



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

December 11, 2014 – 6:15 p.m.

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting October 9, 2014
- IV. CHAIRMAN'S REPORT
- V. SPECIAL PRESENTATION
 - A. IHPA Representative
- VI. PUBLIC HEARINGS
- VII. APPLICATIONS
 - A. Certificate of Appropriateness for renovation of 217 Cass
- VIII. NEW BUSINESS
 - A. Review request for a proposed attached garage at 502 Singer.
- IX. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
- X. AUDIENCE PARTICIPATION
- XI. ADJOURN



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: Martha M. Glas, Village Planner
SUBJECT: 12/11/14 HPC Agenda
DATE: December 5, 2014

SUMMARY

Attached please find an agenda packet including the following:

Certificate of Appropriateness Application for the renovation of 217 Cass. The home will be renovated as shown in the plans. The footprint of the home will be unchanged but there will be an increase in height. The proposed height is 30' and is in compliance with the UDO. The proposed rear deck appears to meet the required 7.9' side yard setback but will need to be verified on a plat when a building permit is submitted.

Review request for 502 Singer. The applicant is proposing to add an attached garage to the home. Access to the garage would be via an easement on an adjacent property under the same ownership. The proposal would require a variation from the UDO. The applicant would like feedback from the Commission on the proposal prior to applying for any variations.

Application for Certificate of Appropriateness

APPLICANT INFORMATION

Applicant's Name PETER KITCHIN / MARYANN LEE / JAMES DAVIS

Applicant's Address 14343 WOODLAND AVE, ORLAND PARK, IL 60412

Applicant's Telephone # (708) 557-2600

Applicant's E-mail Address PKITCHIN@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 217 CASS, LEMONT

Parcel Identification Number of Subject Property/Properties _____

PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

- | | |
|---|---|
| Change in height of structure <input checked="" type="checkbox"/> | Change in fenestration (window arrangement) <input checked="" type="checkbox"/> |
| 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 <input checked="" type="checkbox"/> | Construction of new structure _____ |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

RESTORE + RENOVATE THE HOME AT 217 CASS AVE

SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. SUBMIT 10 COPIES OF ALL DOCUMENTS. The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

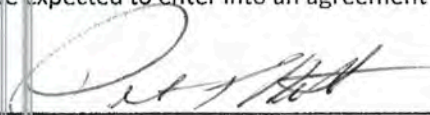
FOR VILLAGE STAFF USE ONLY

Application received on: _____ By: _____

Project information (drawings, elevations, etc) received: _____

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information, exhibits, and documents herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that the submitted fee is non-refundable, and that prior to approval of grant reimbursement I will be expected to enter into an agreement with the Village of Lemont.



11/20/14

Signature of Applicant

Date

Did you know....?

The Village of Lemont offers grants for the renovation of commercial property within the Lemont Historic District. Inquire with the Village's Planning & Economic Development Department or ask for a brochure and application.





217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

No.	Description	Date

CERTIFICATION

Date	10.16.2014
Scale	

PICTURES

A-13

217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH



NEW FRONT (SOUTH-EAST) ELEVATION

SCALE: 3/16" = 1' - 0"

No.	Description	Date

CERTIFICATION

Date 10.16.2014

Scale 3/16" = 1'-0"

ELEVATIONS

A-8



NEW REAR (NORTH-WEST) ELEVATION

SCALE: 3/16" = 1' - 0"

217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

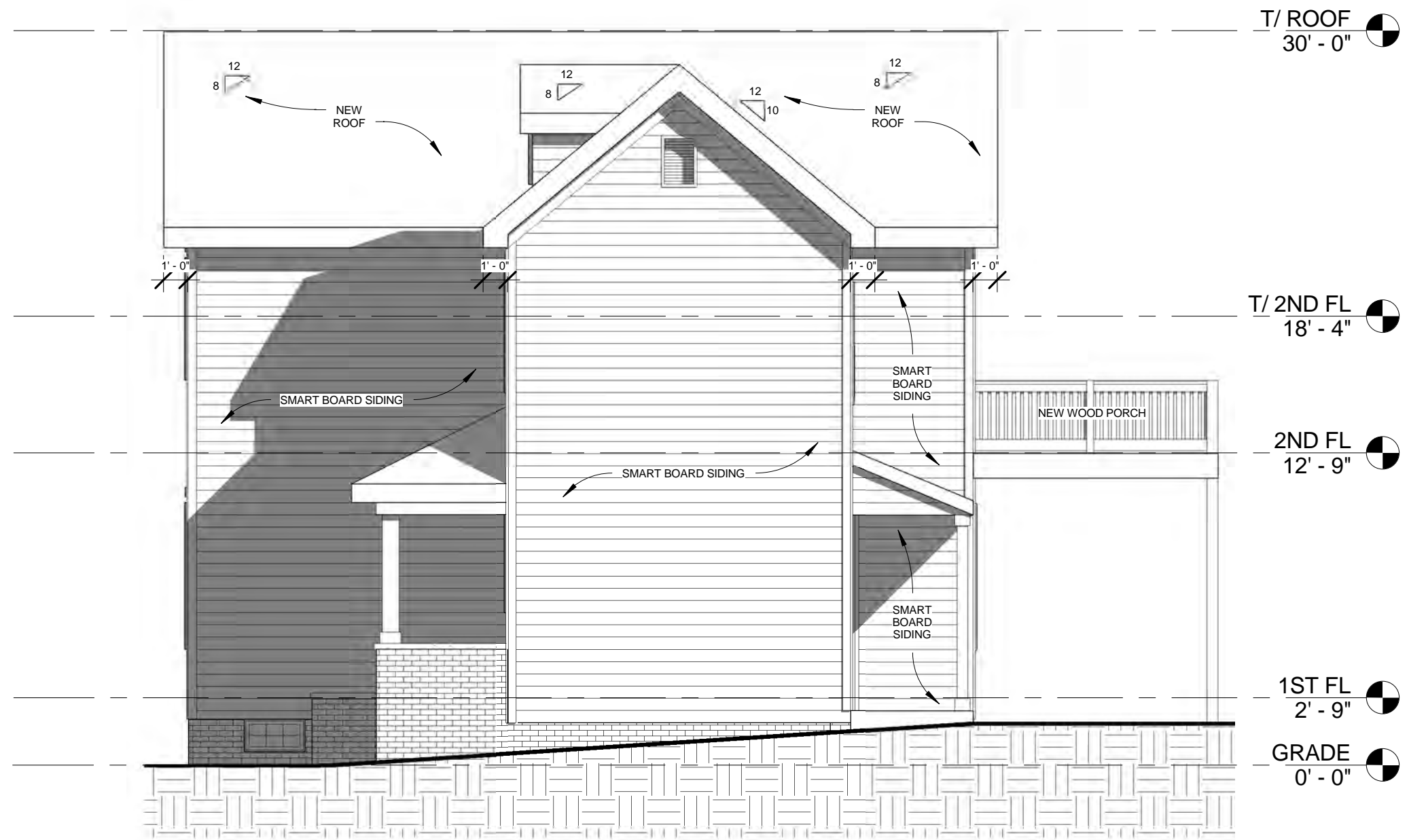
No.	Description	Date

CERTIFICATION

Date	10.16.2014
Scale	3/16" = 1'-0"

ELEVATIONS

A-9



NEW RIGHT SIDE (NORTH-EAST) ELEVATION

SCALE: 3/16" = 1' - 0"

