



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

July 10, 2014 – 6:30 p.m.

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting, June 12, 2014
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
- VI. APPLICATIONS
 - A. Certificate of Appropriateness for siding and addition of exterior details at 508 E. Illinois
 - B. Certificate of Appropriateness for signage at 206 Main St (Gelsosomo's Pizzeria & Pub)
 - C. Certificate of Appropriateness for signage at 311 Canal (Imagelcon Photography)
 - D. Certificate of Appropriateness for window replacement at 402 Singer.
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN

**MINUTES
HISTORIC PRESERVATION COMMISSION**

June 12, 2014

I. CALL TO ORDER

The monthly meeting of the Historic Preservation Commission was called to order on Thursday, June 12, 2014 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, Planning & Development Director, and Ron Stapleton, Trustee Liaison, were also present.

III. APPROVAL OF MINUTES

Motion by Mr. Batistich, seconded by Mr. Cummins, to approve the minutes of the March 13, 2014 meeting. Voice vote: 5 ayes. Motion passed.

IV. CHAIRMAN'S REPORT

No report.

V. PUBLIC HEARING – None scheduled.

VI. APPLICATIONS

A. 05.14 – Certificate of Appropriateness

**Fence within the lower level terrace masonry openings
431 Talcott Street – Pollyana Brewing Co.**

Applicants Edward Malnar and Paul Ciciora presented the application requesting installation of a 5' steel, black finish, double rail fence within the masonry openings in the lower level of Pollyanna Brewing Co. at 431 Talcott Street. The fence components will visually match the color and shape of the existing guard rail on the walkway above. The purpose of the fencing is to provide security for the outdoor glycol chiller and condensing unit for the microbrewery. The applicants stated that the fence is to be delivered July 7 with a 2-week installation process. Comments by the Commission were positive regarding the materials selected. Motion by Mr. Cummins, seconded by Ms. Roy, to approve a Certificate of Appropriateness for the installation of the Montage-Ameristar 5' double rail steel fence within the masonry openings in the lower level of the building at 431 Talcott street per the application and backup submitted and dated June 5, 2014. Voice vote: 5 ayes. Motion passed.

VII. NEW BUSINESS

A. Request for Input from HPC on Proposal to Market the Site at 110-112 & 116 Main Street as a Redevelopment Opportunity.

Development Director, Charity Jones presented the request by Cawley Chicago to market the 3 building, 1 acre site as a redevelopment opportunity which would include possible demolition of the buildings located within the Historic District directly across from the Metra train station. The Director commented that zoning regulations would dictate the footprint of any replacement building on the site. She also explained that the existing parking deck had collapsed recently, leaving Illinois Street vulnerable as the structure provided support for the roadway. Code Enforcement is in the process of requiring the owner to shore up the structure.

The Commission commented on the proposal, citing the fact that the HPC has

never approved blanket demolition of any structure without a compelling replacement option. The proposed project would have to be evaluated on its merits before any demolition could be considered by the HPC. The fate of the recently completed Art & Culture Commission mural on the building at 110 Main might also be a consideration.

VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

Director Charity Jones informed the Commission of a proposal for the possibility of improving water quality in the I & M Canal by construction of 2 underwater dams and addition of water. This would allow for movement of water and more aesthetic appeal. The eastern dam would likely be located near Stephen Street. Discussion of the proposal is underway by the Village Board.

IX. AUDIENCE PARTICIPATION

X. ADJOURN

Motion by Mr. Cummins, seconded by Ms. Roy, to adjourn the meeting at 7:10 p.m. Voice vote: 5 ayes. Meeting adjourned.

Application for Certificate of Appropriateness

APPLICANT INFORMATION

Applicant's Name PAM ZUKOSKI

Applicant's Address 11291 BELL ROAD, LEMONT

Applicant's Telephone # 630-542-1642

Applicant's E-mail Address PZUKOSKI@COMCAST.NET

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 508 E. ILLINOIS

Parcel Identification Number of Subject Property/Properties _____

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 <input checked="" type="checkbox"/> |
| 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 structure _____ |

Brief Statement of Proposed Work:

REMOVE AND REPLACE EXISTING SIDING WITH CONCRETE BOARD 4" LAP SIDING; ADDITION OF EXTERIOR DETAILS TO FRONT PORCH AND ROOF LINES (SEE ATTACHED ELEVATIONS). ORIGINAL CEDAR DECORATIVE SHINGLES TO REMAIN.

