



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

September 12, 2013 – 6:30 p.m.

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting of May 9, 2013 and
May 14, 2013 and August 8, 2013
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
- VI. APPLICATIONS
 - A. Certificate of Appropriateness for fence at 700
Singer Ave
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR
COMMENTS
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN

**MINUTES
HISTORIC PRESERVATION COMMISSION**

**May 11, 2013
Meeting Re-Convened May 14, 2013**

I. CALL TO ORDER

The monthly meeting of the Historic Preservation Commission was called to order on Thursday, May 11, 2013 at 6:30 p.m. by Commissioner Cummins in the absence of the Chairman.

II. ROLL CALL

Commissioners Cummins and Schwartz present. Commissioners Buschman, Baldwin, Batistich, Flynn, Roy absent. Ron Stapleton, Board Liaison, was also present.

III. APPROVAL OF MINUTES

Due to the lack of a quorum, minutes were not approved.

CHAIRMAN'S REPORT

No report

IV. PUBLIC HEARING

V. APPLICATIONS

A. 01.13 – Certificate of Appropriateness

Rear Yard Fence at 507 Singer Avenue

Acting Chairman Cummins described the dwelling and property as a non-contributing building in the historic district. In the absence of a quorum, no action was taken.

B. 02.13 – Certificate of Appropriateness

Window Replacement 308 Canal Street

Commissioners present reviewed the submittal. In the absence of a quorum, no action was taken.

C. 03.13 – Certificate of Appropriateness

Repair of Canopies/awnings 224-226 Lemont Street

Mr. & Mrs. Zaragoza were present and presented their application to repair two existing canopies/awnings – one on the Illinois Street entrance and one on the Lemont Street south entrance. Repairs consisted of tuckpointing, removal and replacement of roof shingles, installation of flashing, replacement of rotting wood with identical new wood, and re-painting. One new canopy is proposed over the north entrance on Lemont Street, to match the existing two canopies. Acting Chairman Cummins noted that any existing architectural detail should be preserved, and stated that due to lack of a quorum, the Commission would meet at the earliest opportunity to vote on the application. The Applicants were excused.

VI. NEW BUSINESS

A. Façade Grant for 308 Canal Street.

In the absence of Commissioners Flynn and Batistich, the grant was not considered.

The meeting was adjourned at 7:00 p.m. until Tuesday, May 14 at 6:30 p.m.

**Re-Convened Meeting
May 14, 2013 – 6:30 p.m.**

I. Call to Order

The meeting was called to order at 6:35 p.m on Tuesday, May 14, 2013 at the Village Hall by Commissioner Cummins in the absence of the Chairman.

II. Roll Call

Commissioners Cummins, Flynn, Roy, Schwartz present. Commissioners Buschman, Batistich, Baldwin absent.

III. Approval of Minutes

Motion by Ms. Roy, seconded by Mr. Schwartz, to approve the minutes of the February 20, 2013 meeting. Voice vote: 4 ayes. Motion passed.

IV. Chairman's Report – No report.

V. Public Hearings – No public hearings scheduled.

VI. APPLICATIONS

A. Certificate of Appropriateness - Fence at 507 Singer Avenue.

Applicants Stefanie and Jim Connelly, owners, were not present. The application requested a certificate for installation of a white PVC rear yard fence to be installed by the owner. A 5-foot length of the fence on either side of the house would be visible to Singer Avenue. Commissioner Cummins described the house as a 1970's bungalow, non-contributing building in the historic district. Trustee Stapleton commented that a wood-grained fence in the wood color might be more attractive with this dwelling. Mr. Flynn stated that without a photo or graphic of the fence material, it is difficult to review the project. Point to be noted for future applications. Motion by Mr. Flynn, seconded by Ms. Roy, to approve a Certificate of Appropriateness pending submittal of a catalog graphic or photo of the fence material for the file, per the application submitted and dated 4/20/13. Voice vote: 4 ayes. Motion passed.