217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

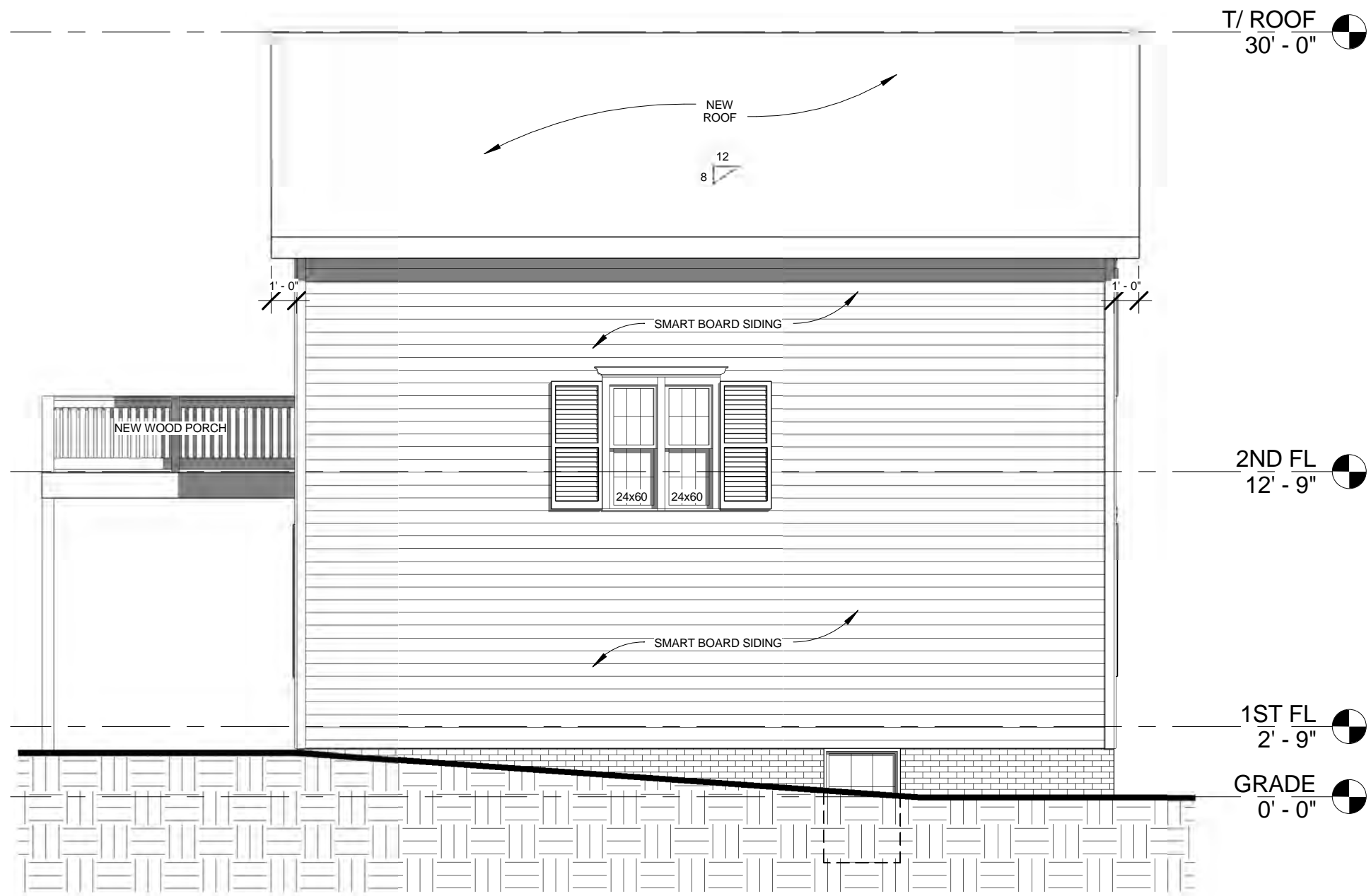
No.	Description	Date

CERTIFICATION

Date	10.16.2014
Scale	3/16" = 1'-0"

ELEVATIONS

A-10



NEW LEFT SIDE (SOUTH-WEST) ELEVATION

SCALE: 3/16" = 1' - 0"

217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

No.	Description	Date

CERTIFICATION

Date	10.16.2014
Scale	3/16" = 1'-0"

ELEVATIONS

A-11



217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR
ALTERATIONS, 2ND FLOOR ADDITION & NEW
WOOD PORCH

No.	Description	Date

CERTIFICATION

Date 10.16.2014

Scale

3D VIEWS

A-12

FIELD VERIFICATION

CONTRACTOR SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE THESE DRAWINGS.

EGRESS & RESCUE WINDOWS

ALL EGRESS OR RESCUE WINDOWS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET AND SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR. MIN. NET CLEAR OPENING HEIGHT IS 24" AND MIN. NET CLEAR OPENING WIDTH IS 20". ALL EGRESS OR RESCUE WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

REQUIREMENTS FOR HABITABLE BASEMENT:

BASEMENT MAY BE USED FOR HABITABLE ROOM OR DWELLING UNIT REGARDLESS OF THE DEPTH OF THE FLOOR BELOW GRADE, IF THE FLOORS AND WALLS ARE IMPREVIOUS TO LEAKAGE OF UNDERGROUND AND SURFACE WATER AND ARE PROTECTED FROM DAMPNESS MOISTURE CONTROL. THE BUILDING DESIGN SHALL NOT CREATE CONDITIONS OF ACCELERATED DETERIORATION FROM MOISTURE CONDENSATION. ABOVE GRADE FRAME WALLS, FLOORS AND CEILINGS NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE SHALL BE PROVIDED WITH AN APPROVED VAPOR RETARDER. THE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL INSULATION.

PROTECT BASEMENT FROM THE LEAKAGE, DAMPNESS AND DETORATION FROM MOISTURE CONDENSATION, USE WATER PROOFING AND PROVIDE REPELLANT FROM THE INSIDE (ULTRA EVER DY IS RECOMMENDED).

TEMPERED SAFETY GLASS:

THE FOLLOWING WILL HAVE TEMPERED SAFETY GLASS INSTALLED:

1. ALL GLAZING IN DOORS, SIDELIGHTS & SHOWER DOORS.
2. WINDOWS ADJACENT TO BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" A.F.F.
3. LARGE PANELS OF GLASS (FIXED OR OPERABLE) GREATER THAN 9 S.F. IN AREA.
4. ALL SKYLIGHTS.

NOTE#1

ALL ACCESS HATCHES AND DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULETED TO A LEVEL EQUIVALENT TO THE INSULATION ON SURROUNDING SURFACES. A WOOD FRAMED BAFFLE OR RETAINER IS REQUIRED AROUND THA ACCESS OPENING WHERE LOOSE FILL INSULATION IS INSTALLED.

ALL DOORS AND WINDOWS SHALL HAVE A U-VALUE OF 0.32.

STAIR NOTES

BALUSTERS SHALL BE SPACED MAX. 4" O.C.