Application for Certificate of Appropriateness

Address: 508 E. Illinois

Brief Statement of Proposed Work:

Keep the following:

- All original cedar ornamental shingles (diamond butts and octagon butts)
- Original cedar siding on porch facade
- Decorative brackets and trim at roofline
- Decorative ionic columns on porch

Replace the following:

- Replace existing cedar siding with prefinished cement board 4" lap siding (Manufacturer: Maxitile. Colors: Rustic Silver on top half of house, Nickel on bottom half of house)
- Remove and replace existing trim around windows and corners with engineered wood (Manufacturer: LP Smartside. Color: Snow White)
- One story portion on back of house (not original to structure) to have vinyl shake siding (Manufacturer: Novik Novishake. Color: Traditional Blend)

Add the following:

- Add trim details to front of porch with engineered wood (Manufacturer: LP Smartside. Color: Snow White)
- Add trim to roof line (of part of house not original to structure) to mimic the original roofline trim.
- Add horizontal trim piece to separate decorative cedar shingles from new lap siding.

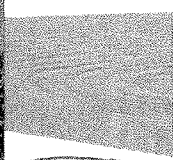
Colors

Original house was white. Will change slightly to silver and bluish color scheme.

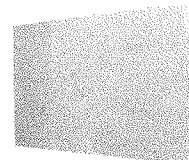
- Top Siding Color: Rustic Silver
- Bottom Siding Color: Nickel (grayish blue)
- Trim Color: Snow White



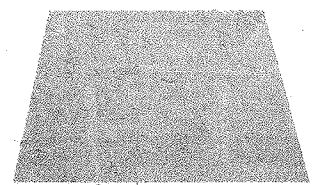
- 50 year warranty - 5/16" nominal thickness - Factory primed 6 sides



Textured Lap
 - 5-1/4" x 12' 140-8798
 - 6-1/4" x 12' 140-8800
 - 7-1/4" x 12' 140-8808
 - 8-1/4" x 12' 140-8813
 - 9-1/4" x 12' 140-8818
 - 12" x 12' 140-8823



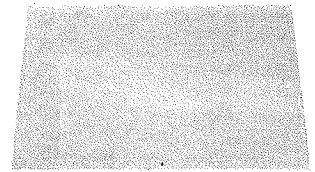
Smooth Lap
 - 5-1/4" x 12' 140-8858
 - 6-1/4" x 12' 140-8863
 - 7-1/4" x 12' 140-8868
 - 8-1/4" x 12' 140-8873
 - 9-1/4" x 12' 140-8878
 - 12" x 12' 140-8883



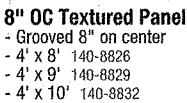
Stucco Panel
 - 4' x 8' 140-8848
 - 4' x 9' 140-8851
 - 4' x 10' 140-8854



8" OC Textured Panel
 - Grooved 8" on center
 - 4' x 8' 140-8826
 - 4' x 9' 140-8829
 - 4' x 10' 140-8832



8" Textured Panel
 - No Groove
 - 4' x 8' 140-8835
 - 4' x 9' 140-8838
 - 4' x 10' 140-8841



8" Smooth Panel
 - No Groove
 - 4' x 8' 140-8888
 - 4' x 9' 140-8893
 - 4' x 10' 140-8898



Off-Stud Joiner
 - Saves installation time by allowing you to join fiber cement siding pieces together not directly over a stud
 - 10 pieces per bag

Size	SKU
5-1/4"	140-0501
6-1/4"	140-0502
7-1/4"	140-0503
8-1/4"	140-0504
9-1/4"	140-0505
12"	140-0506

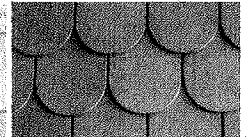
- 1/4" nominal thickness



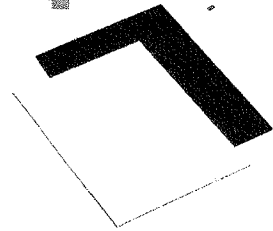
Staggered Shake
 - Combed texture
 - 16" x 48" 140-8923



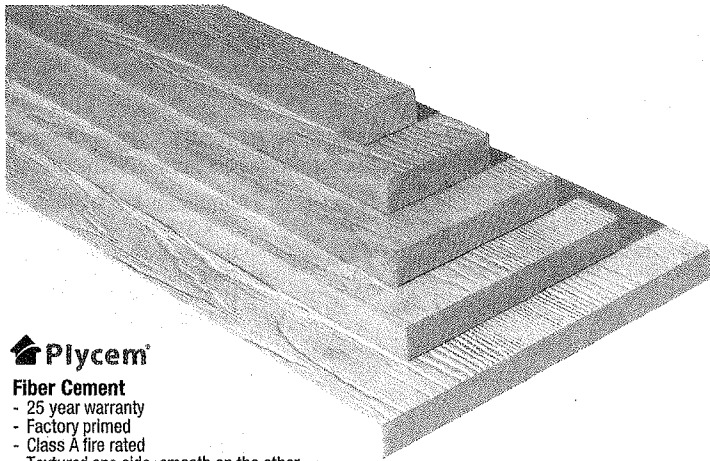
Straight Shake
 - Combed texture
 - 16" x 48" 140-8918



