



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

October 9, 2014 – 6:30 p.m.

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting July 10, 2014
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
- VI. APPLICATIONS
 - A. Certificate of Appropriateness for outdoor canopy windbreak covers, outdoor canopy composite decking and removal of 1 window to accommodate 2nd entry door.
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN

**MINUTES
HISTORIC PRESERVATION COMMISSION**

July 10, 2014

I. CALL TO ORDER

The monthly meeting of the Historic Preservation Commission was called to order on Thursday, July 10, 2014 at 6:30 p.m. by Chairman Barbara Buschman.

II. ROLL CALL

Commissioners Buschman, Batistich, Roy, and Schwartz present. Commissioners Cummins, Flynn and Yates 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. Schwartz, to approve the minutes of the June 12, 2014 meeting. Voice vote: 4 ayes. Motion passed.

IV. CHAIRMAN'S REPORT

No report.

V. PUBLIC HEARING – None scheduled.

VI. APPLICATIONS

A. 06.14 – Certificate of Appropriateness

**Siding Replacement and Addition of Exterior Details
508 Illinois Street**

Simon Batistich as project architect explained the details of the application. Property owners Sal Alfano and Pam Zukoski previously appeared before the Commission and received a Certificate for the exterior renovation. At that time they did not request approval for siding replacement because they wanted to partially remove the siding to see if the original wood was still intact. As they removed the siding it became evident that it would have to be replaced, so the application before the commission is for replacement of the siding with a cement board siding. It appears that there were possibly three additions to the original house, including the wrap around porch. From the top down: the fish scale scalloped siding is to remain. Trim will be added to separate decorative cedar shingles from the new siding. For uniformity, the hardie board will be added below in the same tight 4" lap. The architectural details and brackets will remain. On the porch (added later), some of the original wood will remain; trim details will be engineered wood siding. The terra cotta columns will remain. On the rear one story addition, cedar shake siding will be used in traditional blend color. Colors from the top down: Rustic silver for the top, nickel (gray-blue) on the bottom. Trim will be white.

After discussion, a motion was made by Batistich to issue a Certificate of Appropriateness for siding replacement per the application and materials submitted and dated July 10, 2014, seconded by Mr. Schwartz. Voice vote: 4 ayes. Motion passed.

B. 07.14 – Certificate of Appropriateness

**Signage at 206 Main Street
Gelossomo's Pizzeria & Pub**

Greg Gelossomo, owner of the business was present. Charity Jones presented the application and pointed out that the size of the sign has been reduced from 6'10" to 5'9" in order to

conform to the provisions of the UDO sign regulations. Design and placement are the same. The existing Mindflow Café sign is to be removed and the sign will be located under the gooseneck fixtures on the exterior west façade.

Following discussion, a motion was made by Mr. Schwartz, seconded by Mr. Batistich, to approve the signage per the application submitted and dated July 10, 2014. Voice vote: 4 ayes. Motion passed.

C. 08.14 – Certificate of Appropriateness

**Signage at 311 Canal Street
Image Icon Photography**

Business owner Jeff Owen of Image Icon Photography was present. Charity Jones noted that the sign design as submitted does not conform to the UDO sign requirements which specify that projecting signs must be dimensional. All other elements of the proposed sign are in conformance.

The Commission suggested that routing the letters and adding a simple routed border would fulfill the zoning requirements; otherwise, the sign was fine as far as design, size and location. A simple bracket was suggested because of the extensive detail in the architecture of the building.

Motion by Mr. Batistich, seconded by Mr. Schwartz, to approve a Certificate of Appropriateness for the sign as submitted with the condition that the sign conform to the requirements of the Unified Development Ordinance. Voice vote: 4 ayes. Motion passed.

