



City of Aurora

City Hall - 5th Floor

44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

FoxWalk Overlay District Design Review Committee Meeting Minutes

Wednesday

May 31, 2023

6:00 PM

CALL TO ORDER

Chairman Zine called the meeting to order at 6:00 p.m.

ROLL CALL

The following Committee members were present: Fernando Castrejon, Clara Diaz, Brian Failing, Seth Hoffman, Jeff Palmquist, and Charlie Zine.

Fawn Clarke-Peterson was absent.

OTHERS PRESENT

The following staff members were present: Ed Sieben, Jill Morgan, and Joshua Ream (Director- Building & Permits)

Others Present: Dan Hites

APPROVAL OF MINUTES

Chairman Zine said there are no minutes, we'll have those (inaudible) on the next meeting.

COA REPORT

23-0442

FoxWalk Certificate of Appropriateness April 1, 2023 to May 26, 2023

Do we go right to the COAs or do you want to do....

Mrs. Morgan said yeah.

Chairman Zine said reports first?

Mrs. Morgan said we'll do the (inaudible)...

Chairman Zine said okay.

Mrs. Morgan said they're pretty short.

Mr. Failing said Jill, I had one question on the COAs that were approved in the Staff Report. What's going on with Decari? Because I saw that they're getting...they're doing some signage there but is there even a business in that property?

Mr. Sieben said yes, it's the chicken place.

Mrs. Morgan said yes, there is. There's the new chicken restaurant going in there. It's called....

Mr. Sieben said something El Pollo, I'm sure.

(Laughs)

Mrs. Morgan said yeah, I can't remember what it's called. It has...The gentleman has a couple of other restaurants.

Mr. Failing said okay.

Chairman Zine said is it open now?

Mr. Hoffman said it didn't look like it when I came by today.

Mrs. Morgan said no, I don't think he's been open.

Mr. Hoffman said will it be chicken with pizza this time instead of pizza with chicken?

Mr. Sieben said I don't know.

Mr. Failing said oh, he has other restaurants in Aurora.

AGENDA

23-0434

Certificate of Appropriateness to install bifold doors on the front facade at 64 S. River Street (River Breeze/Dan Hites - 23-0434 / AU22/3-23.297-FCOA - JM - Ward 2)

Mrs. Morgan said this project is to install bifold doors on the front facade at 64 South River. So, here's kind of a sketch of it and then I'll just bring up some pictures too. The property is in the Downtown Core, an early 20th century commercial-style structure, has ornamentation on the building itself, some decorative brickwork, cornices, arched window openings. It used to be an auto body shop from '24 to '43. It's attached to the Frazier building. This one is for the 64...60 through 64 South River. This one's for the.... for the 64 unit. The original HCOA is to extend the storefront to the sidewalk and replace the storefront glass with operable bifold doors. Staff's opinion was that expanding the storefront sidewalk would be permitted but the bifold doors would not be allowed. This is due to the DRC having recently clarified that when rebuilding storefronts, traditional elements would be required, such as low bulkheads along the bottom with traditional look, such as wood paneling or masonry. Staff did say that since the recessed portion that is remaining already had glass on the bottom of this particular building, I wasn't going to push making them do a bulkhead with

materials, but just allow them to match what's currently there. The other units to do glass but I said Staff could not approve the bifold doors. Just in case anyone can't picture the building in your head, this is the unit we're talking about building.

Mr. Hoffman said is it all three of those arch bays? Or are we looking at just one unit?

Mrs. Morgan said so we're only looking at the last one, the 64. So, they're going to redo this storefront wanting to put glass all the way to the top, kind of matching...kind of what was done right down here. And the center has, since this picture, has also been matching what was done on the first unit.

Mr. Hoffman said so the first 2 are...now look like the first 1....

Mrs. Morgan said yes.

Mr. Hoffman said so we're talking about the 3rd.

Mrs. Morgan said yes, so we're talking about the 3rd. So, you can see it's kind of slightly recessed for some reason, so they kind of want to bring that out, make it flush, keep the door recessed, and then have all of this as a glass storefront. But they were asking for bifold doors. Since per what the Commission had kind of clarified when we talked about rebuilding storefronts, Staff's decision was that it did not adhere to that clarification. As bifold doors and garages requests are becoming more popular, I also would just like maybe some guidance from the Commission of how, until we update the guidelines, how we want to deal with these requests because I feel like they're going to just keep coming in. The DRC has approved garage doors on the side elevation of 43 East Galena. That was for the...at the time...the Mora project. We...the Commission had determined that it was a side elevation, the elevation wasn't historic. It was done at least probably in the '70s, '80s so the Commission approved it then and then Staff has approved garage doors on non-historic buildings, like the parking garage. So, this is kind of the first front façade of a historic building request that has come in. There's the picture. The owner is here. Is there any questions for Staff before I turn it over to the owner?

Chairman Zine said I didn't hear that.

Mrs. Morgan said I'm sorry; is there any questions for Staff before I turn it over to the owner?

Chairman Zine said yes. So, this elevation was a parking garage not too long ago, correct?

Mrs. Morgan said this center was.

Chairman Zine said the center was?

Mrs. Morgan said yeah, and it was still...like, well that was where...you would go into...drive into the center and go into the parking garage.

Chairman Zine said but the retail space there that's there now, that was always retail and not parking? Because I was in there, I thought that...I'm a little fuzzy but...

Mrs. Morgan said I'm not for sure...I don't recall. I'm not certain about that.

Chairman Zine said Dan, was that all parking there?

Mr. Hites said that was all parking in there. The storefront on the left (inaudible) the more modern one (inaudible) probably 10 years ago (inaudible)...the middle one was a garage door and the right...that was an old picture of it was just the walk-in entrance to the garage. Since then and we've completed it about 2 years ago, we subdivided the garage into 2 spaces. One of 2200 square feet which is Latrice's Photo Studio and replaced the garage door with a glass garage door. And Cotton Seed moved into the one that we're trying to update these storefronts. At this point, we have the new door and a ramp up to a new door, but we retained the recessed old storefront, and now we just want to finish the storefront and finish the building. Since we had a garage...a glass garage door next door, our tenant thought "Wow, it'd be great if we could open up our space also", so I agreed to put in bifold doors. I just believe that it'll make it more kind of a café style open space and with global warming, it's getting warmer in Aurora, and we can start opening up to the outside a little bit more and make it more pedestrian-friendly than the sterile, typical commercial front.