Half-Round
 - Combed
 - 16" x 48" 140-8908



6" x 12" Seam Backer Plate
 - Aluminum 140-0001



Fiber Cement
 - 25 year warranty
 - Factory primed
 - Class A fire rated
 - Textured one side, smooth on the other
 - 12' length

Size	2"	4"	6"
4/4" x 12'		140-9014	140-9022
5/4" x 12'	140-9042	140-9046	140-9054
Size	8"	12"	
5/4" x 12'	140-9062	140-9070	



Primed Textured Soffit

Solid:
 - 1/4" x 12" x 12' 140-2186, 8948
 - 1/4" x 16" x 12' 140-8958
 - 1/4" x 24" x 8' 140-8968
 - 1/4" x 24" x 12' 140-2204
Vented:
 - 1/4" x 12" x 12' 140-8953
 - 1/4" x 16" x 12' 140-8963
 - 1/4" x 24" x 8' 140-8973

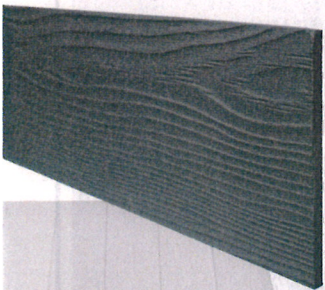


13 prefinished color options



Fiber Cement

- Specially formulated to provide maximum durability over various fiber cement and engineered wood sidings and trim
- Durable, provides long-lasting color
- Satin-like sheen
- 50 year material warranty



- 5/16" x 5-1/4" x 12' Lap Siding
- 5/16" x 6-1/4" x 12' Lap Siding
- 5/16" x 7-1/4" x 12' Lap Siding
- 5/16" x 8-1/4" x 12' Lap Siding
- 5/16" x 9-1/4" x 12' Lap Siding
- 140-4021-6648

4' x 8' Panels

- 8" OC 140-4030-6654
- Textured no groove 140-4035-6659
- Stucco 140-4040-6664

4' x 9' Panels

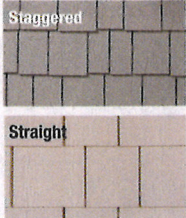
- 8" OC 140-4031-6655
- Textured no groove 140-4036-6660
- Stucco 140-4041-6665

4' x 10' Panels

- 8" OC 140-4032-6573
- Textured no groove 140-4037-6578
- Stucco 4042-6563

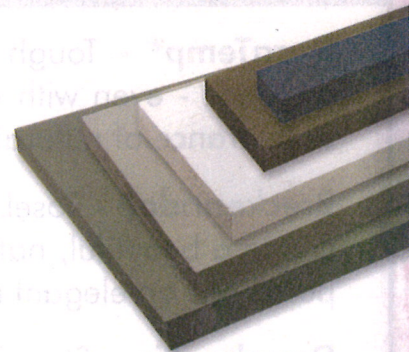
1/4" x 16' x 48" Shake Siding

- Staggered 140-4007-6545
- Straight 140-4006-6544



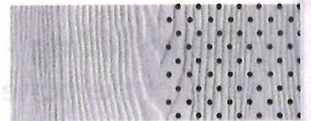
Trim Boards

- 25 year material warranty
- Wood appearance with the durability of cement
- Class A fire rated
- 4/4" x 4" x 12' 140-4075-6603
- 4/4" x 6" x 12' 140-4076-6604
- 5/4" x 2" x 12' 140-4084-6611
- 5/4" x 4" x 12' 140-4085-6613
- 5/4" x 6" x 12' 140-4086-6614
- 5/4" x 8" x 12' 140-4087-6615
- 5/4" x 12" x 12' 140-4089-6617



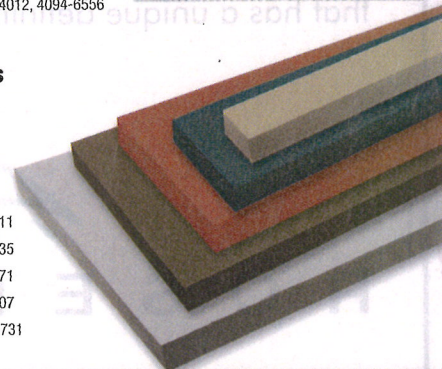
Textured Soffit

- 1/4" x 12" x 12' Solid 140-4008, 4090-6552
- 1/4" x 12" x 12' Vented 140-4009, 4091-6553
- 1/4" x 16" x 12' Solid 140-4010, 4092-6554
- 1/4" x 16" x 12' Vented 140-4011, 4093-6555
- 1/4" x 24" x 8' Vented 140-4012, 4094-6556