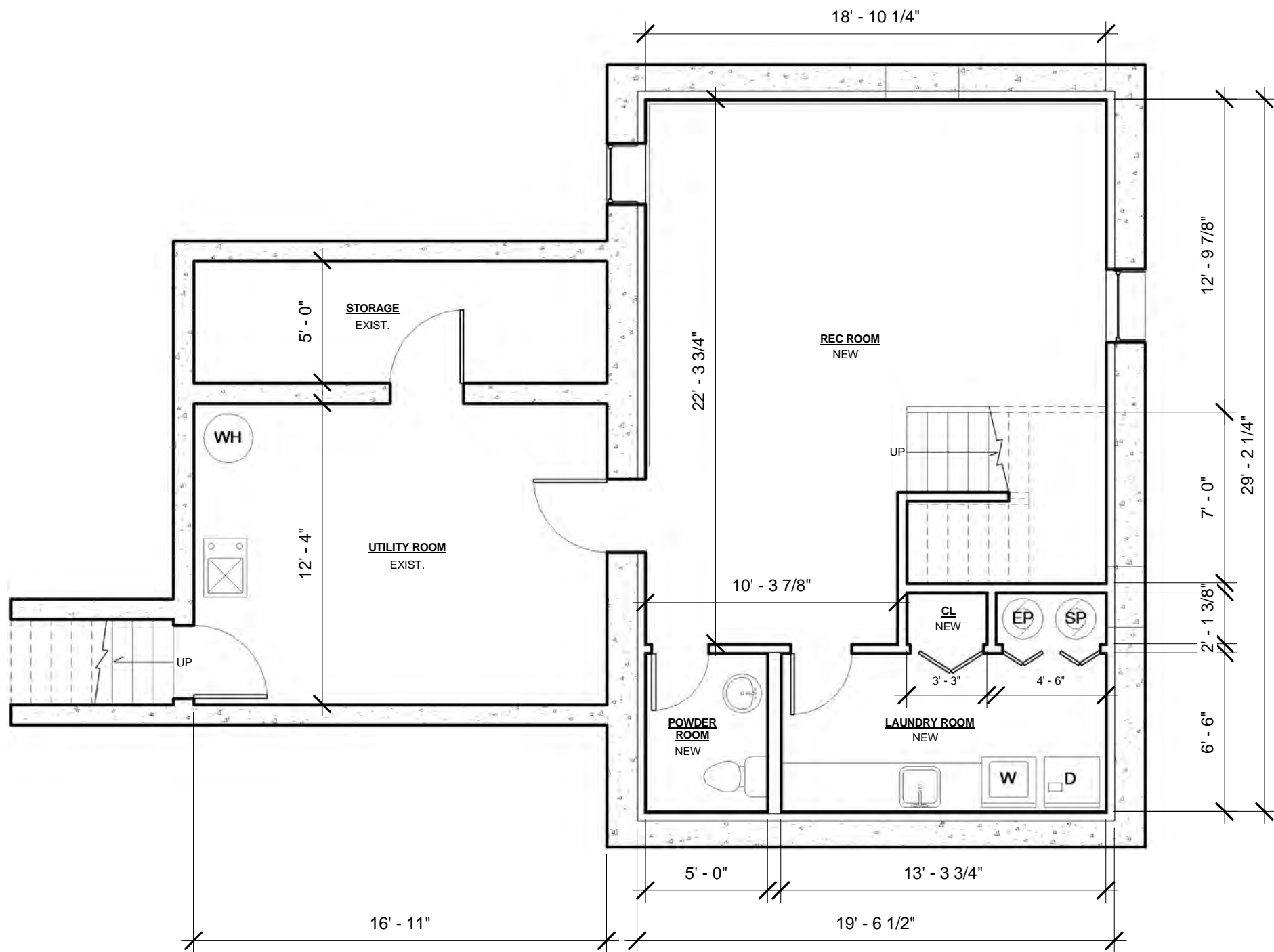
HANDRAIL NOTE

PROVIDE GRASPABLE HANDRAIL:

- TYPE I** - CIRCULAR CROSS SECTION WITH A DIAMETER OF 1-1/4" TO 2", OR
- TYPE II** - GRASPABLE FINGER RECESS STYLE

DESIGN LOADS

- FLOORS - 40 PSF LIVE FOR ALL EXCEPT SLEEPING AREAS
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- ROOF - 25 PSF LIVE
- 30 PSF SNOW



NEW BASEMENT PLAN

SCALE: 3/16" = 1' - 0"



217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

No.	Description	Date

CERTIFICATION

Date	10.16.2014
Scale	As indicated

Plans

A-5

FIELD VERIFICATION

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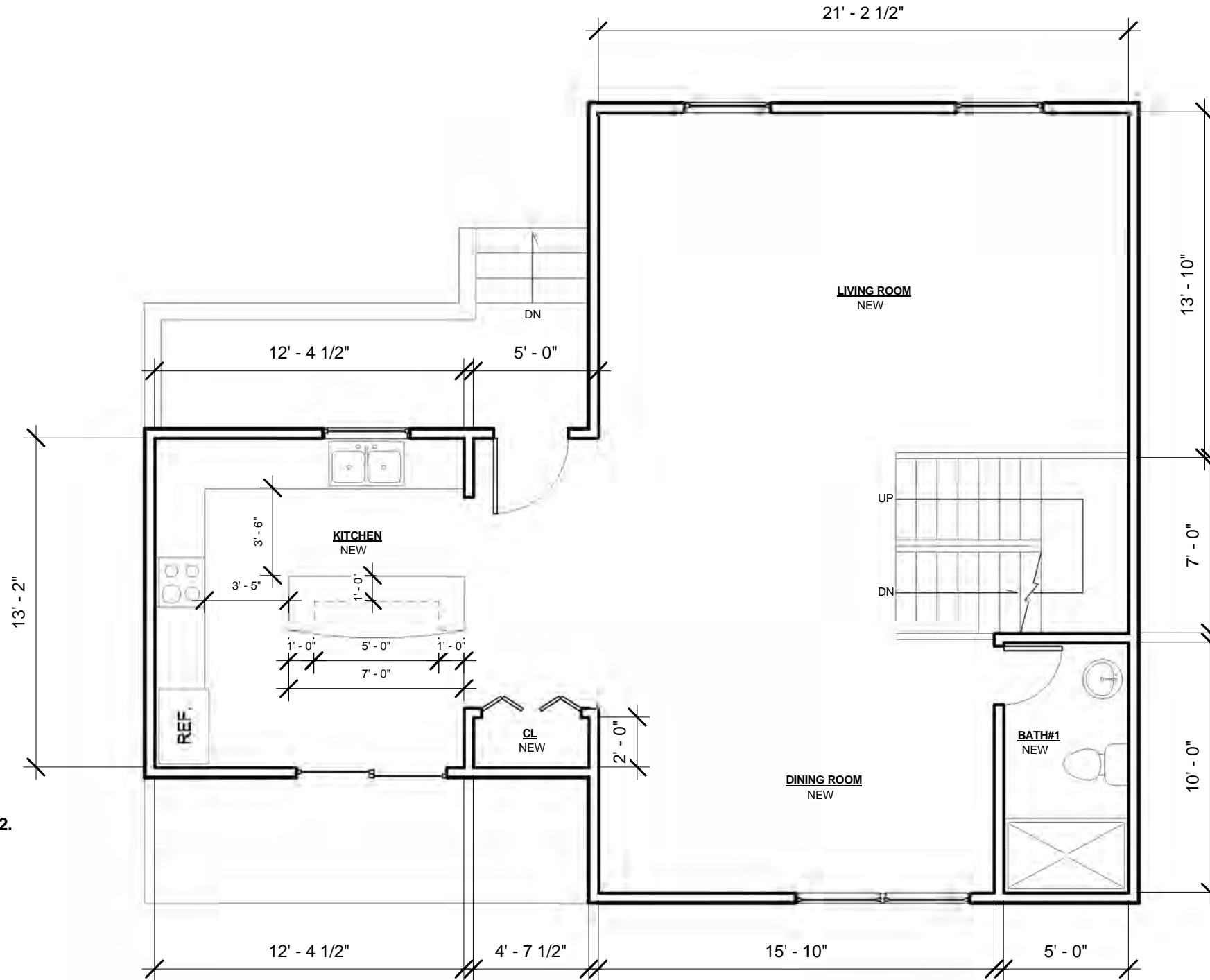
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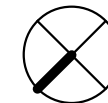
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NEW 1ST FLOOR PLAN

SCALE: 3/16" = 1' - 0"



