CALL TO ORDER

Chairman Zine called the meeting to order at 6:06 p.m.

ROLL CALL

The following Committee members were present: Fernando Castrejon, Fawn Clark-Peterson, Clara Diaz, Brian Failing, Jeff Palmquist and Charlie Zine. Karen Christensen called in excused herself from the meeting.

OTHERS PRESENT

The following staff members were present: Ed Sieben, Jill Morgan and Sue Jackson.

Others Present: John Davis (Fox Valley Developers) and Mike Elliott (Kluber).

APPROVAL OF MINUTES

19-0430 Approval of the Minutes for the FoxWalk Overlay District Design Review Committee Meeting on April 24, 2019.

A motion was made by Mr. Palmquist, seconded by Mr. Failing, that the minutes be approved. The motion carried by voice vote.

COA REPORT

19-0449 FoxWalk Certificates of Appropriateness Report (COA's Approved by Staff - April 23, 2019 through May 20, 2019.

There were no questions on the COA report.

AGENDA

19-0447 Certificate of Appropriateness for exterior improvements to renovate the first floor into commercial and offices and the second floor into
apartments at 80 S. River Street and 37 W. Benton Street (Fox Valley Developers - 19-0447 - AU22/3-19.064-FCOA - JM - Ward 6)

Mrs. Morgan said Fox Valley Developers is requesting a Certificate of Appropriateness to renovate the first floor for commercial and offices and the second floor for apartments, including masonry restoration, roof repair, window replacement, glass window replacement with new storefront windows, replacement of some windows with non-vision glass, and the addition of new balconies at 80 S. River and 37 W. Benton Street. The parcel contains 2, actually, separate buildings. One is clad in red bricks and abuts the river. It has that concrete balcony that kind of runs along the first floor. That one is located at the top of this picture. The second one faces River Street with a lighter brick color. They were both built about circa 1920. I’m just kind of going to go through some of what they are proposing by building and by elevations. This is their demolition plan. This is their proposal. I’m going to start with 37 W. Benton Street, which is the bottom image we are looking at. They are proposing for the south elevation facing Benton to replace the first and second story with fixed glass at the corner with new vision glass. They are replacing the garage door with an aluminum storefront and are removing a door and adding a new aluminum glass door. The east elevation facing the river, which is the top one, they are removing all second story windows and installing larger openings with new metal clad wood doors leading onto new metal balconies. They are also replacing the first story storefront with larger openings of clear glass with what’s called a spandrel. It is like a non-vision glass along the top so it is not see through. Then they are replacing, at the corner of the first and second story, fixed glass with new vision glass with a balcony and door on the second story. Then the north elevation they are cutting holes and installing new single double hung wood windows.

For 80 S. River, the one that faces River Street, so the bottom elevation is the one facing River. They are removing all of the glass block and door openings and increasing the height of the opening to extend to the ground and adding a new aluminum storefront with vision glass again along the top, that darker kind of shaded image is that spandrel glass, that non-vision glass. They are also replacing the second story windows with double hung wood windows. Then the south elevation is similar where they are replacing the glass block with more of a full storefront and then replacing some of the doors. Along with kind of the major changes, they are also proposing some maintenance issues. They are doing some masonry restoration and roof repair. They are removing sections of corbeling and replacing with brick that’s similar. They are reconstructing the masonry parapet, as well as the limestone coping and brick veneer. They are replacing some of the limestone coping with metal in some places. That’s kind of just an overview of what they are doing. In general, it is some major renovations to adaptively reuse this building, but staff didn’t feel that they were changing any of the character defining features of the buildings and the building has been kind of altered through the years. I do have some conditions, but before I kind of explain that are there any questions for staff?

There were no questions.

Mrs. Morgan said I think some of my conditions take a little explanation, so I’ll go ahead and kind of go through some of those that do. I requested a sample of the brick, since there are some major sections they are replacing, just to make sure we get an exact match. I also just want to insure that the mortar does match the existing color and tooling. Currently, I think there are some places they did some tuck pointing and brick replacement that’s not quite a great match. Also just to provide some specification for the windows. A couple of the windows are multi-paned, so we just
want to make sure they retain the same grill pattern and that if they do have a grill that they are the simulated divided light so it does kind of look like the more historic windows. Staff also did recommend maintaining the limestone coping as masonry and not replace with the metal unless they provide a sample to show that it matches. The Riverwalk met last week and discussed this. They don’t make any determinations, but they did give some recommendations. They recommended that the railing and possibly other street furniture be installed along the balcony per the recommendations of the Riverwalk guidelines, so use our typical railings that you see throughout the Riverwalk. They also recommended that they go ahead when they do the interior renovations and install anchor plates which will allow them in the future if you ever want to extend that balcony to make it wider for a Riverwalk, those anchors could be used to extend an exterior brace in order to extend that Riverwalk, so go ahead and kind of plan for that. Something else that was brought up at the Riverwalk Committee is asking that the sidewalks along River Street include the brick to match what is adjacent to it. This has like kind of rectangle brick as well as adding some of the acorn streetlights. Then for Benton Street, just add a row of brick along the curbing, which is kind of similar to the rest of the Riverwalk, as well as adding some of the acorn lights. Those are kind of explanations of my conditions. If you don’t have questions on those, I can bring the Petitioner forward.