Chairman Zine said so, is that the previous? That's...

Mr. Hites said this is the current one. So, as part of it we'll take the glass all the way up, we'll be moving the storefront to the curb there so expanding the space inside by about 3 feet and the dimensions pretty much reflect the other storefront in that the header will be at the same height, we'll have the glass above...(inaudible)...yeah, so the 2nd line up is the height of the bifold doors and above the bifold doors, we'll have glass in this one.

Chairman Zine said so, you'd be increasing the square footage of the interior space?

Mr. Hites said yes, we'll be bringing this all the way out so it being recessed as it is now.

Mr. Hoffman said so, that entrance will recess like this so essentially you're talking about that one big glass panel there to the right?

Mr. Hites said yeah, just...but the entrance will just...that short wall, we'll just bring it out another 3 feet.

Mr. Hoffman said does that that seem to be pedestrian accessible through there when the doors are open up that step or is that...

Mr. Hites said sorry?

Mr. Hoffman said would that be a...open to enter the unit then when those bifold doors are open or is ...

Mr. Hites said yeah...

Mr. Hoffman said there a railing or something right there? People walking in or out?

Mr. Hites said I don't have plans for putting a railing in.

Mr. Hoffman said oh.

Mr. Hites said I mean it hasn't required...just walking (inaudible).

Chairman Zine said so Jill, one of the things I was looking forward to with the revision of the guidelines was to take into account Covid and you know, what changes should we make? You know, we added the parklets, we let a lot more restaurants put dining outside and outside uses. I was thinking this was all good and that they should be permanent things, not just because of Covid. I almost think that this falls into that category...I wish we would've had time to do the Design Review Revisions, the guideline revisions before this because I like the idea of the open storefronts, especially in the space that was a parking garage. And it's going to be more square footage so it's going to be more valuable in terms of rents and probably tax revenue as a result. Has any of the bifold conversation taken place in the context of the revisions?

Mrs. Morgan said no, no, we haven't gotten to any of that, like that specific.

Chairman Zine said I really think it ought to be.

Mr. Hites (inaudible from audience).

Mrs. Morgan said yeah, I mean I think it is going to be a request that we're probably going to start seeing more and more of.

Mr. Hoffman said it probably would be a good idea to bring up with our consultant in reviewing the guidelines...or in updating the guidelines. In the historic photo here, it's a little hard to see because it's up in the corner there, but it doesn't look like there was...at least in this...like that was a finished storefront there. It almost looks like it was...we could see the first 2 bays, the 3rd one disappears off the edge, almost looked like they were painted billboards.

Chairman Zine said are we looking at that? Is that up on the screen? Oh, oh no, it's that one.

Mr. Hoffman said yeah...yeah, there.

Mrs. Morgan said yeah, it was...I'm not sure what that is, like is it a...

Mr. Hites (inaudible from audience)

Mr. Hoffman said right, but (inaudible) far right...

Mrs. Morgan said (inaudible) in the back. Like is it glass just covered over with some kind of advertisement?

Mr. Hoffman said maybe the third of the very edge was the entrance to the...

Mrs. Morgan said entrance possibly?

Mr. Hoffman said these were...these were blocked over. Because we don't have clear documented precedent of what the original style and type was, which I guess goes back to our guidelines for just the general....

Mrs. Morgan said right, that...those...yes...

Mr. Hoffman said recommendations for reconstruction, I mean there's very few of the original storefronts left...

Mrs. Morgan said there is and maybe that's the thing, is that is we allow even more flexibility than what we had discussed. Storefront....that's what the Committee wants for non-original...I mean, my only...some of what you see, my one issue is with that some of the storefronts that we see aren't original. Like, we might think they are, but they were actually restored back in like the...restored back in the '90s when there was like funding available so true pure original storefronts, I'm not even sure...maybe a couple.

Mr. Hoffman said I think there's a few on Broadway and maybe not 100% original but some of them still have the entrance, originally entryway with the mosaic tile.

Mrs. Morgan said mmmhmmm, yes, there's...

Mr. Hoffman said so, Tavern on Broadway. I can't picture what the windows are...those have been replaced but the form is still similar. Well, the Frazier Building on the corner here is a good example. It doesn't...what's reconstructed there looks old-fashioned but it's not all original.

Mrs. Morgan said right.

Chairman Zine said yeah, we made those changes for Craft Urban which just indicated that the guidelines needed to be updated. This is not the same thing, but I think it falls in the same general category and I can't help but think that we're going to have 400 new apartments right on the fringe of downtown, you know, that are being marketed primarily to pedestrians, you know, being across the street from the train station. That's going to potentially be a big influx of new customers downtown. I had no idea that we were...the current guidelines did not allow the bifold and I was thinking...

Mrs. Morgan said that was my...that's my interpretation of...especially when we kind of did that clarification about wanting bulk...like the bulkhead, wanting the door set back, wanting...a more...we were just being flexible on material. But that's not to say, especially with us updating the guidelines, that we can't revisit even that and allow more flexibility.

Mr. Failing said what was done on the Premil...where Premil is now, on that storefront? Don't they have bifold...?

Mrs. Morgan said the current one?

Mr. Hoffman said yeah, because those...that's over...that's overhead...that's an overhead garage door, isn't it?

Mr. Failing said mmmhmmm.

Mrs. Morgan said I don't know, that was before my time.

Mr. Palmquist said Jill, does the guidelines make a distinction...it's...it's some kind of opening in its original fashion. It wasn't necessarily like a storefront, so is there a

distinction here in that we're not...we're not recreating something that didn't exist originally? If you understand.

Mrs. Morgan said that is true and we did allow that kind of when we did the previous Foremost Liquor where we have a very standard store first, because it was never a commercial storefront...

Mr. Palmquist said I can make a distinction if there was a storefront as part of the original façade, we want that to be recreated and give it that integrity. I guess I'm posing the question to this body, is it...do we see a distinction in that it originally wasn't a storefront, it was some kind of opening or whatever...does that give us some flexibility and ability to look at this and then as the guidelines get crafted more specifically somehow, or not, see that distinction? The other question I have is is there...maybe I'm really kind of grasping for straws a little bit...on a corner building, is there a primary and secondary façade or are both of them seen as...