B. Certificate of Appropriateness – Window Replacement 308 Canal Street

Applicant Jerry Kulhanek was not present. The application requested a certificate for removal of 4 existing 2nd story windows and replacement with 4 vinyl thermal pane double hung windows on upper front of building, exterior color to be bronze, white on the interior. The Commissioners reviewed the materials submitted and Mr. Flynn noted that the graphic submitted showed only the interior view of the window and the color chip was not in color. He asked that a condition be placed on the application to require an exterior view. Mr. Schwartz noted that the windows are recessed approximately 5-6 inches and so would not have a high visibility from the street. Motion by Mr. Cummins, seconded by Ms. Roy to approve a Certificate of Appropriateness pending submittal of a catalog graphic or photo of the exterior view of the window, per the application submitted and dated 4/16/2013. Voice vote: 4 ayes. Motion passed.

C. Certificate of Appropriateness – Repair/Replacement/Installation of Canopies-Awnings 224-226 Lemont Street.

Applicant John Zaragoza was not present but had attended the May 11 meeting. Acting Chairman Cummins informed the Commission that Mr. Zaragoza's application proposed repair of tuckpointing, installation of flashing, replacement of existing roof shingles, replacement of existing rotting boards in identical dimensions and repainting. Mr. Zaragoza

also proposed installation of a new canopy/awning on the north entrance door on the Lemont Street side of the building. Mr. Flynn questioned the installation of lights. Mr. Zaragoza did not request installation of any additional lighting, but one of the canopy/awnings shows a fixture which is assumed to remain. Motion by Mr. Schwartz, seconded by Ms. Roy, to approve a Certificate of Appropriateness for repairs and installation of the canopies/awnings per the application submitted and dated 4/25/13 with the recommendation that any lighting installed as part of the project be period-appropriate. Voice vote: 4 ayes. Motion passed.

VII. New Business

A. Façade Grant for 308 Canal Street.

Mr. Flynn was the only member of the Grant Review Committee present. He recommended approval of the grant, pending review by Mr. Batistich.

VIII. Planning & Economic Development Director Comments – None.

IX. Audience Participation – None.

X. Adjourn

Motion by Ms. Roy, seconded by Mr. Schwartz, to adjourn the meeting at 7:00 p.m. Voice vote: 4 ayes. Motion passed.

**MINUTES
HISTORIC PRESERVATION COMMISSION**

August 8, 2013

I. CALL TO ORDER

The monthly meeting of the Historic Preservation Commission was called to order on Thursday, August 8, 2013 at 6:30 p.m. by Chairman Barbara Buschman.

II. ROLL CALL

Commissioners Buschman, Batistich and Roy present. Commissioners Baldwin, Cummins, Flynn, and Schwartz absent. Ron Stapleton, Board Liaison, Charity Jones, Planning & Development Director and Martha Glas, Village Planner, were also present. Ron Stapleton brought up the recent difficulty assembling a quorum and directed the secretary to contact members to verify future attendance.

III. APPROVAL OF MINUTES

Due to the lack of a quorum, minutes of May 11 and 14 were not approved. No meetings were held in June and July.

CHAIRMAN'S REPORT

No report

IV. PUBLIC HEARING

V. APPLICATIONS

VI. NEW BUSINESS

A. Proposed Amendments to the UDO, June 2009

Two previously proposed amendments to the Unified Development Ordinance, Chapter 17 Historic Preservation were presented; one amendment was added in 2009, the other was not. The following new paragraph F to 17.16.050 was not included in 2009 when it was discovered that it was inadvertently omitted from the UDO. Staff was seeking direction from the Commission as to whether the omitted amendment should be included in the Ordinance.

F. If after review of an application for a Certificate of Appropriateness for demolition of a structure the Historic Preservation Commission [or Village Board] finds that a Certificate is warranted, the Certificate of Appropriateness will not be issued until a building permit for a replacement building [or site development permit] has been approved, paid for, and obtained by the applicant."

The language was discussed by the Commissioners present and by way of background it was noted that the paragraph addition was sought in response to demolitions in the downtown where no replacement building was constructed or restoration completed, creating voids in the streetscape. The Commissioners present were in favor of including the language in the UDO to avoid future similar circumstances. To cover the circumstance where a demolition has been permitted with no planned replacement building (i.e. the Cass Street church parking lot) staff suggested that the phrase "or site development permit" be included.