217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

No.	Description	Date

CERTIFICATION

Date 10.16.2014

Scale As indicated

Plans

A-6

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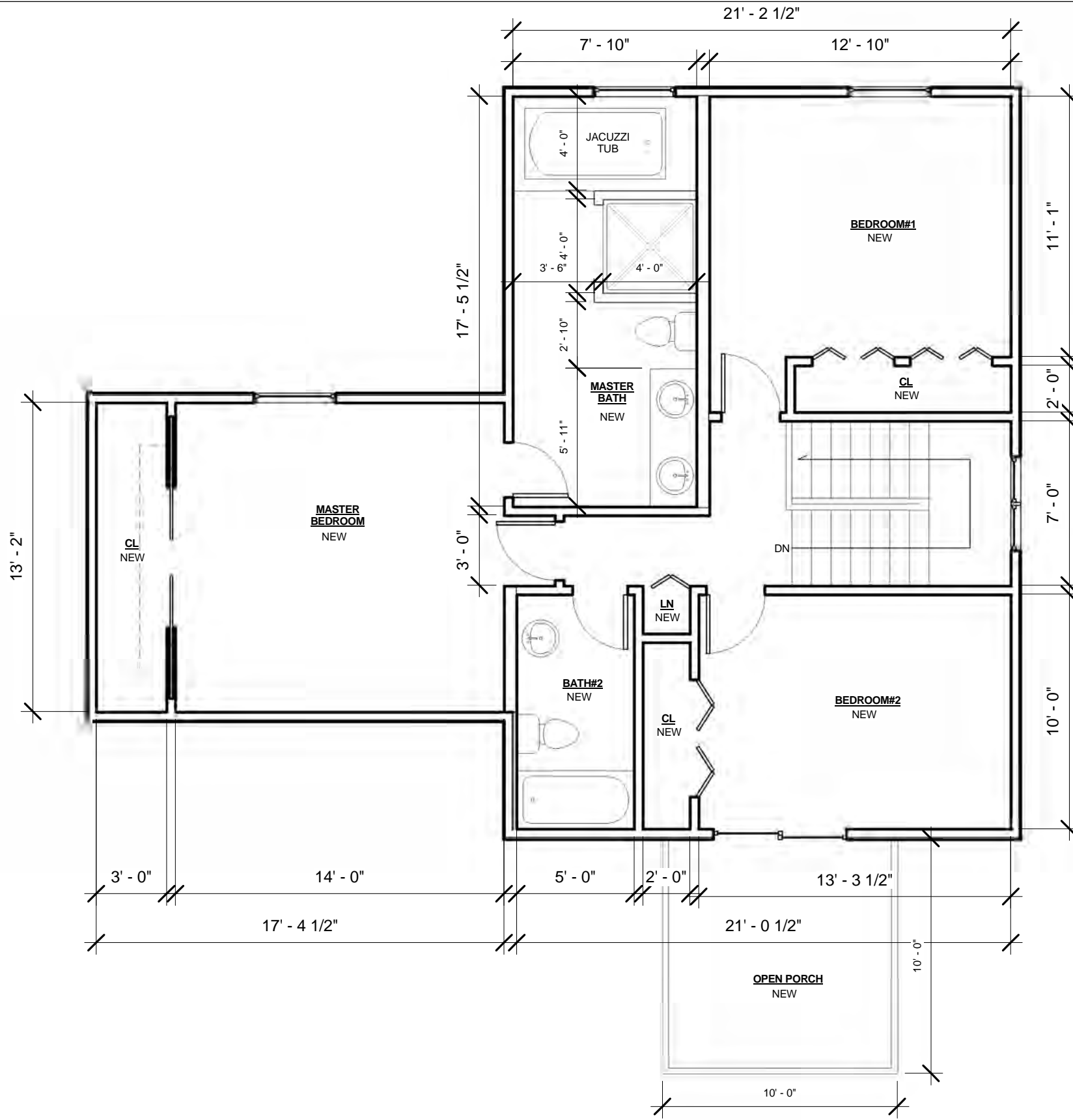
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NEW 2ND FLOOR PLAN-UNIT#2

SCALE: 3/16" = 1' - 0"



217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

No.	Description	Date

CERTIFICATION

Date 10.16.2014

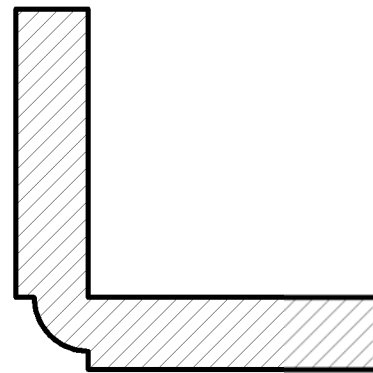
Scale As indicated

Plans

A-7



Beaded Super Corner with Optional Insert



CORNER BOARD

FRIEZE BOARDS & RAKE TRIM

HardieTrim® crown molding boards can be used as frieze boards or rake trim. (fig. 5 & 6)

Figure 5

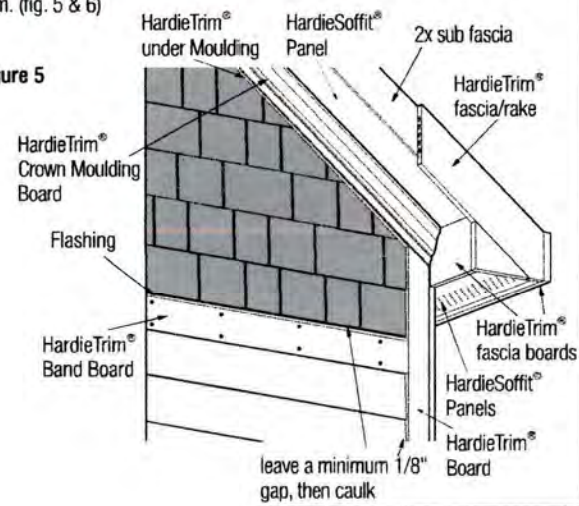
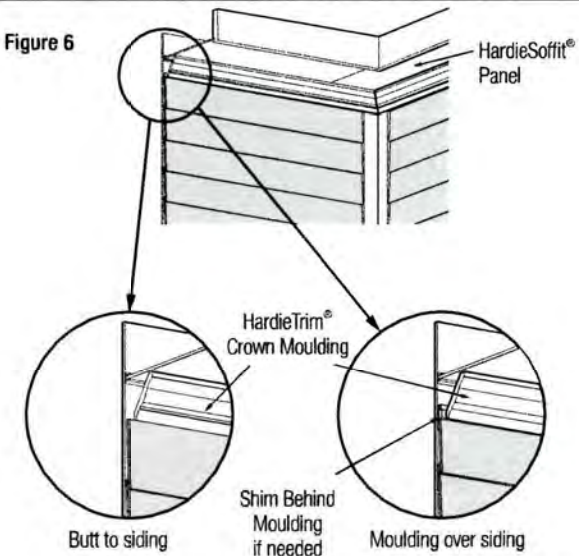


Figure 6

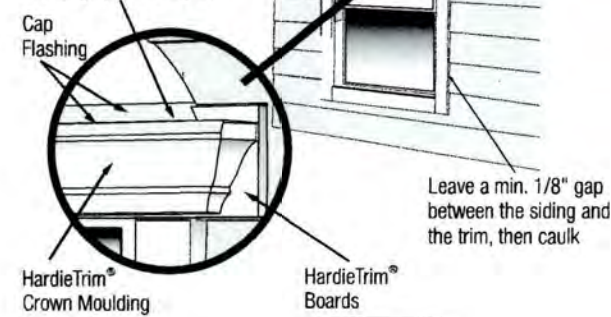


CLEARANCES/FLASHINGS

Figure 2

Note: a cap flashing is required for all cornice details.