Chairman Zine said these are 2 different buildings though....

Mr. Palmquist said okay...

Mrs. Morgan said yeah...

Mr. Palmquist said yeah...you saw where I was going with that, kind of (laughs).

Mrs. Morgan said yes, right. It's not like what we did with Mora was a side elevation.

Chairman Zine said same owner, but it is 2 buildings.

Mr. Palmquist said yeah, right...right...right.

Mr. Hoffman said the Mora...that's...is that the section or is that the side that's facing the mall?

Mrs. Morgan said yes.

Mr. Hoffman said okay.

Chairman Zine said I do think Jeff's got a good point there, though. If we look at this building on...in terms of making the decision just on this building but not necessarily setting a precedent for everything else, the fact that it isn't an original storefront, it was a parking area, that might give us a little flexibility so that we don't paint ourselves into a corner and allow everybody to rip out all the old storefronts that are original and put in whatever.

Mrs. Morgan said yes, that's true. And we have the opportunity to...we're updating the design guidelines; we do have an opportunity to address the bigger...

Mr. Hoffman said yeah, I think that...and that's a good point...to revisit that. Another consideration, back to the intent of the guidelines in the form it's the appearance that's appropriate consistent with the type of building and downtown presence which I don't think it tied to the operability of the storefront, what the door type of swing or whether, you know, the windows can operate or not. If...and I'm not familiar with what the manufacturer's options and capabilities are for the bifold type doors, but if they can

build it in a similar arrangement or geometry that would follow like a lower spandrel and then center panel, so the one that's closed, you know, 90% or probably 95% of the hours of the year, it's going to be closed and if it follows the format of our traditional storefront in terms of how the glass or the spandrels are divided up, it could appear the same as if it was a fixed storefront but has the option to open...

Mrs. Morgan said that is true, yeah...

Mr. Hoffman said for the function. A little bit like carriage-style garage doors, you know, often were sliding or bifold doors, as my garage has from 1926, and those manufacturers can build them with that appearance but it's still an overhead segmented garage or when it's closed, it still looks like it's divided up vertically into panels. So, that might be a way to kind of split the baby on this.

Mrs. Morgan said yeah, I don't know if they make them like that, but that's something we could look into.

Chairman Zine said any other thoughts...?

Mr. Castrejon said could you go back to the first photo where it shows the 3 arches?

Mr. Hites said if you hold on that...see there is a middle post (inaudible from audience) and our intention is to...so, the bifold will be trying to reflect this one as much as possible because there is the center post unfortunately since it'll be divided up into 4, there will be also middle ones between the middle one.

Chairman Zine said I'm not following you.

Mr. Hites said well, the bifolds will be 4 doors, basically...

Chairman Zine said okay...

Mr. Hoffman said 4 panels, yeah.

Mr. Hites said yeah, 4 panels.

Chairman Zine said oh, so 2 on either side of the center post...

Mr. Hites said right.

Chairman Zine said well, what will be the center post.

Mr. Hites said there won't be a center post but one...

Chairman Zine said right, right, right, right...but where that post is now...

Mr. Castrejon said it will seem to be.

Mr. Hites said yeah, it'll seem to be.

Chairman Zine said okay. Is the glass arrangement with the cross bars going to be similar to what is there now? Like the top bar and then one in the middle or is just all sheet glass all the way up like there?

Mr. Hites said the top will be glass and then I've been playing with the idea...and I'm not going to say I'm going to do it, but I might put a piece of wood at the lower level so that it has the same dimensions of the first storefront.

Chairman Zine said which is what we did at Craft Urban, isn't it? Did we...didn't they put wood on the bottom panel there?

Mrs. Morgan said they did (inaudible).

Mr. Hoffman said it's just nice to simulate that lower divider, right?

Mr. Hites (off microphone) said I'll just glue the wood or something on there so that it has the same line across....

Mrs. Morgan (off microphone) said that's the (inaudible) you were getting at...

Mr. Hoffman said yeah, and I think...because it's going to be custom built for this...I think that...

Mr. Hites (from audience) said I'm sorry...

Mr. Hoffman said the...it's...it's gonna be...custom built for these dimensions...

Mr. Hites (from audience) said yes...

Mr. Hoffman said the door manufacturer could probably provide that.

Mr. Hites (from audience) said probably about 20,000 whereas a regular storefront runs about 10,000.

Chairman Zine said so Dan, if you could get images or the product to Jill...I mean I like the idea of, you know, kind of mimicking the storefront because that's basically what we did at Craft Urban. They went ahead and put in the wood panels without permission and then we ended up...so they have kind of a hybrid, new stuff and old...

Mr. Hites (from audience) said well, these were all wood panels...

Mrs. Morgan (off microphone) said he's just talking about that...

Chairman Zine said no, but it's...you said it going to look like the...an imitation of that.

Mr. Hites said right, it'll...I just want the same line along the bottom there...

Chairman Zine said yeah...

Mr. Hites said so, some glue wood or glue metal or something to the door at the same level, the same thickness so that...

Mr. Castrejon (off microphone) said so that it would be balanced...

Mr. Hites said it will be balanced wood...

Chairman Zine said well, whatever you're going to do you've got to show her in advance before you go out and buy it, you know, so they can say yes...

Mr. Hites said the bifold doors we'll buy and then when I get it, we'll just add that because you know if we have that's a cut in the panel, we'll just weaken the whole construction, so it'll just be a fake piece that I put on there just so that...

Chairman Zine said but she still has to approve the...we have to approve the whatever that final product is though, whether it's contact paper or plywood or whatever...

Mr. Hites said okay. Yeah, no problem on that.

Chairman Zine said but I think we're heading kind of towards a common ground here.

Mr. Hoffman said this is slightly different...different question in that the sketches shows them opening outward. Is there...does that meet sidewalk clearances and stuff? I guess it's more of a question for Jill or Staff.

(background voices)

Mr. Hites said well, the sidewalk...the...it goes to the curb and that curb is still recessed about 6, 8 inches. So, yes the...when it's opened...it since it's coming out, it might go into the sidewalk by 2 or 3 inches but...

Mr. Hoffman said that's a City Zoning or code question. If it opens in...if it...if they fold in, that would not be an issue there, but I don't know what this type of clearance is right there.