D. 09.14 – Certificate of Appropriateness

**Window Replacement
402 Singer Avenue**

Homeowners Donald and Wanda Schoob presented the application for replacement of 38 windows in their home at 402 Singer Avenue and distributed additional materials. The residence is highly ranked in the historic district, and the homeowners stated they have chosen this particular Marvin window as the closest match to the existing windows. The proposal is for 38 clad wood windows in a dark color; all sashes to be replaced. Grillwork is to be bonded on the outside as well as the interior to give the same dimensional appearance to the windows.

The Commissioners highly approved of the quality of the project. Mr. Schwartz suggested that the homeowners verify with the contactor that the gaps be insulated where existing weights are removed to prevent drafts.

Motion by Mr. Batistich, seconded by Mr. Schwartz, to approve a Certificate of Appropriateness for the window replacement per the application submitted. Voice vote: 4 ayes. Motion passed.

VII. NEW BUSINESS

VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

Director Charity Jones informed the Commission that she attended a meeting at St. Patrick's with the pastor, representatives from the Archdiocese, and parish staff, Building Commissioner, Police and Fire personnel. They informed the Village that the roof is caving in on the old school building and the resulting water damage to the building has made it unrepairable. Their proposed course of action is demolition of the building.

Commissioners stated that they had met with the pastor several years ago and also with the current pastor to encourage necessary repairs before the roof became too bad. The solution of selling the building to a private entity was also proposed. Commissioners Schwartz and Batistich had walked through the property at least 10 years ago and thought it had great potential for use. The parish has taken no steps to mitigate the situation, claiming that the cost

of the repairs is beyond their resources. End result is demolition by neglect.

Charity Jones stated that outside of the roof and the water damage, the building seemed structurally O.K. but the structural engineer's report has not yet been submitted.

IX. AUDIENCE PARTICIPATION

X. ADJOURN

Motion by Mr. Batistich, seconded by Mr. Schwartz, to adjourn the meeting at 7:40 p.m.
Voice vote: 4 ayes. Meeting adjourned.



Remove window
Replace with door to match existing



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- ◆ CLEARVIEW DISAPPEARING SCREEN DOORS