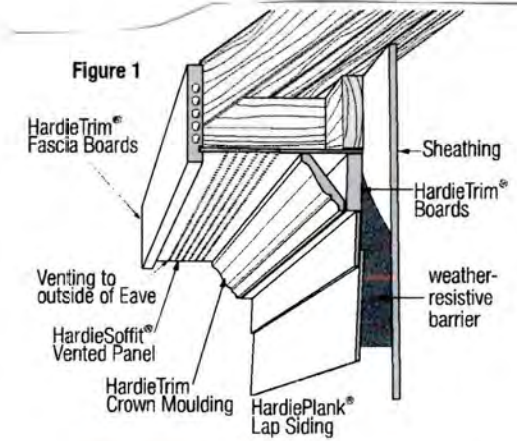
Maintain 1/4" clearance between plank and cap flashing. Do not caulk along top edge (refer to fig. 3)



WINDOW MOLDING

SOFFIT BOARD

Figure 1



FASCIA W/ CROWN MOLDING

217 CASS ST, LEMONT IL

DECONVERSION OF 2 D.U. TO SFR, INTERIOR ALTERATIONS, 2ND FLOOR ADDITION & NEW WOOD PORCH

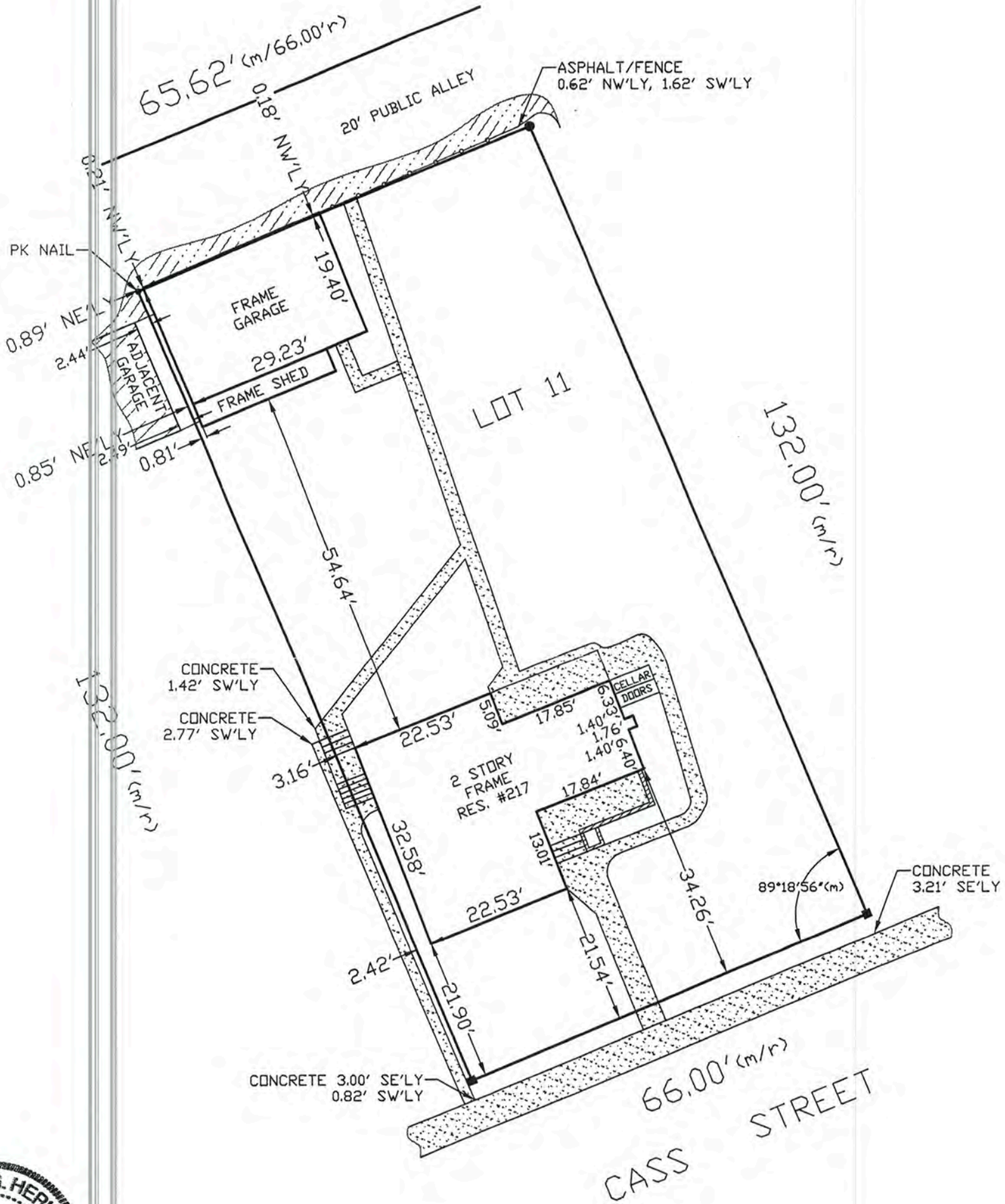
No.	Description	Date

CERTIFICATION

Date	10.16.2014
Scale	N.T.S.

DETAILS

D-1



L.G. HERWY
 5-2900
 PROFESSIONAL
 LAND
 SURVEYOR
 STATE OF
 ILLINOIS
 SPOOK, IL

b-7 10/2

2nd Thursday

Village of Lemont

Application for Certificate of Appropriateness *Feedback*

Lemont Historic Preservation Commission
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

Applicant's Name Eric + Katie Brousseau

Applicant's Address 502 Singer Ave.

Applicant's Telephone # 312.925.5330

Applicant's E-mail Address kbrousseau@amplify.com

CHECK ONE OF THE FOLLOWING:

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| Change in roofing materials _____ | Construction of new structure _____ |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

Attaching a garage to the back of the home.

SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. ⁽³⁾ ~~SUBMIT 10~~ COPIES OF ALL DOCUMENTS. The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