Mr. Hites said I can't speak for how it's constructed but I think if it folds in, they insulation factor will be a little bit difficult. Whereas, when you're pushing them...folding them that way, you're putting the doors up against insulation all around. I guess the same way if you're coming from the other side.

Mrs. Morgan said yeah, I would have to check with our Engineering Division. I'm thinking if it's slightly over...because that's a decently wide sidewalk...I don't know, I don't think it'd be an issue.

Mr. Hoffman said okay.

Chairman Zine said but those are going to be 4-foot-wide doors, though, right? There's 2 doors, it looks like it's 8 feet wide.

Mr. Hoffman said so each panel is going to be half...half that. So, it'll project a quarter of this width, roughly.

Chairman Zine said but that 1 piece of glass right there that sticks out, that's going to be 2 doors right there.

Mr. Hoffman said 2 doors that are each 2 panels so they're...

Chairman Zine said 2 panels, right?

Mr. Hoffman said a quarter...

Mr. Hites (from audience) four panels. (inaudible)

Chairman Zine said I know, but that's going across the entire front though, right?

Mrs. Morgan said no, no, no...just where...

Mr. Hites said no, just from the...all 3 doors are right where the logo is.

Mrs. Yes, forward...

Chairman Zine said oh, that's going to be 4 panels.

Mr. Hites said yes.

Chairman Zine said okay, I thought you were going to close off that other open area, that recessed area.

Mrs. Morgan said no, that's remaining.

Chairman Zine said oh, okay...alright, okay, okay. Now the depth is better, I get it now. What's your timetable?

Mr. Hites (from audience) said I was hoping to have it done this summer.

Chairman Zine said reasonable.

Mr. Hites (from audience) said but I'm doing 14 (inaudible)...considering how long it's taking for orders and everything else like that, like late fall (inaudible).

Chairman Zine said what is our timetable for the guidelines, do you have any idea?

Mrs. Morgan said end of fall...around fall.

Chairman Zine said so if you can get some better drawings or images to Staff, that would help. I mean actual cutsheets of the product, so we know what we're looking at, material-wise. And then, what do we want to consider now?

Mr. Palmquist said I don't have a problem making a motion provided he meets with Jill and decides what the final product's going to look like and material.

Chairman Zine said and then Jill, I think or actually, I don't know. Are we in agreement...what...like compromising on this until we get the final guidelines but not setting a precedent because this is not a typical storefront? So, that we can say to Jill, if he comes back, you know what that what we're thinking.

Mr. Castrejon said it's not typical, but I think we're moving forward. I've seen this...the double door aspect: Geneva, Wheaton, and I think it's something we need to consider.

Chairman Zine said okay.

Mr. Failing said will the motion....I mean obviously someone would have to make the

motion...would include making it so that the...ensuring that the bottom has that divide?

Mr. Hoffman said I think that makes sense.

Chairman Zine said yeah.

Mr. Hoffman said that way, Jill has some direction on what our...on what our direction is.

Chairman Zine said so, somebody want to try and finish on that motion?

Mr. Failing said go for it....go for it.

Mr. Castrejon said make a motion that item...or COA 23-0434, bifold doors for 64 South River provided that materials, design, or any other be put through our director, Jill Morgan.

Mr. Hoffman said with a similar arrangement to the northmost bay with a horizontal dividing bar on it.

Mr. Failing said I would second that motion.

Chairman Zine said do we have to include that it's...that this is a one-time thing, not necessarily to be uniformly applied to all the storefronts downtown?

Mrs. Morgan said yeah, I think...I...with...that... the rationale and I'll usually try to put that into my...actually...FCOAs...due to this being a non...it was not historically a commercial storefront, has been already...has been altered throughout the years.

Chairman Zine said okay.

Mr. Hoffman said is it...when did...we don't...in this motion here, we don't have the authority...modifying the guidelines so just the same as this case, any future cases that don't conform to the guidelines have to go through the appeal before the Commission anyway.

Mrs. Morgan said correct.

Mr. Hoffman said so maybe this is setting some case history for future discussion, but it's not a...like, it's not an approval for any deviations in the future.

Chairman Zine said okay. Alright, so we have a motion.

Mr. Hoffman and Mr. Failing said and a second.

Chairman Zine said second by...

Mr. Failing said me.

Mrs. Morgan said I'm sorry, who was the second?

Mr. Hoffman said Brian.

Mrs. Morgan said it was Brian, right?

MOTION TO APPROVE WAS MADE BY: Mr. Castrejon

MOTION SECONDED BY: Mr. Failing

AYES: Mr. Castrejon, Mrs. Diaz, Mr. Failing, Mr. Hoffman, Mr. Palmquist, and Chairman Zine.

NAYES: 0

Motion passes.

Chairman Zine said thank you Dan. Thank you Jill.

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

23-0436

Certificate of Appropriateness for emergency repairs to the façade at 35 N. Broadway (Aurora Broadway LLC - 23-0436 / AU22/3-23.303-FCOA - JM - Ward 2)

Mrs. Morgan said yes. Alright, I'm just going to briefly introduce this, then I'll turn it over to Josh Ream. I have a little presentation for the 35 North Broadway.

Mr. Ream said hi everybody. Nice to meet some of you and first time out. So, what we're looking at here is...I'm sure you guys have all seen the scaffolding downtown around this building. We started having some serious pieces falling off the façade and then additional cracks and everything forming that put us into an emergency order. So, we've gone through a couple of court hearings and everything like that over at APD regarding the property, trying to get the owner moving on stuff that weren't as immediately fruitful as we want, so Legal did get an emergency repair order.

Mrs. Morgan (off microphone – Inaudible)

Mr. Ream said no, I can do the whole thing. I'm good, don't worry about it.

Mr. Sieben said Josh, do you want to introduce yourself?

Mr. Ream said oh yeah, I'm Josh Ream. I'm the Director of Building and Permits so, sorry about that.

Mr. Sieben said can I just add one thing, and maybe it's in here...John put it in here, but this got zoning about a year or 2 ago for a cannabis dispensary, so one of the City...one of the 5 locations that the City allows, this is the one downtown location. There was a group that it got approved for and then they went away and then another group came in, so we're still working with that group. So, the issue is trying to get in the building. It had a lease and Josh will tell you...