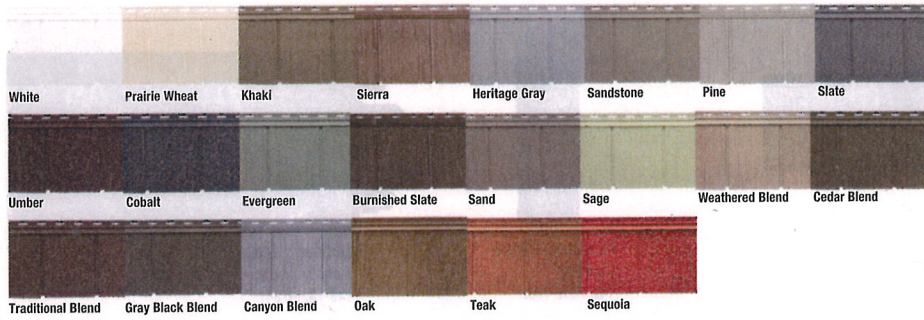


MiraTEC® Trim Boards

- 50 year product warranty
- Moisture, rot and termite resistant
- Woodgrain texture
- Won't check split or crack
- 5/4" x 2" x 16' 143-2600-2611
- 5/4" x 4" x 16' 143-2624-2635
- 5/4" x 6" x 16' 143-2660-2671
- 5/4" x 8" x 16' 143-2696-2707
- 5/4" x 12" x 16' 143-2720-2731

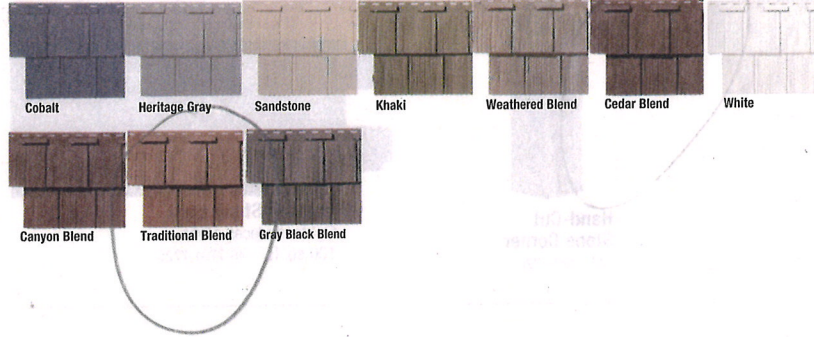


Joint moulds, nails and caulking also available.

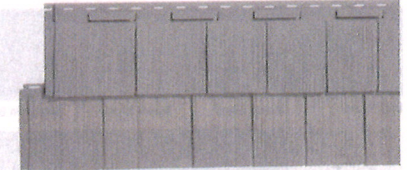


8' Cedar Shake
 - Twenty-two pieces cover
 100 sq. ft. 146-9850-9924

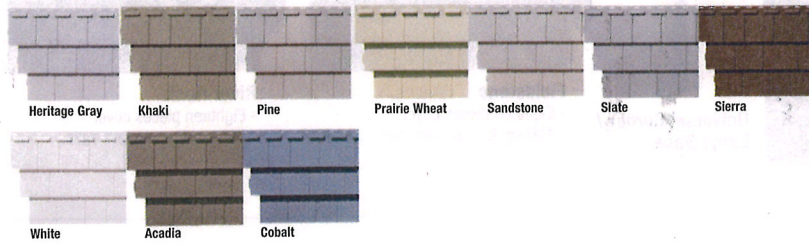
8' Cedar Shake Corner
 146-9851-9925



Shingle-Look Cedar Corner
 146-0046-7586



Shingle Look
 - Twenty-four pieces cover
 100 sq. ft. 146-0045-7585



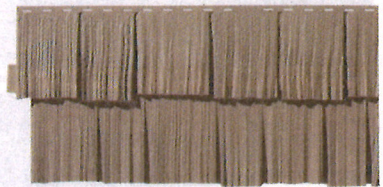
Perfect Shingle Look Corner
 146-7730-7820