FOR VILLAGE STAFF USE ONLY

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Kathleen Du

9/23/14

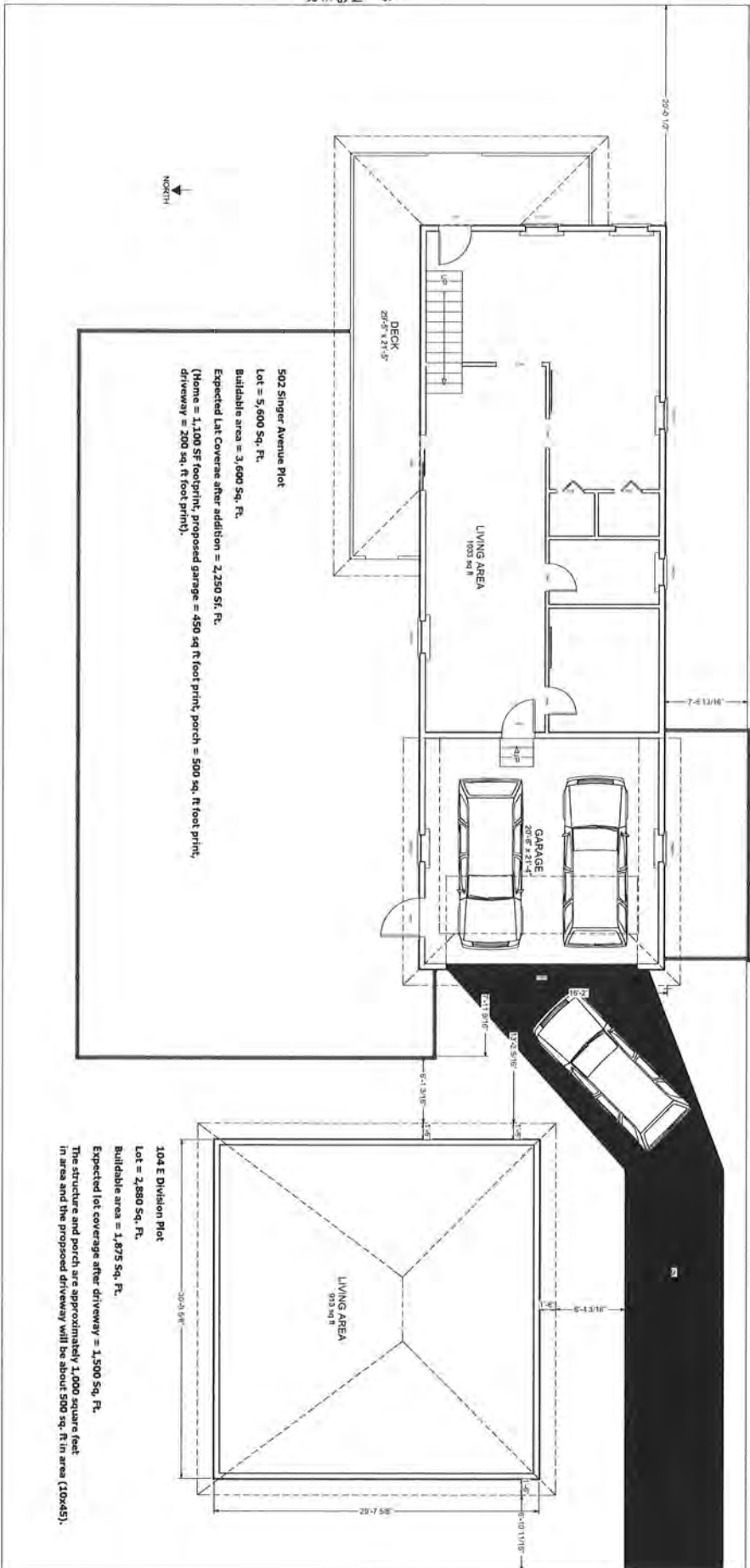
Signature of Applicant

Date

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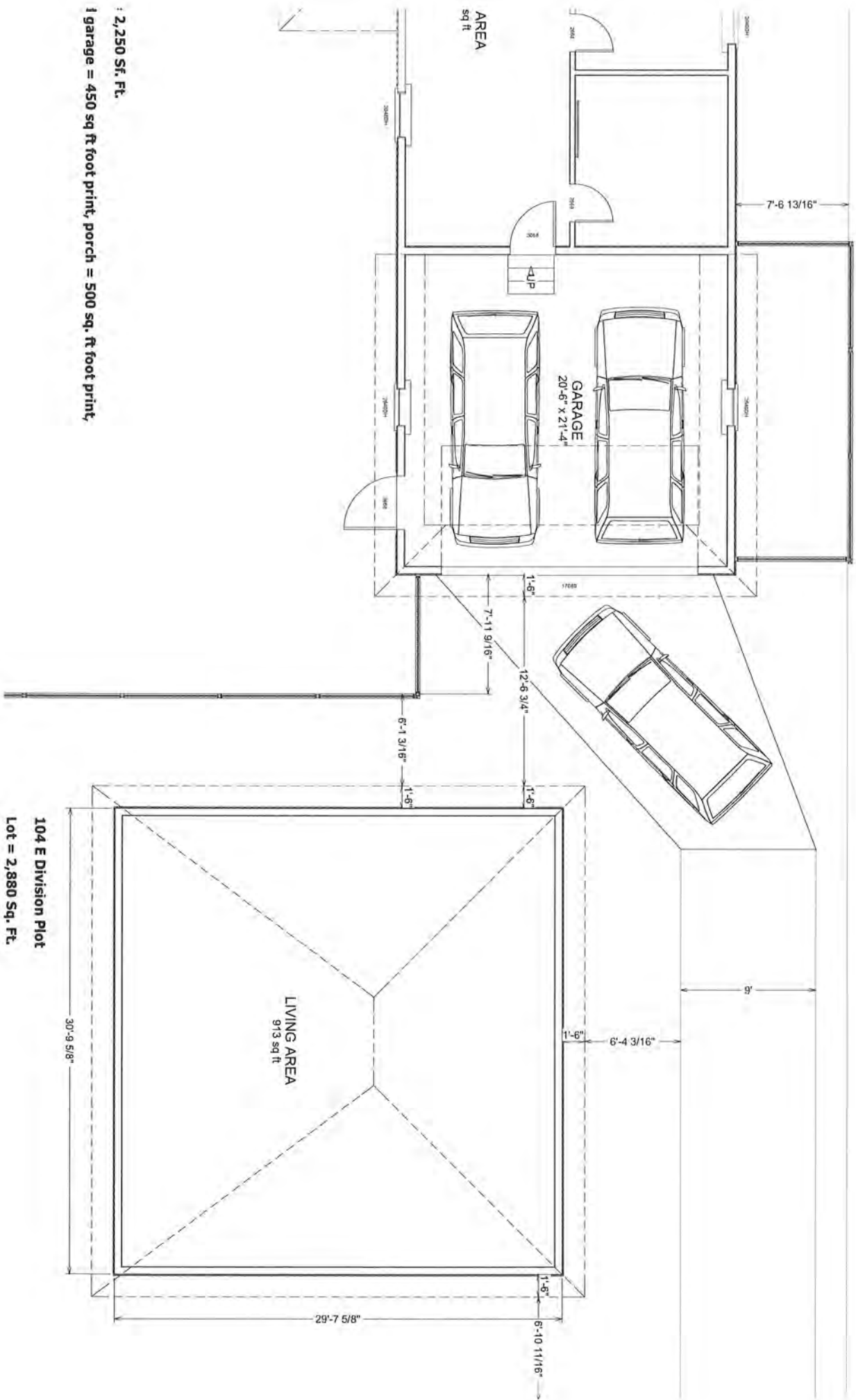




502 Singer Avenue Plot
 Lot = 5,600 Sq. Ft.
 Buildable area = 3,600 Sq. Ft.
 Expected Lot Coverage after addition = 4,250 SF. Ft.
 (Home = 1,108 SF footprint, proposed garage = 450 sq ft footprint, porch = 500 sq. ft footprint, driveway = 200 sq. ft footprint).

104 E Division Plot
 Lot = 4,880 Sq. Ft.
 Buildable area = 1,875 Sq. Ft.
 Expected lot coverage after driveway = 1,500 Sq. Ft.
 The structure and porch are approximately 1,000 square feet in area and the proposed driveway will be about 500 sq. ft in area (10x4.5).

DIVISION



AREA
sq ft

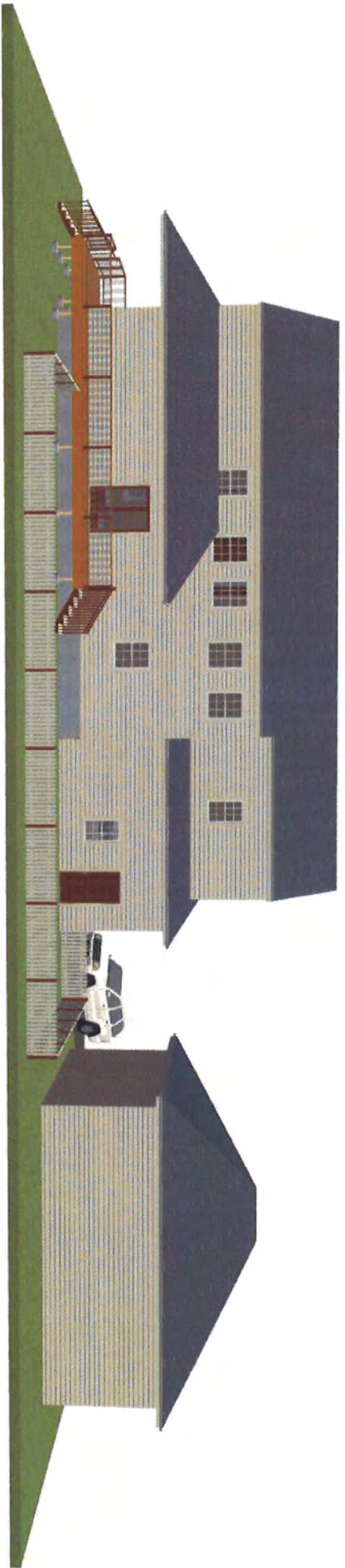
GARAGE
20'-6" X 21'-4"

