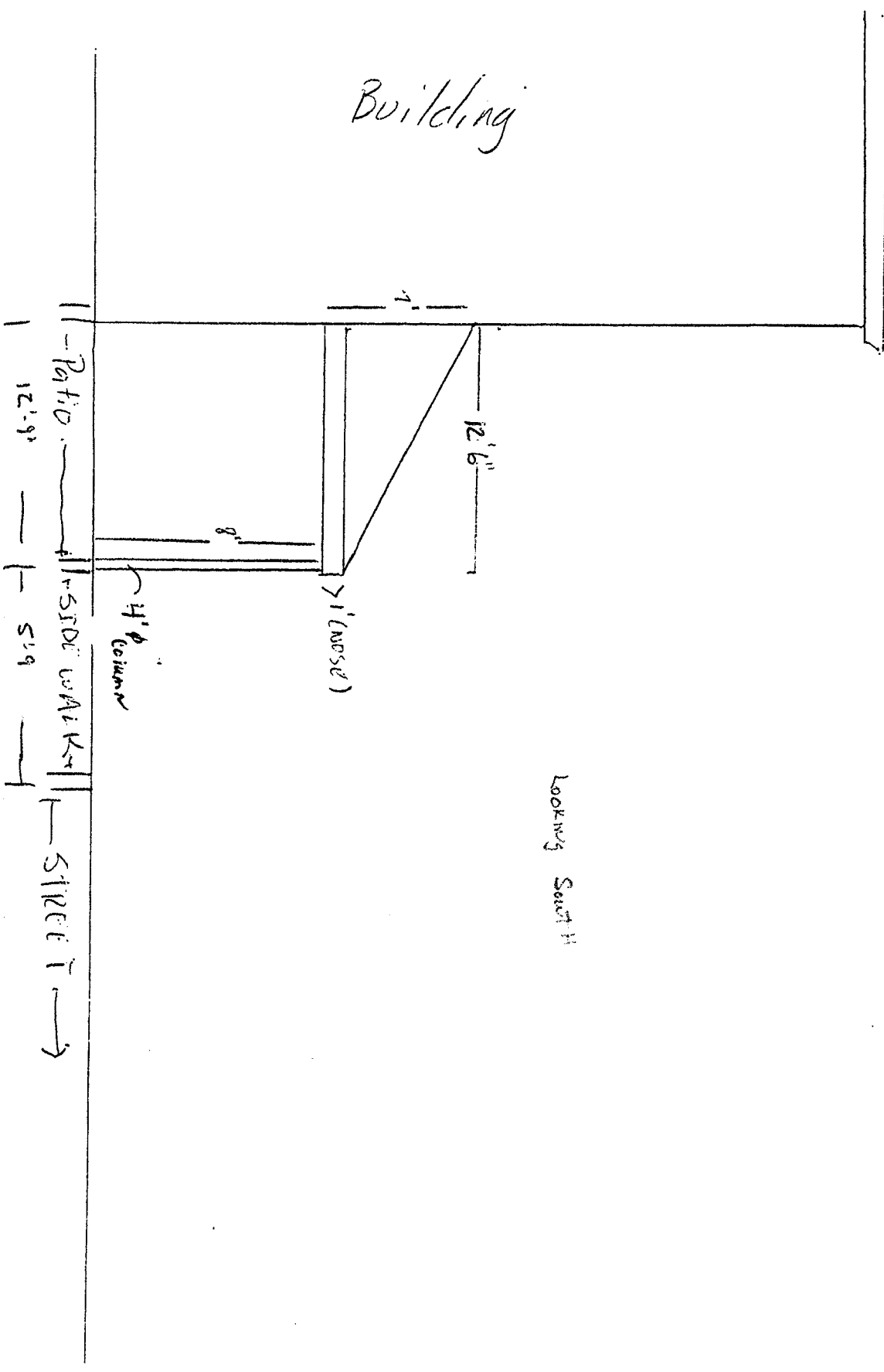
Plans received by:

TPI Signature

5-22-12

Date

South Elevation
Planning for "La Dolce Vita"
Constructed of 1"x2" Galvan
STEEL



Building

Looking South

Patio

SIDE WALK

STREET

12'6"

12'9"

8'

5'

4'