Mr. Ream said that group is actively in for permit. They just submitted, I think it's the second revision on some drawings, but they're also hesitant on moving forward or doing anything, obviously with the façade of the building in the kind of state it is right now. This is a shot from Broadway, obviously looking east at the front façade there. Then, here John's kind of providing some information that we came up with after a couple of site visits. The crux of the problem seems to be starting actually with the roof. It isn't being properly...properly maintained. It doesn't look like it's always properly draining. As we've been up there on site visits and seen standing water in certain areas. This

could've just been years of different people doing things with or without a permit, stuff going on. But basically, that whole top parapet you guys see on the...what would be the north façade, it's having coping issues, things like that at the top. They're allowing water to infiltrate down that wall. Inside the building from the second floor, there's pretty substantial damage to joists that are supporting the roof above and you can also see deterioration of the masonry sockets that the wood is rusting into up there. In here too, I think you can kind of see there's severe undulation to the wall now. In places where it's waving out you can stand even with the building and it goes out so far in places, you can't even see the window because it's peeled out so far. We're not exactly sure what's occurring but believe that the masonry...the veneer, which we originally thought was some type of thin set or cast in place, it's actually like 4 to 5 inches of concrete and mesh that's been somehow anchored back into the building. Again, there's not enough of it down yet to really tell what's going on but without removing any of it, we don't really know the extent, how to fix it, or anything like that. You can also see here, there's cases of spalling at the top corners of the windows. I have some other pictures not in here where if you get up on the scaffolding, you can see there is active pull-away, there's caulk that's probably been placed within the last couple of years that was on the masonry and on the window, is now anywhere from ¼ inch to an inch and a half off the window so it is very actively pulling away. This is one of the worst things, because obviously that's the heaviest piece and the highest fall, this is from...this is the east elevation as we're looking kind of northwest in this picture. That crack just keeps getting larger and the repair over and over again has been just inserting more grout, concrete into the hole which is probably just making it worse by adding more weight and reducing any type of moisture evaporation or anything out of there. You can see underneath, again, this thing fracturing, falling off, also seeing more and more cracks across the cornice all above the top of it. So, what are...I'll do this first, so this is kind of the timeline of how we've contacted the owner. There's been several email exchanges, correspondence going back and forth, site meetings. Myself, Ruthy Harris, and Josh Alcaraz, who are with Property Standards, got a call while we were out doing something else. Showed up on site, the tenant allowed us into the building. As part of their lease agreement, construction, they're allowed to go in and out. We went and observed things and also checked out the second floor to see what's going on. Again, we had those hearings several times at APD in order to go over items and see what's going on. And then, when he was finally pressed and got into court, he has tried to hire Kluber Architects, their structural engineer was out there along with Dan Dunn, a representative from Konrad Construction, to look at...that was last Monday. The structural engineer didn't even want to put his name on it yet. He said he would want to see demolition before he did anything. He was going to give a scope of work, initial proposal of what he wanted to see done; still haven't seen anything on that yet, and frankly as it keeps getting worse, we feel like something is going to need to be done before the owner has the wherewithal to get through with all this. We kind of covered this earlier; the deterioration and everything like that. So, we did go over...so our thing is we want to get approval to start on Friday with removal of the façade. This would include trying to get them to take sections of it off so we can do moldings because we plan on replacing it with like the same look, same façade and everything like that appearance-wise. Our concern is that we are not going to be able to do this out of standard materials or as what's there. There's just really no good way to do a cast in place...it just...forms, anything like that is going to be a big concern. The only system we can really come up with that's going to match this look and style is going to be an efis system, which obviously we've been very against having in the downtown, especially on historic structures but frankly we just don't see a way to replicate this look without using something like that. Our thought would be on the very bottom of it, adding either stone, masonry, or something like that up to...I'm not sure if we've got

a...I'll go back...if you guys can see below the storefront on the north side we've got that kind of like lip line, there's a kind of curve to it then flat, doing stone up a certain level so that we can have something that's more secure, permanent, less likely to get damaged by snow removal, things like that down there and also gives us an area where we can do a flashing element design to make sure water's getting out of the efis system behind.

Chairman Zine said are you talking like 3 or 4 feet off the ground?

Mr. Ream said I think it was like 18 inches to 2 feet, depending on where we're at. But again, that's all...it would be to try and match where this kind of line is. If you guys actually go out there right now, the very western portion of that north façade where it hits the storefront is already broken off and it's clear there was a repair done there before. Someone tried to replicate it with a PVC pipe. They wrapped in lap and did like a plastering job over. Yeah, it...(laughs). But that would be like the height we're going for because it tends to be high enough off the ground and it's a good, detailed change that would allow us to do some flashing around it and kind of hide it in with everything like that. Obviously, when we get this thing open, we may have to come back or do other things because really no one knows what's behind there or how it's being done. I believe it was a 1930s façade, right? Somewhere around there.

Mr. Palmquist said I was going to ask that question. Was that original cast in place?

Mr. Ream said no...

Mr. Sieben said do you want to give a little history? Jill's got a pre and a post. It's pretty cool.

Mrs. Morgan said so it is not original. Originally it was built late 1800s, I think I have it in my Staff Report, the exact closer year. But it was originally brick and it was originally a bank in one unit, the corner unit and another use in the second unit, and then the bank eventually expanded into 2 units and then another bank came in and redid the whole façade to the different look that you see today.

Mr. Castrejon (off microphone) said so, is that outside of the brick then? That precast (inaudible)...

Mr. Sieben said yes.

Mr. Ream said yeah, there was like...there was like 3 Ys of brick we're looking at judging mostly by the thickness judging mostly by the thickness and what we can see on the inside and then this was all attached to the outside. You get to those windows, they have like...

Mrs. Morgan said so, this was the original building...

Mr. Hoffman said yeah, it looks like...

Mrs. Morgan said that was the...

Mr. Hoffman said 2 different...like 2 different were actual facades on the Broadway side but it looks like there was another different one over on the New York side as well.

Mr. Sieben said the north upper windows, I think are the same location, correct?

Mrs. Morgan said they look to be the same location, yeah.

Mr. Hoffman said and in these newspaper clips here, it looks like the lower windows...at least in this here...are different but what's there now is slightly different. I'm looking at the newspaper pictures here. There's been a lot of changes which....I remember when I moved to Aurora 6 years ago going by this building like that looks pretty rough. Especially like one of those windows that looks like that. (laughs) I'd see it from driving down New York. A lot of what's there, especially the whole...the entire parapet looks like it's all very crude stucco, kind of ad-hoc...