B. Architectural Design Guidelines for New Construction in the Downtown District

Staff is seeking direction from the Commission as to whether the draft document, authored by Jim Brown, was ever presented to the Commission and whether the Commission would like to

have these guidelines included in the Time for Preservation pamphlet, which staff is in the process of updating. Existing new construction guidelines are very general while the proposed guidelines provide specific examples of good design principles for new construction. Mr. Batistich commented that he remembered seeing the document previously, and from an architect's perspective, such a document would have great value. While the document is specific regarding windows and directional expression, the Commission thought it was a work in progress and could address more of the architectural elements for good design in new construction. Charity Brown commented that the document could be added to the UDO as principles recommended but not required.

I. Planning & Economic Development Director Comments –

Staff updated the Commission on the Technical Review Committee comments from the meeting in July for the proposed development on the 508 Illinois Street property consisting of 2 new 2-unit buildings and conversion of the existing Second Empire residence to 2-flat. The developer and architect are revising plans to accommodate comments from the TRC.

Charity Brown mentioned that on the September agenda the Commission would discuss and vote on amending the current ordinance to allow staff to review submittals and issue the Certificates for fences and signs. This would increase department efficiency in issuing permits. The Commission members present agreed on the fences but thought that signs should continue to be reviewed by the Commission. It was also suggested that simple roof replacements could also be handled by staff.

II. Audience Participation – None.

III. Adjourn

Chairman Buschman announced that the next regularly scheduled meeting would be held on September 12. Mr. Batistich will be away that week and not able to attend. Motion by Ms. Roy, seconded by Mr. Batistich, to adjourn the meeting at 7:20 p.m. Meeting adjourned.

Application for Certificate of Appropriateness

APPLICANT INFORMATION

Applicant's Name MARCYANN C. VODZIAK

Applicant's Address 700 Singer Ave

Applicant's Telephone # 630-257-6521

Applicant's E-mail Address -

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 700 Singer Ave

Parcel Identification Number of Subject Property/Properties 22-29-110-013-0100 062

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 _____ |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence <input checked="" type="checkbox"/> <u>Replacement</u> |
| Change in roofing materials _____ | Construction of new structure _____ |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

Replacing existing fence (cedar) with same (cedar) in same location. Difference-when inside yard fencing comes down only fencing will be on the corners of the ^{inside} yard. Work tentatively scheduled for 9/25/13.

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.

Signature of Applicant

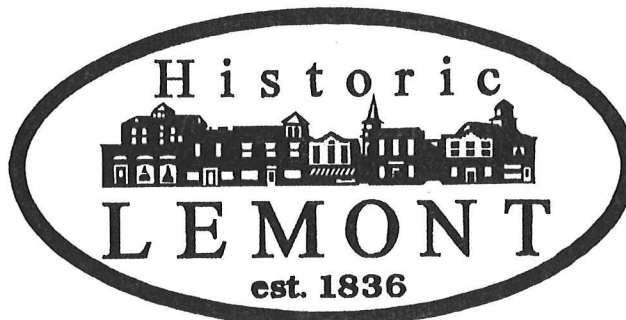
Maryann C. Vachek

Date

8/30/13

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.





APPLICATION FOR FENCE

VILLAGE OF LEMONT

Building Department

418 Main Street, Lemont, IL 60439

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



PIN # 22-29-110-013-0000

700 Singer Ave

Job Address

Subdivision

Lot #

MARCYANN C. VODZIAK

Property Owner or Lessee

Address

700 Singer Ave

630-257-6521

Telephone #

NORTHWEST CEDAR PRODUCTS

Contractor

Telephone #

815-534-4195

815-836-8730

Fax #

Permit Requirements: CHAIN LINK FENCES ARE NOT PERMITTED IN RESIDENTIAL DISTRICTS. Submit plat of survey showing proposed location of fence. Fences may be located at the lot line, providing they are constructed entirely on the property of the person constructing or causing the construction of the fence. All posts must face the interior of the lot on which erected. Unfinished side of fence must face into property. Fences may be placed in utility and/or drainage easements only if the fence does not interfere with existing utilities or drainage. All fences shall be securely anchored in the ground. Plat of survey must illustrate all existing improvements (shed, deck, pool, etc.) on property accurately. Call JULIE two (2) days before you dig at (800) 892-0123. 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

Lot Type: X Corner Interior

Type of Fence:

Height of Fence:

Cedar 4 ft

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

Name Company Phone Fax

Permit Fee:

Fee based on cost of construction.