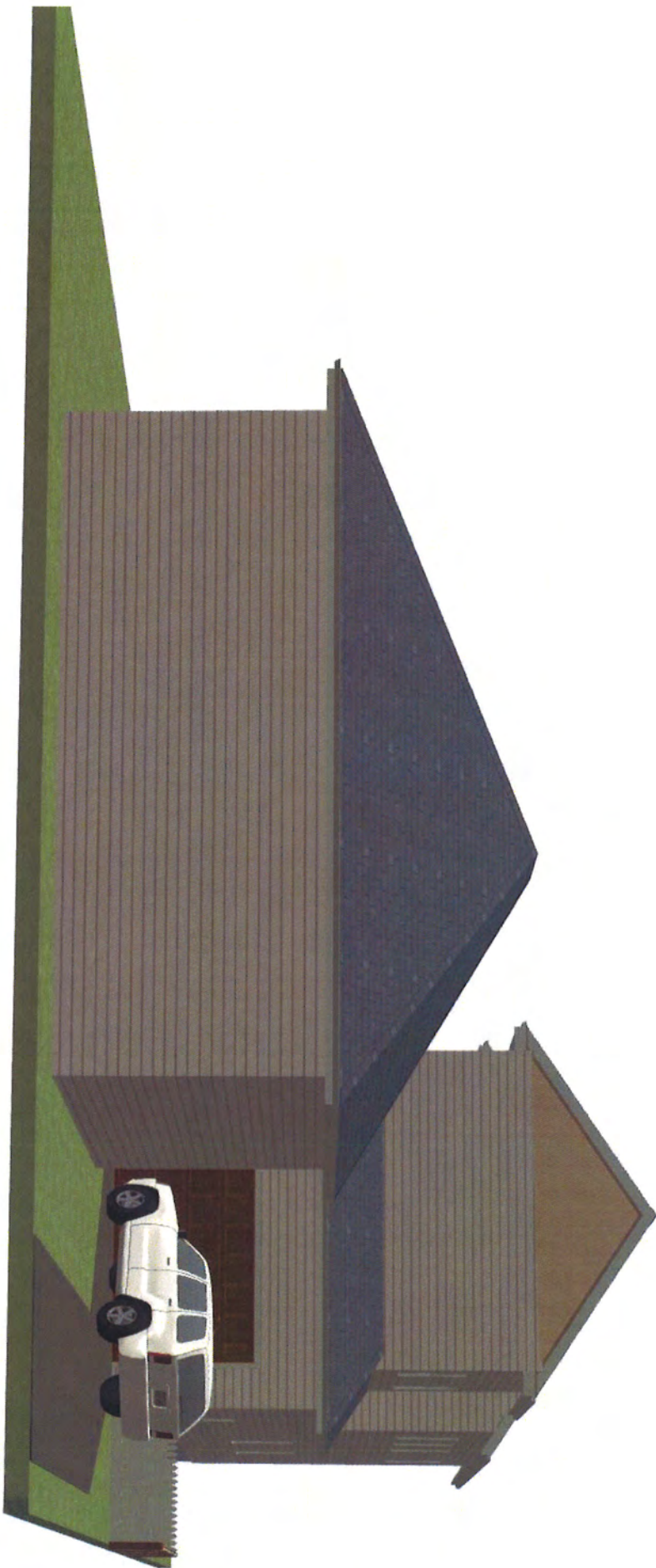
LIVING AREA
913 sq ft

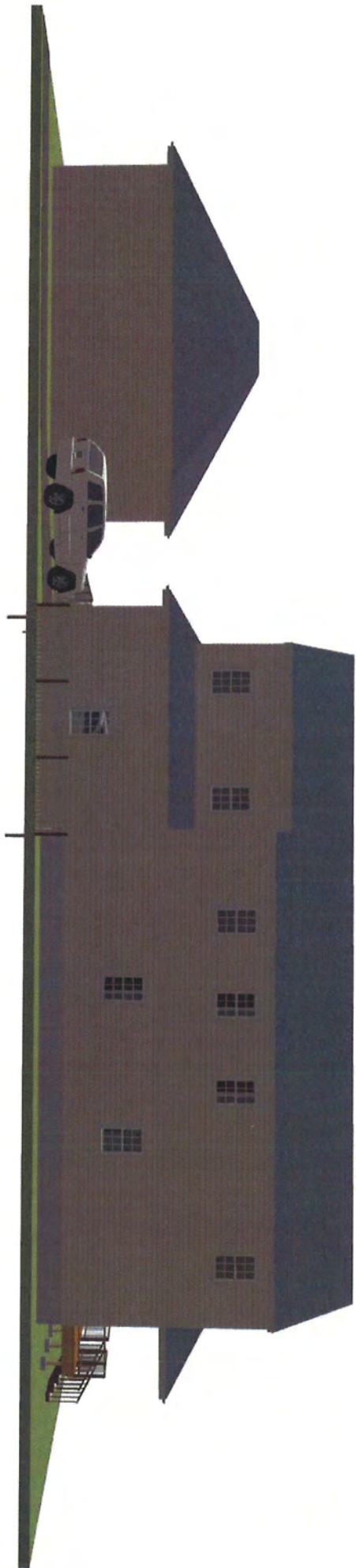
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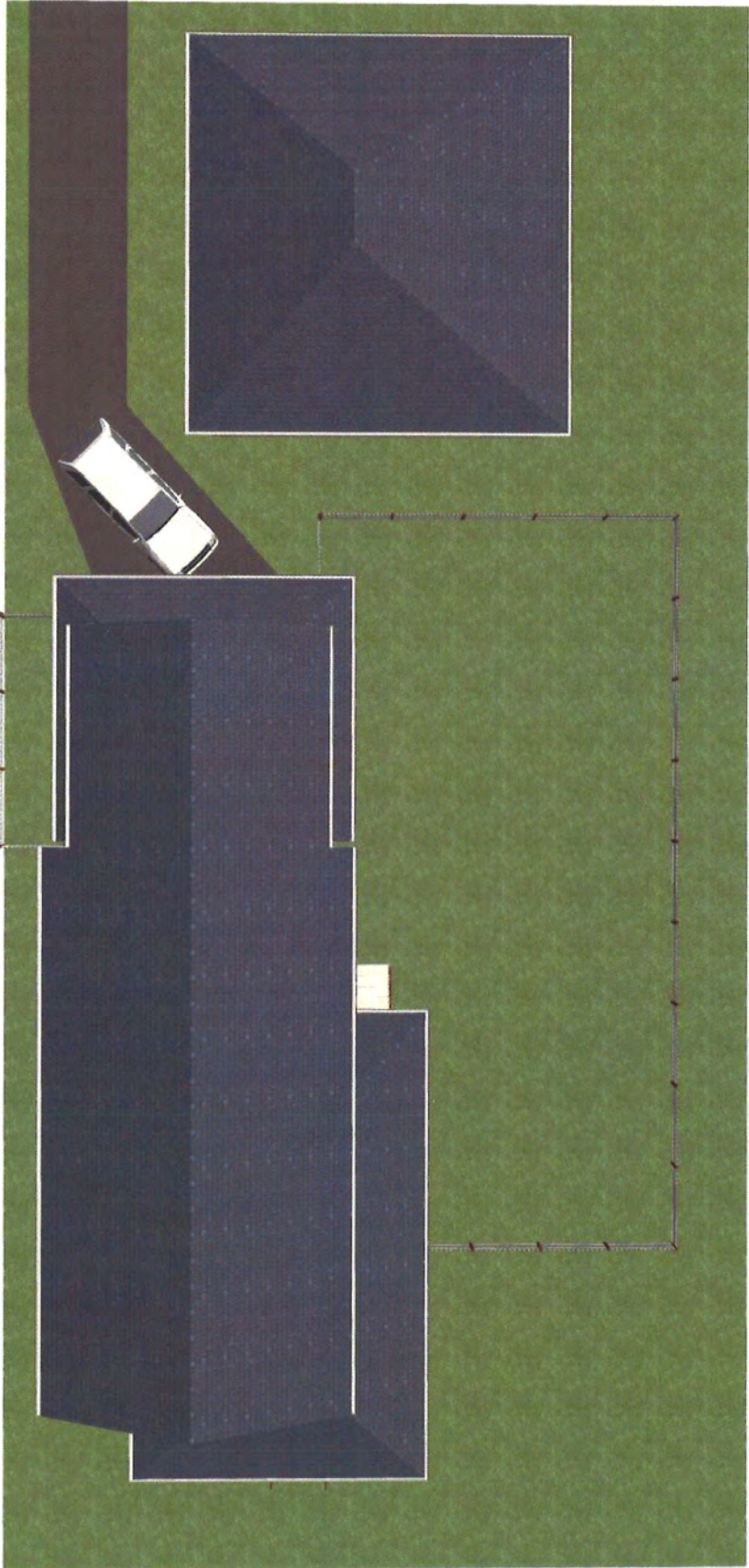
1 garage = 450 sq ft foot print, porch = 500 sq. ft foot print,