Mr. Sieben said so this is an earlier...an earlier ad drawing from 1931-32 after they did the change and it's obviously still different from this, you know, there's changes. You don't have the lower windows on the north side, for example.

Mrs. Morgan said the windows, the parapet's different.

Chairman Zine (off microphone) would they do that same type of concept they used (inaudible).

Mrs. Morgan said I don't know.

Mr. Ream said it...just from like being...doing it before the (inaudible) it looks like a slightly similar system, but over there they almost like did block construction out of it, this looks like it was almost...and again we'd have to see more when we take it off...we can't find any evidence of like seams or anything in there so it's almost like maybe they put the screen mesh up, set it, and then troweled something in. On that being said, because Ed did bring up...sorry, I'm pointing at whatever picture...those lower windows on the north side were obviously original to the masonry, looked like they were on this, when we were looking at some Google street views and stuff like that, because we can't see them now but it looks like before that was like in 2012 to 9ish, you could almost see that they were infilled afterwards so there's been a lot of you know, just adaptations of what this originally was to where it's at now so I think the biggest ask right now is we feel like we really need to get this off, make sure that the actual structural masonry behind is in good shape so we can make sure nothing is even worse than just the façade falling off if it's actual structural. Get that secured and everything like that and then work on doing a restoration of the façade but again if we're going to go with something to match what's shown here, really from a cost-effective standpoint, especially if the City has to do it and put a lien or something like that, efis is going to be the best fastest way to re-accomplish this goal.

Mr. Sieben said and with efis, you can create all the details that...it's easy to do, right Josh?

Mr. Ream said yes...

Mrs. Morgan said and Josh, could you kind of explain the efis...what we're talking about like the foam and how you could do the moldings and...

Mr. Sieben said yeah, that...

Mrs. Morgan said and what efis is and...

Mr. Ream said yeah, so the textured material that we can match to will still have the west façade, so we can use this like...John found this from one manufacturer...all the different blends they make of the efis. So, we can do something to match. We were also discussing color matching, what's there'd be hard so part of the process may be that the whole thing gets fresh paint color on it so whatever we choose just so that it's uniform and looking fresh. If we need to add, they can adjust the applied mill thickness of this stuff so it can say fairly thin and flat or they...it's all with different beads and additives that are mixed with the actual compound to produce it. So, we can get different layers of depth and things like that to match what's there. Our plan would be to get Jill a sampling of the product they're going to use prior to them actually going forward and doing it. The system would also allow them to get those edge reveals that we have out there now, replicate the cornice, the dentils, all that stuff so we can reproduce the same look that's already there and maintain it.

Mr. Hoffman said is the current proposed scope only the north façade?

Mr. Ream said yes...

Mr. Hoffman said only on the New York side, not...is there any work on the Broadway side?

Mr. Ream said yeah, we discussed that today because right now there's no major evidence of problems on the east or west facades other than the cornice...

Mr. Hoffman said cornice (inaudible) parapet on the Broadway side doesn't look great...

Mr. Ream said yeah, so it may be that we get in there and it's bad enough all the way around, we have to come back and have a more elaborate discussion about even more of the building but right now with its imminent...already stuff falling off, proximity to New York Street and the traffic, we wanted to at least start here and see where we're at since they've already scaffolded Broadway, since there's no major areas there that are of concern that should be fine for now, we can probably come back and address it as the contractor gets done with it.

Chairman Zine said if I may; so, I'm familiar with efis and the reason many people don't allow it anymore is because it's really delicate. There's just a very thin skin coat over Styrofoam and any puncture can allow water to get in and I've seen all kinds of mold and mushrooms grow out of it. Has anybody considered restoring it back to the pre-1931 brick on that north wall?

Mr. Ream said we have discussed that as well as an option. We're just not sure where that would be at cost-wise and also, we wanted to have a discussion with you guys whether that was even the era of significance that we wanted to return to or not.

Chairman Zine said I don't know that it makes a big difference; you pick an era, and you go with that.

Mrs. Morgan said see I was the one...it has been brought up several times and I'm the one that keeps saying that it's looked more like what we see now for a lot longer of the history. It was only brick for a few decades, it's been this for almost a century.

Chairman Zine said I don't dispute that but efis is very risky.

Mr. Hoffman said it's probably not going to last as long as what's up there now...

Chairman Zine said I mean a bicycle rubbing up against it! The handlebar of the bicycle...

Mr. Hoffman said if you look at the...I always notice the efis on the one parking garage, pedestrian bridge that's...

Mr. Sieben said oh...

Mr. Hoffman said within...

Mr. Sieben said (inaudible) the corner is broken off...

Mr. Hoffman said yeah, there's pieces broken...

Mr. Sieben (off microphone) said (inaudible) did it...

Mr. Hoffman (laughing) said yeah, it's not great. (laughing)

Mrs. Morgan said and that's been the...our director, John Curley, is not a big fan of efis for that reason. That's what was the point of why we were wanting to do the stone alone for 18 inches is to at least protect the....

Mr. Sieben (off microphone) said you know when they plow the sidewalks, you know...the damage. You're right, I can't (inaudible).

Chairman Zine said well, what about true stucco? I mean that's a cement product, that's much heartier. I don't know that it would be that much more expensive.

Mr. Ream said yeah, I think the labor intensity in trying to mold all that...they also looked...and again, this was the owner's reps discussing this with us, but also like trying to do cast in place was really cost prohibitive and again, I don't know if we know enough about the structure of that exterior wall and how we're going to be able to attach it to know what's going to go on with that. But, if we did masonry...sub masonry, we probably couldn't do a thin set brick or anything. We'd be having to talk full course depth because the windows that are already in place are already set for that larger dimension so it would be a full masonry wall tied all the way back, just so everyone knows. We couldn't really do a thin set brick or anything like that on there to replicate but not have the full cost of masonry.

Mr. Hoffman said it would probably be more durable too for a (inaudible)...

Mr. Ream said yes...

Mr. Hoffman said where's there's bonded or a veneer.

Chairman Zine said so, is it possible that you guys can tear out your section, have the structural engineers look at it, take some time and come up with some solutions and then come back with suggestions then?