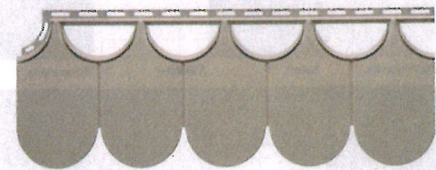
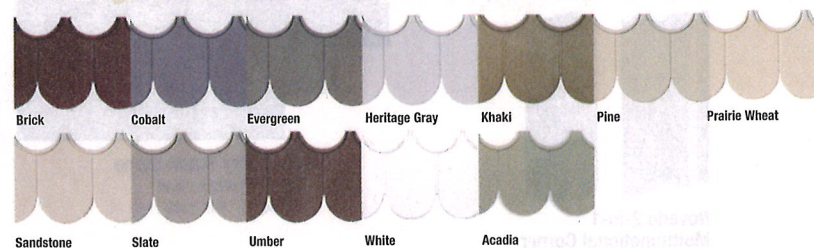
Perfect Shake Look
 - Fifteen pieces cover
 100 sq. ft. 146-7727-7817



Hand-Split Cedar Shake Corner
 146-7588-7664



Hand-Split Shake Look
 - Eighteen pieces cover
 100 sq. ft. 146-7593-7664



Half-Round
 - Sixty-six pieces cover
 100 sq. ft. 146-0040-6440

508 ILLINOIS STREET, LEMONT, ILLINOIS



ADD TRIM

KEEP EXISTING CEDAR SIDING ON PORCH

KEEP BRACKETS + TRIM

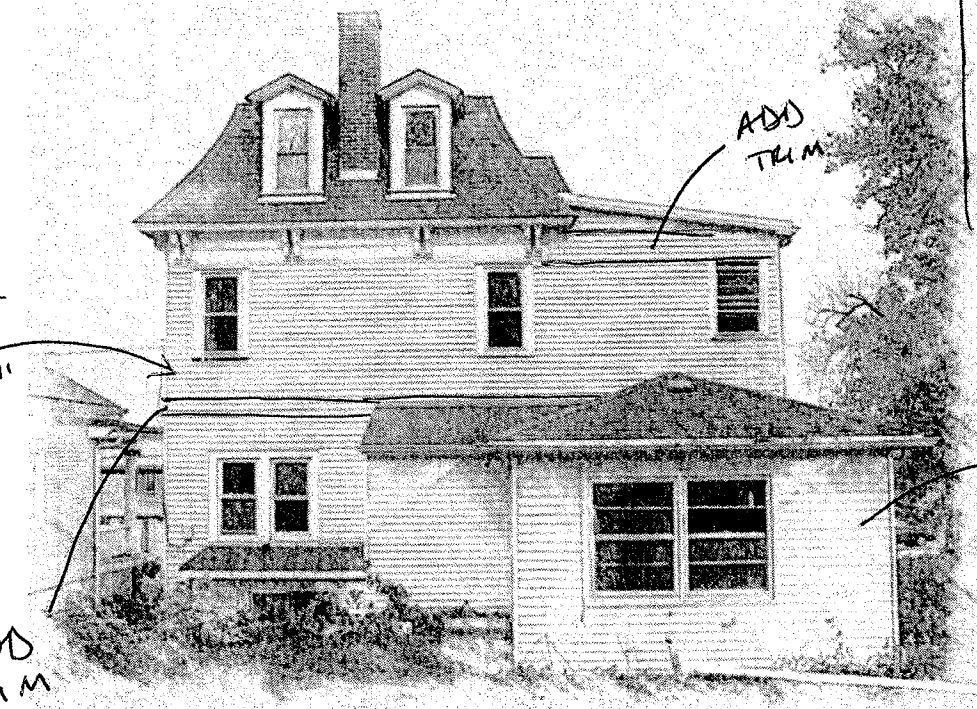
KEEP EXISTING DECORATIVE SHINGLES

FRONT (NORTH) ELEVATION



KEEP BRACKETS
KEEP CEDAR SHINGLES

RIGHT-SIDE (WEST) ELEVATION



REPLACE CEDAR WITH 4" CEMENT LAP SIDING

ADD TRIM

ADD TRIM

REPLACE WITH VINYL SHAKE

REAR (SOUTH) ELEVATION

TRIM COLOR: SNOW WHITE

UPPER HOUSE SIDING COLOR: RUSTIC SILVER

LOWER HOUSE SIDING COLOR: NICKEL

REPLACE WITH 4" CEMENT LAP SIDING

ADD TRIM



LEFT-SIDE (EAST) ELEVATION

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

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.

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

DATE: 11/4/2013
DRAWN BY:
SCALE:
APPROVED BY:

REVISIONS

PLAN No.
SHEET No.