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Element Screen



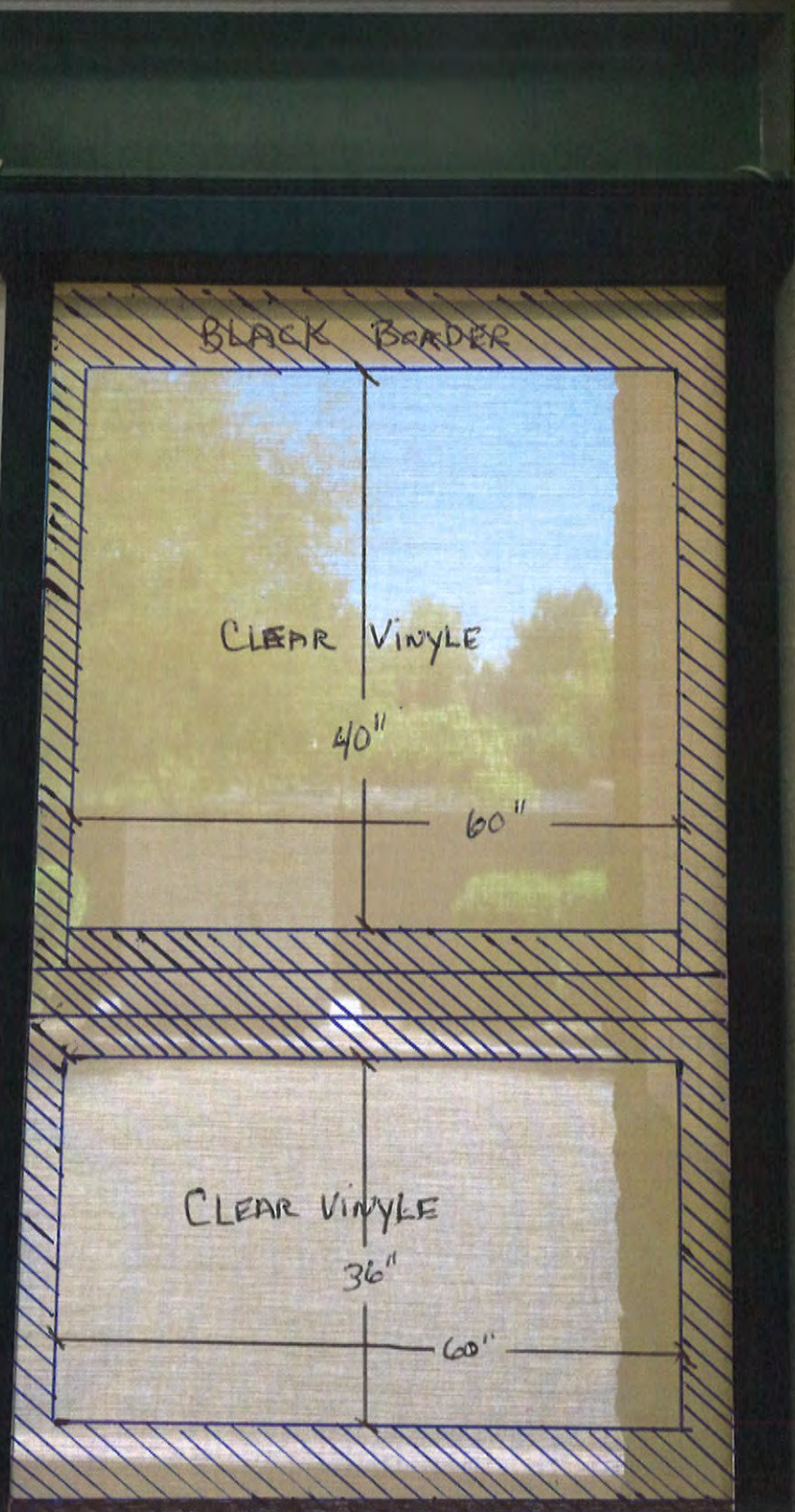
Patio Drop Shades



ROC # 185629

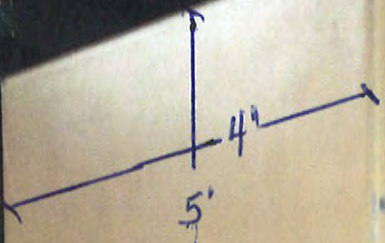


erShade
d / Invisible when Retracted
rom the Sun & UV

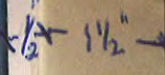




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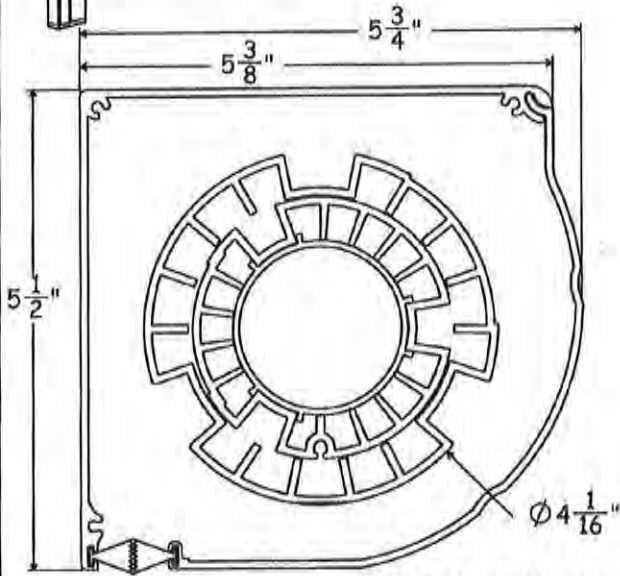
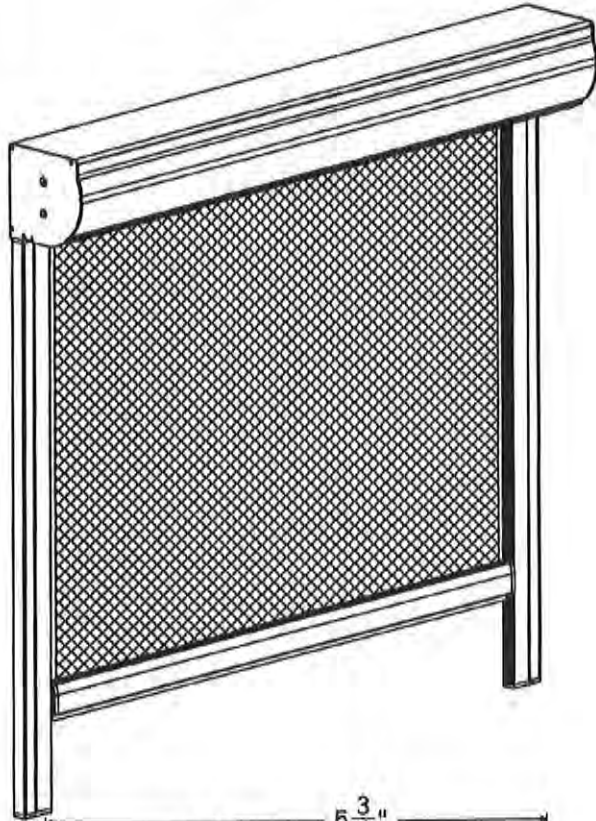
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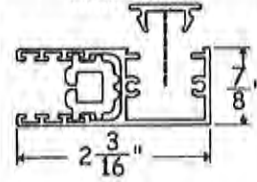
SERIES 5

SPECIFICATION DATA SHEET

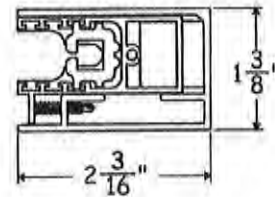


SRS Series 5 Housing

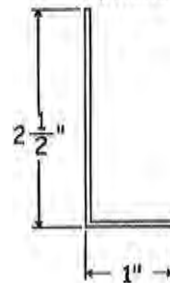
Surface or Inset Mount Side Track



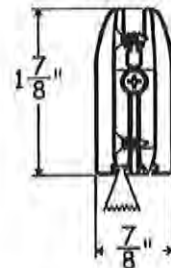
Recessed Side Track (Preconstruction)



1" X 2 1/2" "L" Mounting Bracket (optional)