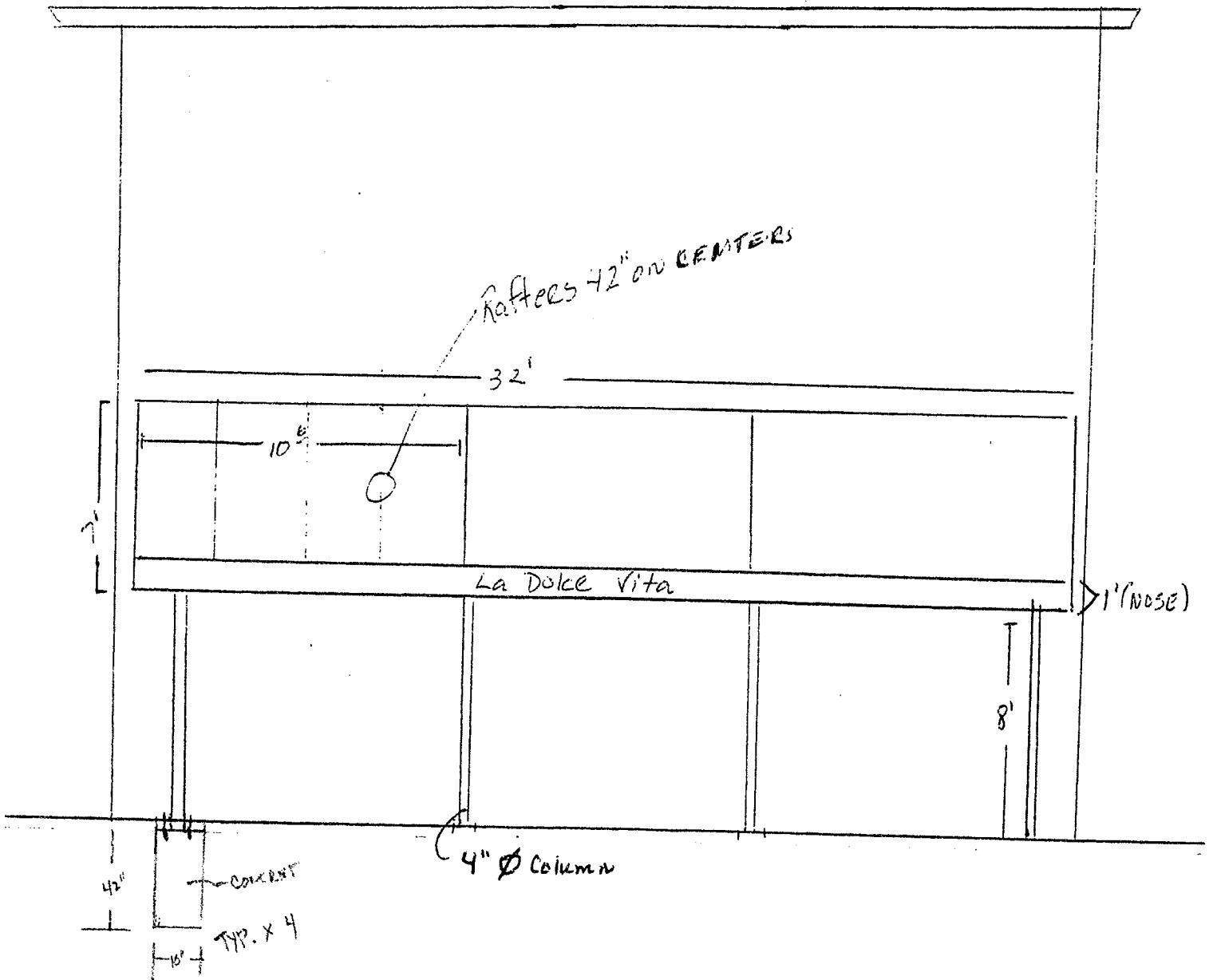
1'

WEST Elevation

Awning for "La Dolce Vita"