Mr. Ream said yes, I think because of the other permits being in and wanting to get tenants in here, it may be something where John's looking to get a special meeting put together in order to fast-track this, but it is something we can go back and discuss after it's open to see again too if that wall's capable of holding the weight and structurally supporting another Y the brick out there because then it would be tying in more with load back to those original 3, so...

Mr. Hoffman said is...is it...is the City or the owner proposing to perform the work at this point?

Mr. Ream said we are the ones performing work at this point. We haven't even seen proposals back at all...

Mr. Sieben said very risky on our end.

Mr. Ream said yes, this is...just our main objective right now is to get as much of the façade off, again taking sections and examples so we know what we have to replicate if we go back to the 1930s façade and then we will kind of look at extent, things like that, to go back into it.

Mrs. Morgan said yeah, we're under a court order to address...

Mr. Ream said to get it done...

Mr. Sieben said we didn't take charge of this, the good tenant that...and this is a very, very good tenant that we're trying to get in there...would go away, would probably go to Rockford or something. And the current owner, he has a place on Prairie, we've seen how long that's (inaudible) next to...

Mr. Ream said 114 Prairie?

Mr. Sieben said Griswald's there...

Mr. Ream said yes, the one that's had the fence around it for like 3 years with all...

Chairman Zine said oh, the brick one.

Mr. Ream said yes. That's the same owner who's still not finished column isolated footings inside...

Chairman Zine said so it's not the cake guy...

Mr. Ream said it is the cake guy, yes. So, that...

Mr. Hoffman said it looks like the construction project from "Parks and Rec". (laughs)

Mr. Sieben (off microphone) said you can kind of understand our dilemma.

Mr. Ream said yeah, we've been stuck in a position where we really like, we just don't think the traction's going to happen fast enough between the public safety concern coupled with the fact that we have a tenant that's already in for permits before this occurred, that's pressing us to try and move this fairly rapidly. John was going to bring

up too, we may be able to...this is more for information at this point in time...doing the roof as well because as you guys all know in discussing the points here, the parapet and water infiltration is our biggest problem. It is a complete waste of our time and money to repair that wall if we don't do the roof at the same point in time. So, we will probably looking at that with the contractor in conjunction. But again, we want to get that wall opened first to really see what's going on before we start making decisions on the whole plan approach.

Mr. Hoffman said maybe tear down and rebuild the parapet anyway and tie that in with the roof.

Mr. Ream said yeah, potentially, yeah.

Mr. Hoffman said usually look worse inside than they do from the outside.

Mr. Ream said so it's...

Chairman Zine said it's a big job, there's no doubt. But the efis is...is a risky choice for long term. I mean in 5 years it could be terrible.

Mr. Hoffman said so are you working or do you have a relationship with contractors who are specialize or are competitive in...in masonry stucco or in various brick or stone veneer systems beyond efis, because they tend to kind of specialize and so the guys who do efis are gonna not gonna have much or be like "oh no, brick veneer is too expensive for this" because they don't do it or don't do it well?

Mr. Ream said in so far to this point, I have not...um, Jim Birchall was Facilities is handling this under an emergency situation. I think because of where we're at, we've not yet gone to actual look at bids on the replacement. So, it's certainly something we can do and if anybody knows anyone, we'd love to get contractor names so we could send Jim to them to get estimates because right now, our only costs are coming directly from GCs who would be major demolition, initial structural securing, and then would probably be subbing out the whole component that we're more concerned about.

Chairman Zine said big job.

Mr. Ream said yeah, this has been a lot of fun.

Mr. Hoffman said on the positive side, once this is done, if it's done well, that's gonna really improve that corner. Yeah, and like I said, since I moved here 6 years ago that stood out as a shabby, shabby building at that...at that high visibility corner so I think doing it well in a way that will be lasting is of value.

Chairman Zine said even if we threw some public money at it. I mean we do...we do that on lots of these big projects for significant buildings.

Mr. Sieben (off microphone) said well, we did public money for the cake...when the cake went in there from the mortgage company. So, we did...I don't remember what all...a lot of it...some of it was interior...

Mr. Ream said most of it was interior and then redoing the front entryway to add like the vestibule element there and everything like that.

Chairman Zine said yeah, but I mean structural. I mean, because you're right, the roof,

the cornice...

Mr. Sieben (off microphone) said I'd say the roof's important (inaudible)...

Chairman Zine said oh, God, yeah.

Mr. Hoffman said if you've seen just from initial site inspection that there's deterioration in the roof joists and that, where does that...where does that go with exposing once you start some demolition if there's significant structural issues? Does that kind of get rolled into this whole effort or...?

Mr. Ream said it potentially could be, yes. I would...in my gut, would lean toward likely yes because there's so much that's probably going to be done to the masonry. And again, from what we can see on the inside at like the joist pockets and everything like that, there's already several of them that have deteriorated or rotted to the point where they're not bearing in the masonry. Someone came back and affixed like 2 by 4s and 2 by 6s to the masonry and are supporting the new ends. We've also got ones that have been sistered and new pockets have been knocked out so yeah, there's going to be significant rework of all that.

Mr. Hoffman said 50...50 years of cobbled together band-aids.

Mr. Ream said oh yeah, and you can tell some of it's newer, some of it's older but there's very clear evidence of rot. It looks like some point in time, secondary roof drainage was cut and terminated because usually on the flat roof we've got the lower and then the higher, so this one's filled. It doesn't appear we have any of these, but interior it looks like there were them at some point in time that someone cut off. There's problems with the second floor having holes in it and stuff. It's got a lot going on.

Chairman Zine said it's entirely possible that building can be deemed structurally unsound when you get it open.

Mr. Ream said yes. If I kept going, yes...yes...yes it would. (laughs)

Mr. Hoffman said well, once you get...like you were talking about...what's the original façade or restoring to the original condition, that's probably not...exposing the original is probably not possible with how much the window...just looking at these few different pictures...

Mr. Sieben said I mean, the goal would need to be east and west facades as is.

Mr. Ream said yes, the goal right now is to leave the east and west facades.

Mr. Hoffman said yeah, like once you strip off this current veneer, there's probably just bits of patchwork of the original brick and lintels and they're all cut up and holes filled in and...it's like that...yeah, that doesn't even seem like an option, like it's not like a de-siding job that you can...

Mr. Ream said yeah, we don't know...

Mr. Hoffman said it's gotta be some new...