I’m John Davis with Fox Valley Developers.

I’m Mike Elliott with Kluber. I think the report pretty well summed it up. We do want to look, as far as that roof coping, as far as substituting the limestone for the metal. We’ll have to look at that as far that final installation. We do have to repair some of the parapets that are in there. Some of that has to be completely reconstructed. Ideally, we’d love to go with the metal, if we can, just for the longevity as far as for that roof, but I think every other comment, I think, is similar to what we’ve already found.

Chairman Zine said is it on all the facades, the coping?

Mr. Elliott said yes.

Mrs. Morgan said are you replacing all the coping or just portions of it? I thought it was just portions of it.

Mr. Elliott said I think it is just portions. As far as the patching, if we could look as far as the patching just to go with the limestone as far as to replicate the adjacent if we are just patching.

Mrs. Morgan said if you are patching, yes. Even, I guess, if you are doing a full area replacement, I just would want to make sure the copings on all the buildings match and you don’t have one elevation that is limestone, except possibly the rear if it is not visible. I think we could be more flexible on that. I would think that if it is on the same elevation, even if you were replacing a section, I think it should be consistent with the staff’s recommendation.

Chairman Zine said is this the type of coping that’s a panel that’s maybe 2 feet long that’s just mortared in place?

Mr. Elliott said if it is a limestone coping, yes it would be like one long piece of mortar in place with that open head joint. We’ll have to revisit the detail as we go through, but with a lot of the roof being replaced, we’d look to pull that out because of the
deterioration, add a new wood block piece and then really cap it per new standards is what we would like to do.

Chairman Zine said so if you do that, you’d have to do an entire façade, you couldn’t piecemeal it, right?

Mr. Elliott said if we are doing a full one, yes. We’ll revisit the detail as far as the exterior coping.

Chairman Zine said is the coping on the building facing River Street or the one on the river or both?

Mr. Elliott said I think to really answer this question I’m going to have pull out the roof drawings and really look at this in detail. I can’t really answer this in exact detail right now without having the drawings. We can look at those things as far as just to confirm those details to be able to make an explicit answer as far as what’s remaining.

Chairman Zine said but you’re not proposing it on one façade to have some of the limestone and then some have…

Mr. Elliott said correct. Our intent is to have it consistent. We’re excited with the opportunity to bring this building back. I think just to remove the glass block and bring it back into storefront and give it that life with some metal awnings and some exterior lighting, we are excited with what this is going to bring back. As we discussed the other night with the river view, bracing it with the metal balconies overlooking the river and pulling that, so I think it is going to be some great enhancements to this building.

Chairman Zine said there is no doubt. The last time this building was in front of the DRC was 20 years ago with the School District and they insisted that the glass blocks were original to the building.

Mr. Sieben said did you believe them?

Chairman Zine said no we didn’t. They insisted that. I’m so glad that those are going. I couldn’t tell the details, but on the west façade above the main entry there’s like a granite stone and it used to have the lettering on there for the School District. Is that all going to come out and be replaced with a larger storefront type?

Mr. Elliott said yes. We are pulling that out so all the opening will be symmetrical going across the face.

Chairman Zine said I think it is going to look good.

MOTION TO APPROVE COA WITH CONDITIONS WAS MADE BY: Jeff Failing
MOTION SECONDED BY: Jeff Palmquist
AYES: Fernando Castrejon, Fawn Clarke-Peterson, Clara Diaz, Brian Failing, Jeff Palmquist, Charlie Zine
NAYS: None

A motion was made by Mr. Failing, seconded by Mr. Palmquist, that this agenda item be approved. The motion carried by voice vote.

PENDING
ANNOUNCEMENTS

Mrs. Morgan said the Mayor’s Awards for Historic Preservation will be presented at City Council next Tuesday, May 28, at 6:00 p.m. We have 8 awards, a mixture of residential and commercial, including 1 on LaSalle Street that was converted to the Tea Room and the 1 by the old fire building. It is near the used car dealership where the façade was completely gone and they redid the façade.

Chairman Zine said on Lake Street?

Mrs. Morgan said 55 S. Lake Street.

Chairman Zine said that was a big job.

Mrs. Morgan said so if any of you would like to come out and there is a reception following it.

Mr. Palmquist said I just wanted to add one thing. Tonight and then the previous month, I appreciate the reasonable well thought out staff comments and the way that you’ve lead it. It makes it easier. This is a new old group and there is some delicate balance between how much we push for that historical authenticity, but not at the expense of stifling the redevelopment, so the staff reports and the recommendations, I think, both weeks have been threading that needle really well and it makes it easier for us to come up with a recommendation when they are so thoughtful, so I appreciate that.

Mr. Sieben said we appreciate that too and I just want to compliment Jill. Jill’s done a real good job with working on that, looking at the historical details, but yet we want these buildings to come back and we totally agree.

Chairman Zine said and this will be a nice project.

Mr. Sieben said a big improvement.

ADJOURNMENT

A motion was made by Mr. Castrejon, seconded by Mrs. Clarke-Peterson, that the meeting be adjourned. The motion carried by voice vote. Chairman Zine adjourned the meeting at 6:25 p.m.

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