Constructed of 1" x 2" Galvanized steel

Looking East



ZONING
VILLAGE OF LEHIGH

APPROVED
 APPROVED AS NOTED
 NOT APPROVED

21 May 2012
Date

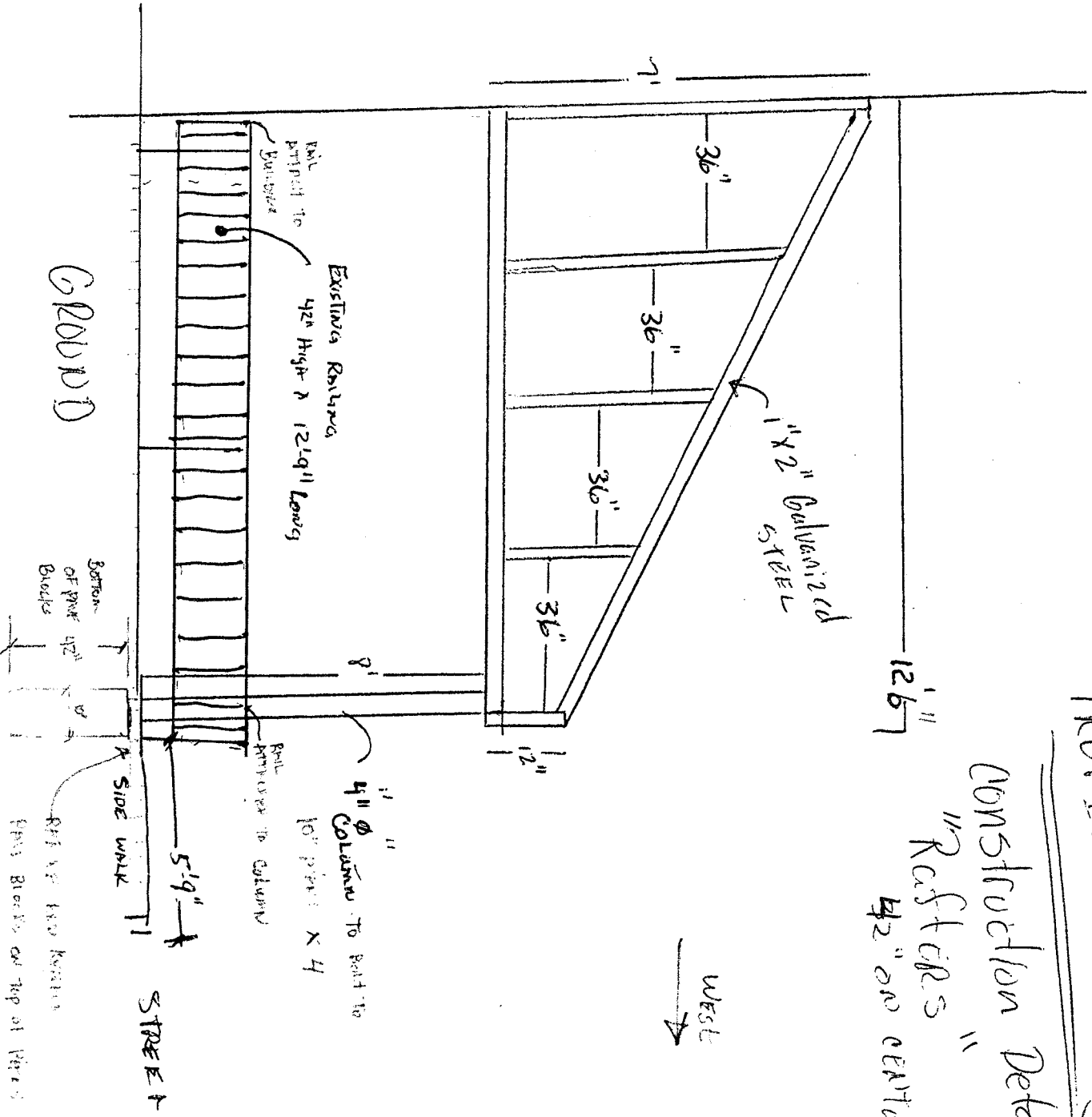
Signature *[Signature]*

Building

Looking
South

PROFILE OF AROUND

Construction Data
 11" Rafters
 42" on center



Lemont Historic Preservation Commission
418 Main Street
Lemont, IL 60439
(630) 257-1590
FAX 243-0958

Certificate of Appropriateness

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

No. 02.12

Has Been Issued To:

La Dolce Vita, 107 Stephen Street, Lemont, IL 60439

Authorizing such construction as shown in the application plans and specifications on file with the Village of Lemont
DATED 2/9/12

Address: 107 Stephen Street

Date: 2/10/2012

The work for which this Certificate is issued has been reviewed and approved by the Historic Preservation Commission and/or Community Development Department of the Village of Lemont, IL., in accordance with the Historic Preservation Ordinance of the Village of Lemont.

Conditions:

This Certificate approves removal of existint first fllor awning and installation of 1" x 2" galvanized steel canopy structure 32' wide x 12' extended with solid black awning cover per drawings ad photo graphic submitted and dated 2/9/2012. Owner shall have the option of adding text "La Dolce Vita" to the canopy with text proportioned to awning size.

Barbara A. Buschman, Chairman

This certificate is issued for:

New Construction _____
Addition _____
Alterations _____

Demolition _____
Sign _____
Other _____

_____X_____

**THIS CERTIFICATE MUST BE DISPLAYED
IN A CONSPICUOUS PLACE ON THE PREMISES**