Hem Bar

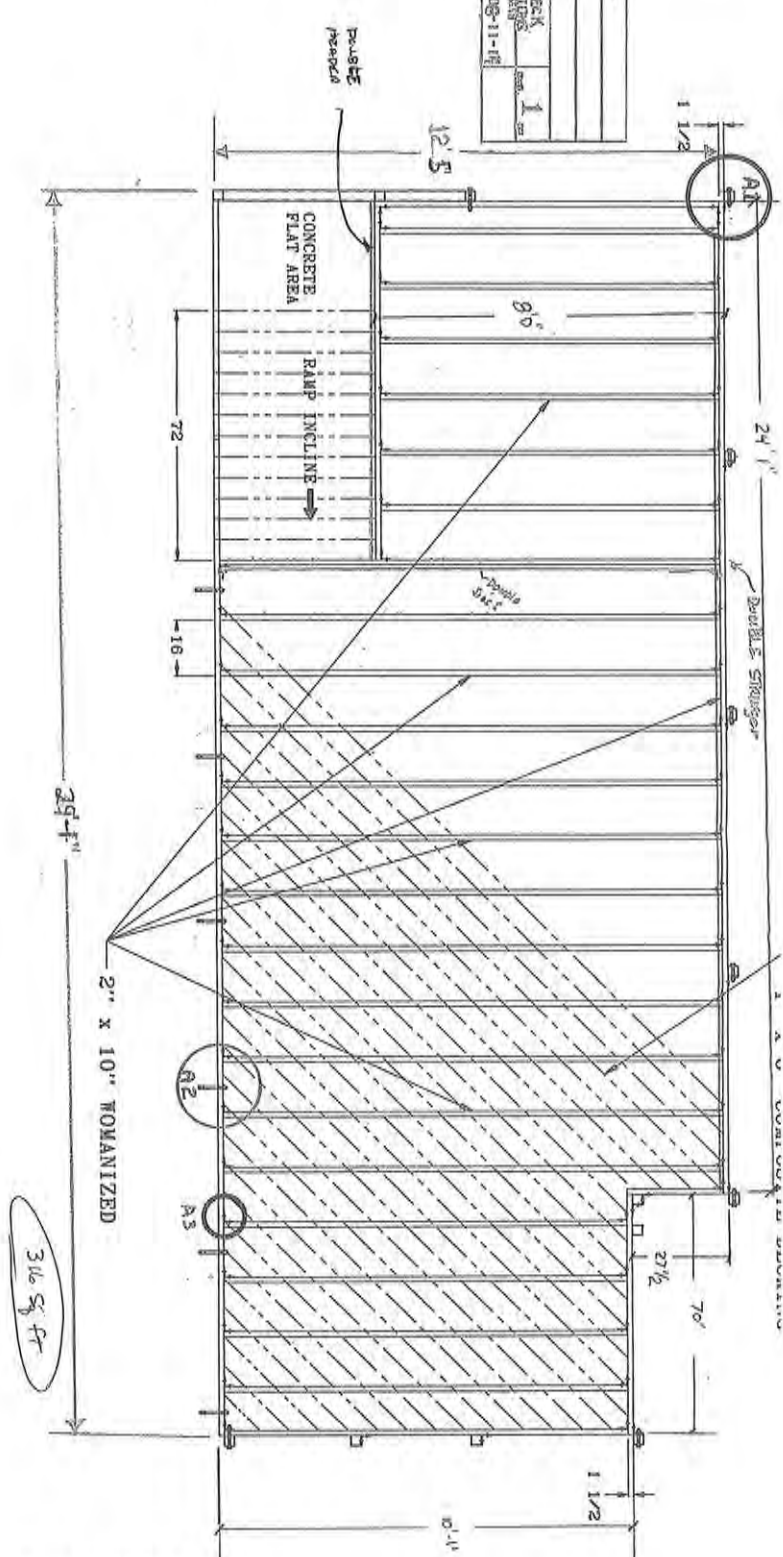


Special Notes:

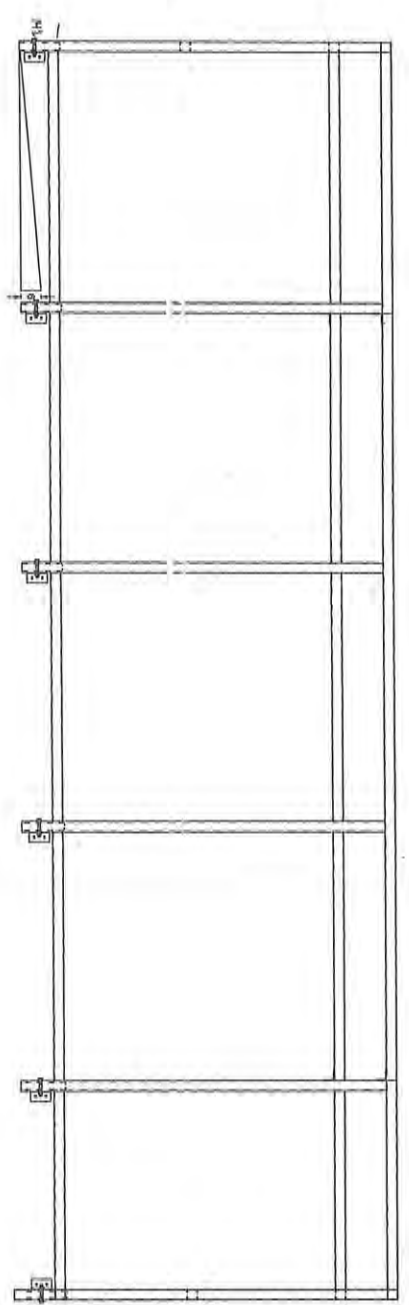
When measuring the screen for an outside flush/surface mount, remember to allow for side tracks (each side is 2 3/8") and remember to allow for the height of your housing plus the height of the hem bar (1 7/8" plus brush size) so that nothing is in the opening. For inside mounting, always take the narrowest measurement and deduct 1/4" to 1/2" to allow for fastening heads and "L" mounting channel thickness (this would be total for both sides). Always use longest measurement for calculating your drop.