Plan review deposit required for all permits. Check 9912 \$50.00

Minimum Permit Fee: \$50.00

Total Cost of Improvement

\$ 18.56.00

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.

Marcyann C. Vodzjak Signature of Applicant

Date

8/30/13

BUILDING DEPARTMENT USE ONLY

BUILDING PERMIT # 2013-00010504

PERMIT DEPOSIT \$ 50.00 CHECK # 9912

DATE REC'D 8-30-13 REC'D BY PMK

BUILDING PERMIT FEE \$

APPROVED BY:

APPROVAL DATE:

17718 SOUTH OAK PARK AVENUE
TINLEY PARK, ILLINOIS 60477

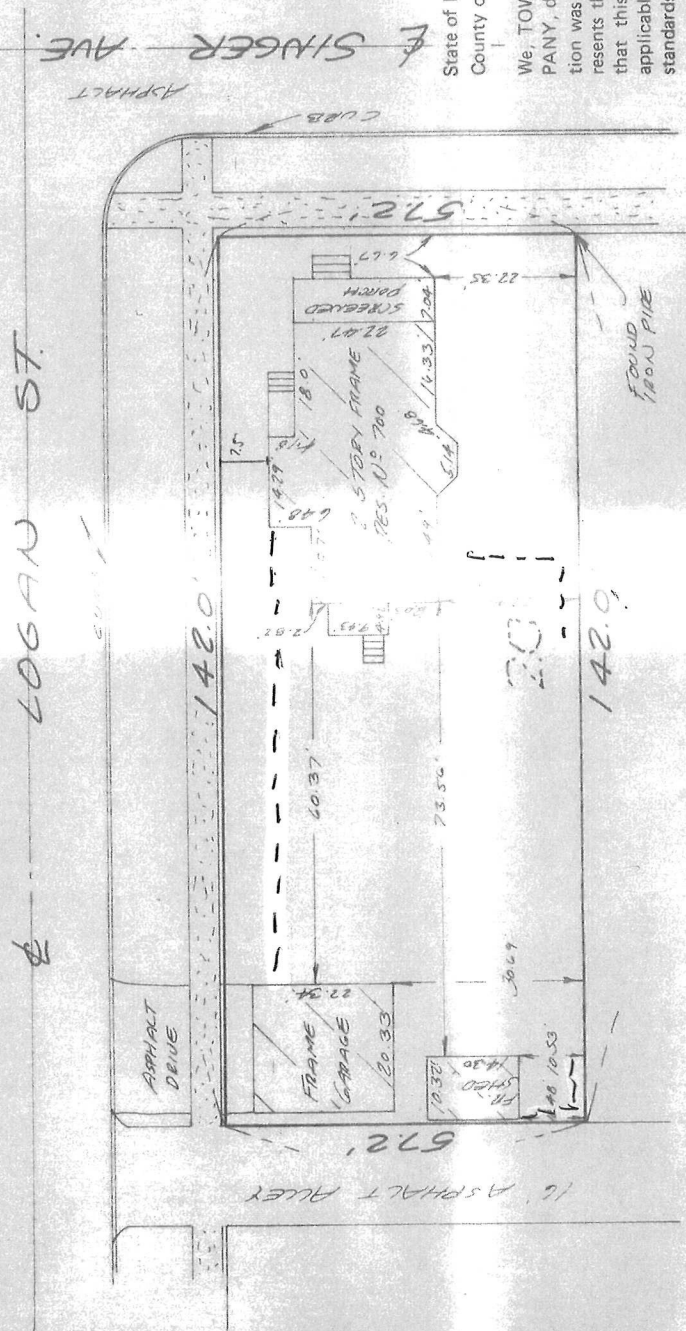
by
TOWN & COUNTRY LAND SURVEYORS & COMPANY
REGISTERED ILLINOIS LAND SURVEYORS

PHONES: 429-3177
429-3178

Lot 20 in Block 6 in Norton and Warner's Subdivision of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

VILLAGE OF LEMONT
 APPROVED
 APPROVED AS NOTED
 NOT APPROVED

Date 9/5/13
Signature *Mark M. [unclear]*



State of Illinois ss:
County of Cook

We, TOWN & COUNTRY LAND SURVEYORS & COMPANY, do hereby certify that this Mortgage Loan Inspection was made on the ground, that this Plat correctly represents the facts found at the time of said inspection, and that this professional service conforms to the current applicable Illinois Registered Land Surveyors Association standards.