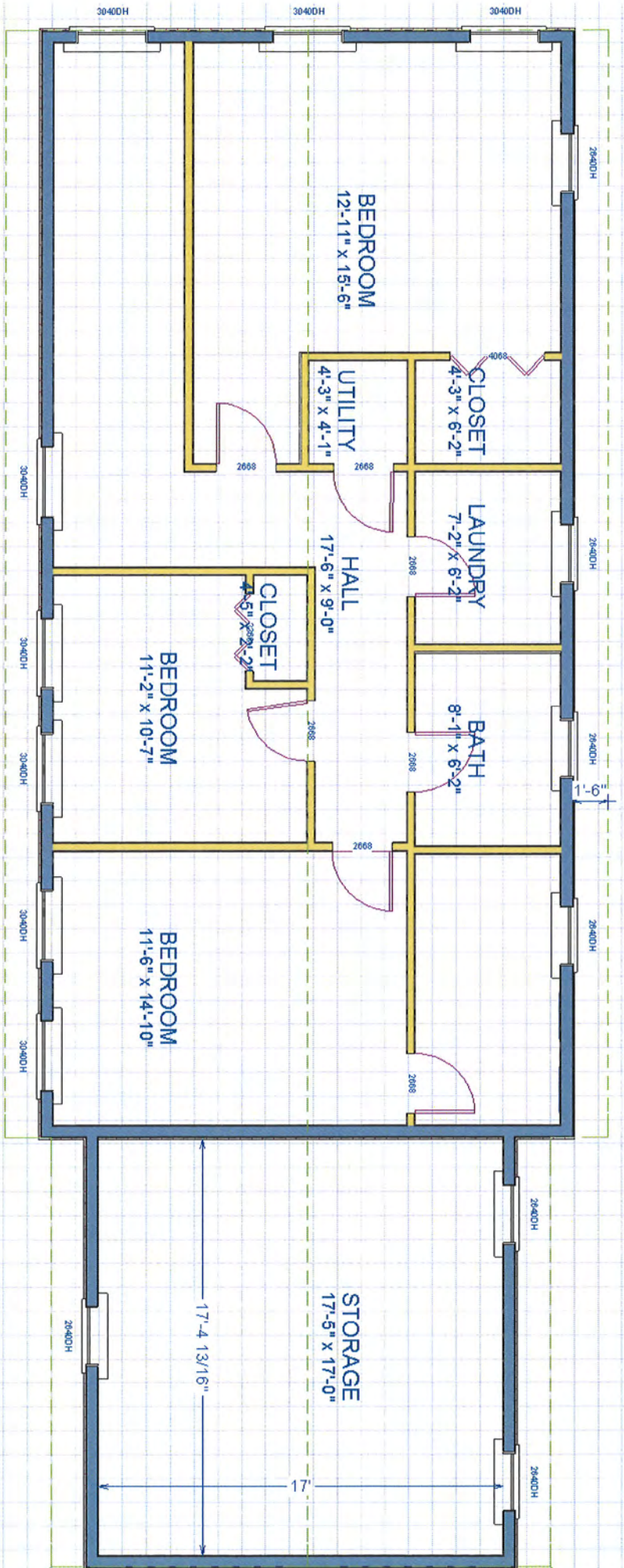
104 E Division Plot
Lot = 2,880 Sq. Ft.

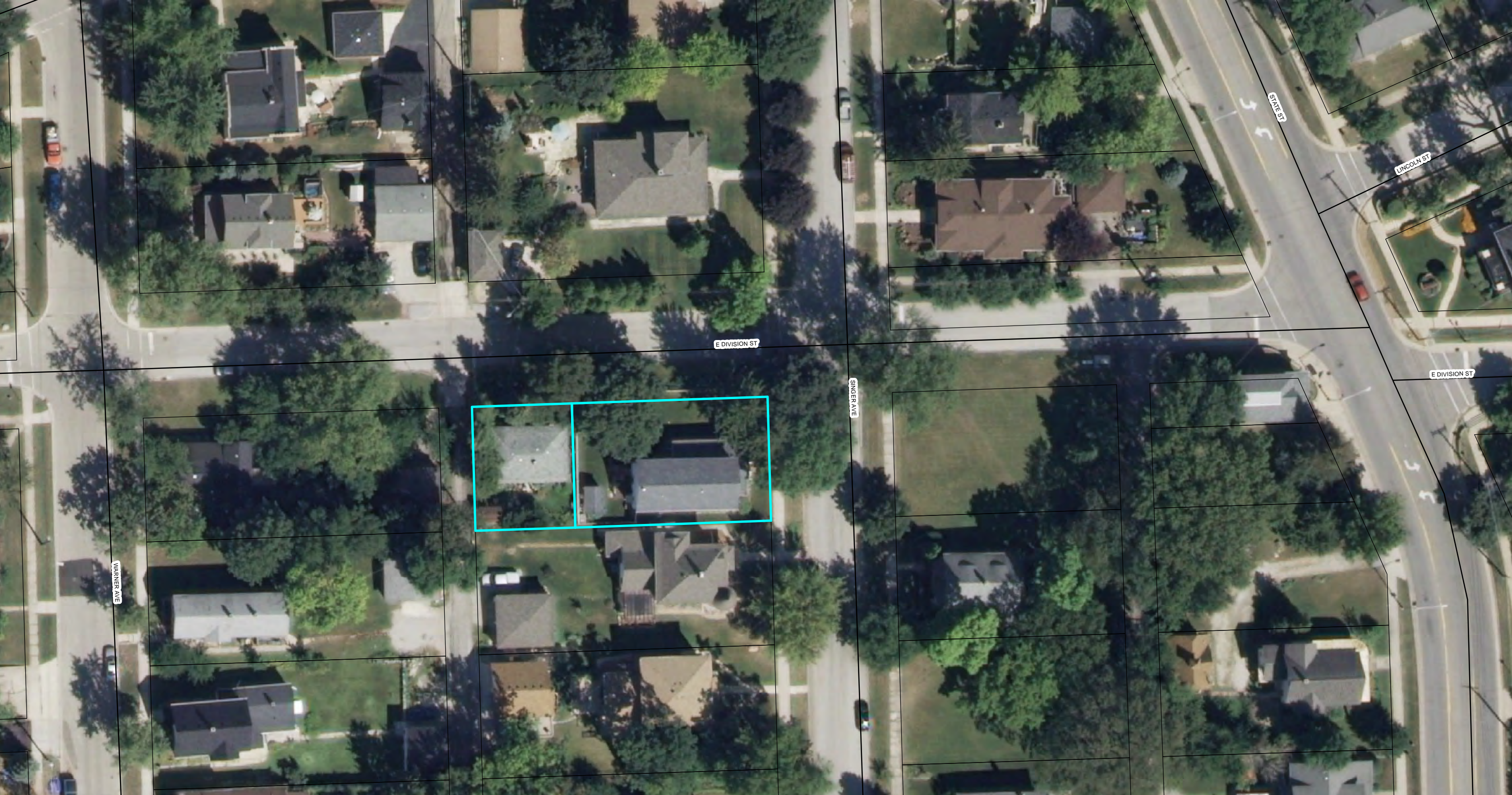












E DIVISION ST

SINGER AVE

WARNER AVE

STATE ST

LINCOLN ST

E DIVISION ST