Fabric seams will always run horizontally. They are placed as high as possible unless otherwise stated. Seam placement is from the bottom of the hem bar up to the seam.

OWNER	L.A. DUNLAP WITH DR. LERDORF		
ADDRESS	107 STEVENS STREET		
PROJECT	LENDING II, 64439		
DESIGN	DESIGN AIR PATIO CONCRETE/STEEL	DATE	10/11/17
DATE	10/11/17	SCALE	1/2"
BY	MAN	DATE	10/11/17



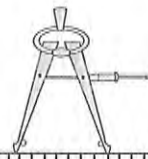
- 5 2"x12" #12
- 2 2"x12" #10
- 2 2"x12" #8
- 15 2"x10" #12
- 5 2"x10" #10
- 8 2"x10" #8



316 Sq Ft

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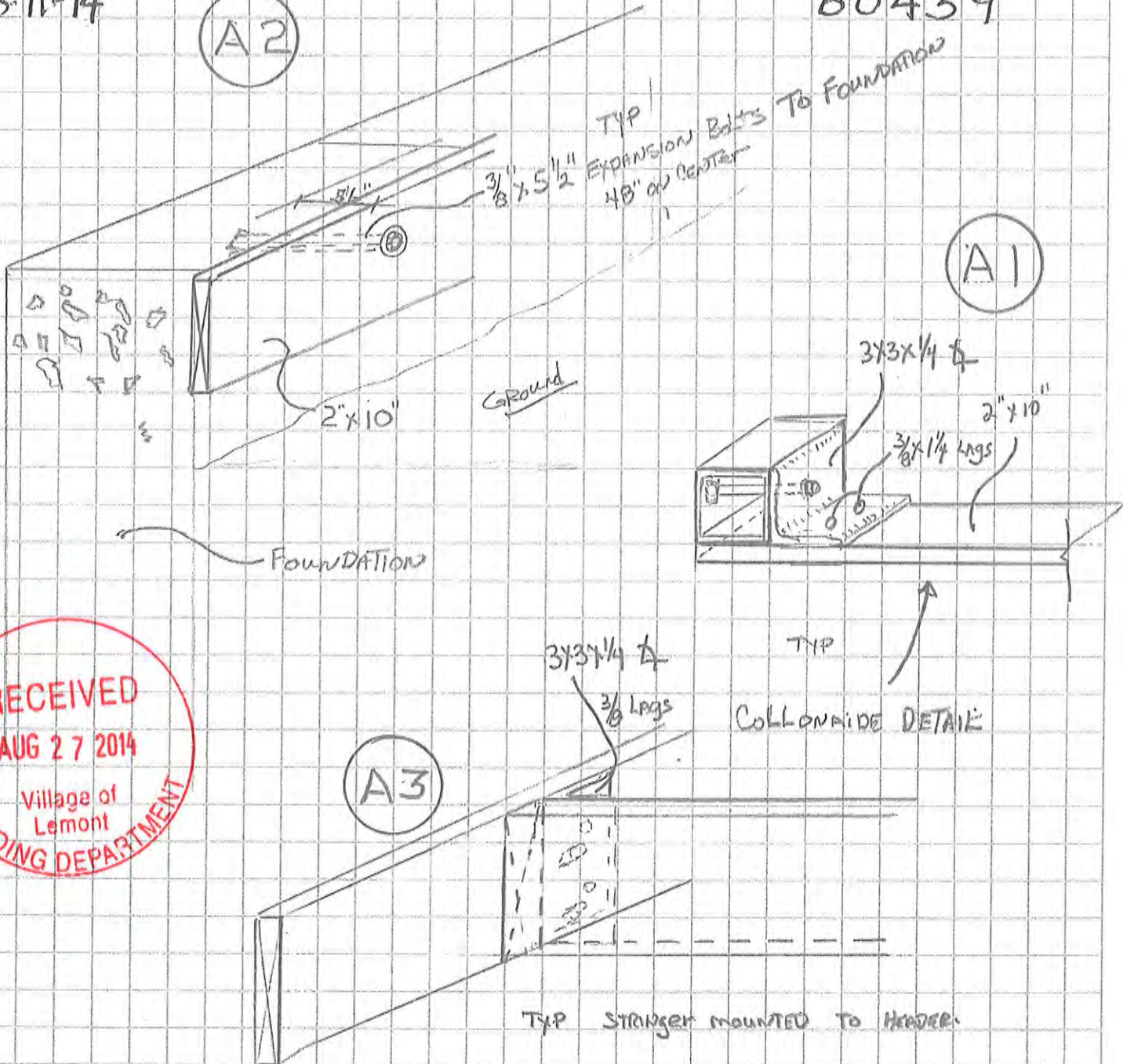
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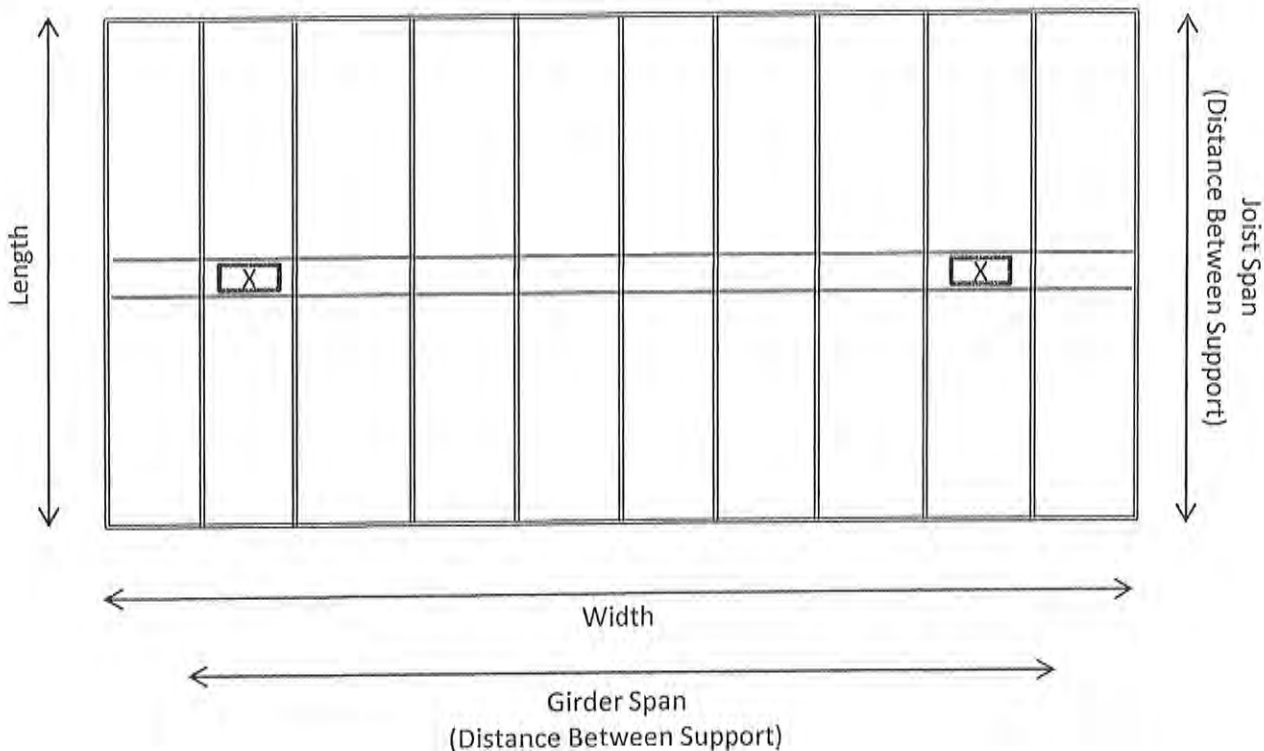
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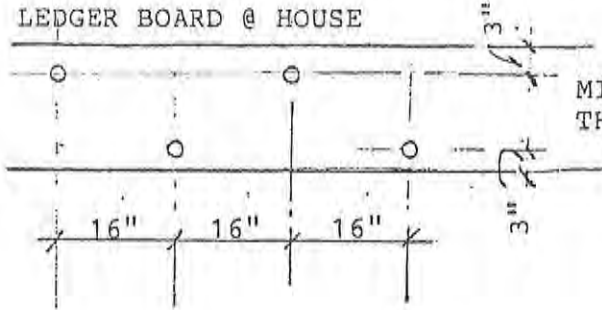
RECEIVED
AUG 27 2014
Village of
Lemont
BUILDING DEPARTMENT