Given under my hand and seal this 29th day of December, A.D., 19 97

Handwritten signature
Illinois Land Surveyor No. 17
Loan Inspection No. 87-61099

Do not use to locate lot lines. House corners may be located from lot lines. Lot lines cannot be re-established from the house corners.

Compare all dimensions and report any discrepancies at once. Refer to Deed or Title Policy for building lines and easements.

Loan Inspection No. 87-61099
Ordered by: Jerome Vodziak
Scale: 1" = 20'
Drawn by:

side setback
6.8 (12% of 57.2)



NORTHWEST CEDAR PRODUCTS

Robert
(630) 341 6130

815-836-8731

815-836-8730 Fax

Email: northwestcedarproducts@gmail.com

15537 S. Weber Rd. • Romeoville, IL 60446

See Our Fence Gallery At:

WWW.NORTHWESTCEDARPRODUCTS.COM

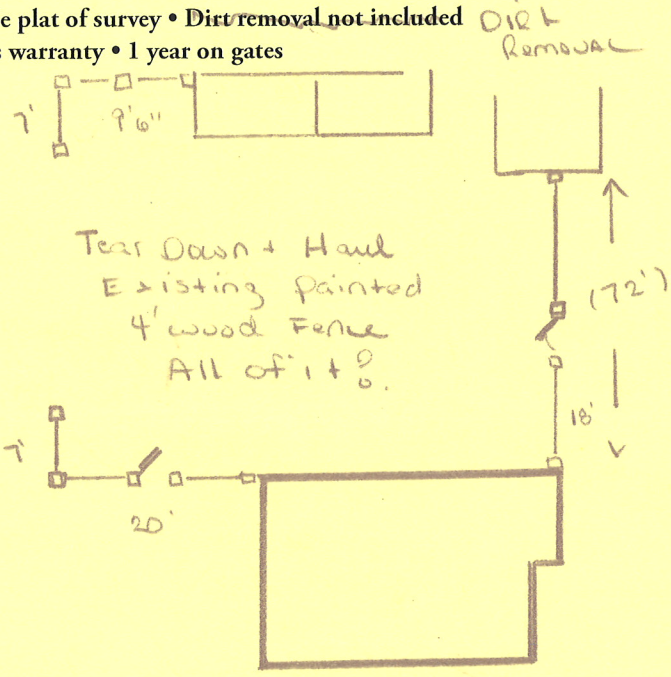
630-971-1034

847-330-1180

Proposal for: <i>MARCYANW C. VODZITKA</i>	Home Phone: <i>630-259-6521</i>	Date: <i>8/13/13</i>
Address: <i>700 Singer Ave</i>	Work Phone: <i>-</i>	Target Install Date:
City, Zip Code, County: <i>Lemont, IL 60439</i>	Cell Phone: <i>-</i>	
Email: <i>-</i>	Subdivision: <i>-</i>	

CUSTOMER TO: OBTAIN PERMIT
Provide plat of survey • Dirt removal not included
3 years warranty • 1 year on gates

INSTALL



HEIGHT: *4 cedar spaced 1 1/2"*

STYLE: *Gothic SCALLOP*

BOARD: *4" Eastern white cedar*
S4S

FRAMES: *2-2x4x7*
Mortise + Tenon

POST: *5x5 (w) French Gothic*
2 gates

MATERIAL _____

TAX _____

LABOR _____

EXTRAS _____

TOTAL *1856⁰⁰*

DEPOSIT \$ _____ (ck or approval # _____)

BALANCE UPON COMPLETION \$ _____ (ck or approval # _____)

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. Customer is responsible for any home owners association rules and covenants.

BUYER'S RIGHT TO CANCEL: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DAY OF THIS TRANSACTION.

Salesman *[Signature]* Signature _____ Date _____

FOR OFFICE USE ONLY

EXISTING FENCE