**FOR FASTER PERMIT APPROVAL
MAKE THE FOLLOWING NOTATIONS ON YOUR DRAWING**

- *Posts: Sizes, species, lumber grade, location & spacing
- *Concrete piers minimum 12" x 48" dp. (below grade) encased in sand tube for full depth
- *Girders: Size, lumber grade, species, span & spacing of posts
- *Floor Joists: Size, lumber grade, species, span & spacing
- *Elevation of deck above grade
- *Guardrail location & height (See detail) - Required guards shall not have horizontal members which create a ladder effect
- *Location of stairs (See detail) - Where are stairs being installed?
- *Remove all vegetation below deck and cover with 2" gravel over Visqueen (4-mil plastic)
- *Bearing Points



LEDGER BOARD @ HOUSE



MINIMUM 1/2" Ø CARRIAGE BOLTS THRU HOUSE RIM JOIST

PROVIDE JOIST HANGERS AS REQUIRED INSTALL WITH MANUFACTURER REQUIRED FASTENERS (NAILS) NO SCREWS ALLOWED

TOP RAIL

< 4" CLEAR SPACE

BOTTOM RAIL

36" MINIMUM

* MINIMUM 3- 8d GALVANIZED NAILS-FASTEN JOIST TO BEAM (NO SCREWS)

* 6"x6" POST REQUIRED IF DECK IS > 6 FEET ABOVE FINISH GRADE

* POSTS SUPPORTING GUARDRAIL MUST BE FASTENED TO STRUCTURE OF DECK W/ MINIMUM 2- 1/2" Ø CARRIAGE BOLTS

SPACE POSTS NO MORE THAN 6 FEET APART FOR SUPPORT GUARDRAIL

2"x ___" @ ___" O.C.

2-2" x ___" BEAM

MINIMUM 2- 1/2" Ø CARRIAGE BOLTS W/ WASHERS & NUTS - POST TO BEAM CONNECTION

4"x4" or 6"x6" (circle one)

POST TO CONCRETE PIER CONNECTION "SIMPSON" OR EQUIVALENT

NOSING-3/4" MIN.-1 1/4" MAX.

GRADE

PROVIDE 1 1/2" BEARING FOR STAIR STRINGERS @ TOP & BOTTOM OF STRINGER

CONCRETE PIER ENCASED IN "SONOTUBE" FULL DEPTH

48" MINIMUM BELOW GRADE

12" MTN..

3/4" MAX.

10" MIN.