Mr. Ream said we don't know like, those windows that have been infilled from the first floor, you can't see them from the inside of the building, so we don't know if they were just left as openings and walled over on the inside and skim-coat on the out or did they fill them with block and brick? I mean, we can open it up and have who knows what at those openings and stuff like that.

Mr. Palmquist said would it be possible to look at a material or masonry or something and go higher than that 18 inches and go up like 6 or 8 feet with something and then go efis? Since this has been such a cobbled building, to give you that same look and the flexibility to match but then maybe, you know...

Mr. Ream said I mean, there would be a possibility to do it, because we could maybe go up to the...

Chairman Zine said that opening...the top of that opening...

Mr. Palmquist said yeah, that's what I...when I first saw that, I thought that'd be the natural is where that opening is...(inaudible).

Mr. Ream said the only...

Chairman Zine said (inaudible) give you protection.

Mr. Ream said the only thing you may run into, and I don't know, is what it's going to look like when you transition from a stone product to the efis at that height. It may be high enough where you can't really tell unless you're standing there, and it looks okay from a distance...I don't know...

Mr. Palmquist said and it might just have to be okay that it's different if it's apparent but we're keep...you know, I mean think there's been, in my opinion, there's been so many or enough changes and alterations and then you have a...we're trying to arrest a life safety issue too and keep the building viable, so I think it's okay even if you would have a difference in color to see...that material that might be some kind of masonry or concrete or something...

Chairman Zine said even a horizontal band that went all the way across...

Mr. Hoffman said well, that's like what's there now there's a smooth...there's a smooth section that's deteriorating concrete...

Mr. Palmquist said I'd feel better about efis if...

Mr. Hoffman said probably from salt and freeze thaw...

Chairman Pilmer said me too.

Mr. Hoffman said and then there's...there's a little...there's a little kind of wainscot...

(background voices)

Mr. Ream said mmmhmmm...

Mr. Hoffman said that comes up above that and then transitions to that block pattern

that continues on up so you could take that wainscot or something...

Mr. Ream said replicate it...

Mr. Hoffman said yeah, I don't know if you can do that in some thin precast. It looks like it's a pretty consistent pattern you can do in precast panels. Maybe...well probably cast width in one piece from the sidewalk up to that transition. And that also has a little molding that projects outward which would give a little more protection for the efis setbacks so that bikes running into it kind of catch that first.

Mr. Sieben said well I think our goal tonight was you know, it's kind of an emergency situation. We don't know everything yet, but maybe if you guys can throw out there maybe some initial options, you know, and bring it back. I guess it all depends, so it's up to you guys how you want to (inaudible). What's the timing? Friday they're going to start demo?

Mr. Ream said Friday we are going to start demoing and the by the...what was that...the 19th...

Mr. Sieben said the 19th.

Mr. Ream said I think by the 19th we have to have other answers and things going on. We're going to continue to have them in court weekly, but by the 19th there's a deadline that's been imposed that we have to have a kind of plan of action of where we're going with everything.

Chairman Zine said so does that mean you're going to come back here again; we're going to have a special meeting or...?

Mr. Ream said that...that was a ...

Mr. Sieben said we could...we could. But I mean if you guys want to kind of throw out some options right now and you know, we could see where it goes.

Chairman Zine said well, I really like Jeff's idea. The efis...if you're gonna use efis, I think it's gotta go up at least to the height of that opening in the front. It's got to be out of reach of people because it's too vulnerable.

Mr. Sieben said so, non-ef...no... non-efis where people can reach?

Chairman Zine said yeah, 8 feet. Let's just say 8 feet or whatever.

Mr. Palmquist said or wherever at that...matching that opening line, yeah.

Chairman Zine said on the west end of the north front side.

Mr. Hoffman said unless the efis...

Mrs. Morgan said I'm just saying is there material that can be used and still like...are we able to get that look...is there another material you think of that could get that look without just being like a flat stone look from the storefront down?

Mr. Hoffman said they could make like a...

Mr. Sieben said the reason she says that is even though there's issues with efis, you can really design it to look...you can play a lot with it, you know. That's...

Mr. Hoffman said I think transitioning...

Mrs. Morgan said that's why I'm....

Mr. Hoffman said materials through an area where you're trying to keep the same pattern, it's not...

Mrs. Morgan said not...no...

Mr. Hoffman said you're not going to...you're going to match (inaudible)...

Mr. Palmquist said I just think it's going to be a little different and that's fine in my eyes, but you're more of the expert in Preservation.

Mr. Hoffman said can...can they...because there's different grades of efis construction and...and like, say thicknesses and stuff. Maybe we need more information or recommendations from the efis installer on extra thick...maybe they can do extra thickness or reinforcement layers or something in that reachable height at the bottom where they can make it more impact resistant...

Mr. Ream said durable to damage, things like....

Mr. Hoffman said and durable and then once you get up above 8 feet, you can go more to just the weathered....

Chairman Zine said yeah, why couldn't they just make the concrete blocks, 2 inches thick, you know for that first 8 feet and then you know, pour those into a form and then you can use that exact same shape for the efis above that.

Mr. Ream said well, you see I think part of that might be like a timeline of finding someone who's willing to do that work and close it up so we can also get a tenant in, but I mean, it's something we could explore. With efis as well, I mean it is...the one thing though is it does damage easy, it's also fairly easy to repair it. So, there's something we want to look at putting in an agreement that 'hey, whoever the owner or tenant is of this building, if there's façade damage like it's a Property Standards case. You are repairing it and if not, it's a...we could do expedited things on that because we're allowing a reduction in the quality of materials on the building. If you guys want to do a caveat with something like that, we can look at it.

Chairman Zine said that would include even banning signs or cable TV, you know drilling through it and telephone lines or anything because any puncture can allow moisture in and it doesn't...

Mr. Ream said oh yeah, and then that stuff just starts that hole is not secure and is just going to keep expanding every time, yeah.

Mr. Hoffman said well and I...this is probably also warrant really strict inspections on weep holes and ventilation and that, because that's where efis can be done well and it can more commonly be done poorly but missing those little details on flashing and

weeps and drainage...

Mr. Ream said we can...

Mr. Hoffman said that's when it goes real bad.

Mr. Ream said on some of the buildings we have, we've increased our quantity of inspections on efis. We ask them for like a...we'll do a backing and then a... addition and then a final. We could also, if you guys want to, we can assist on a third party that does a full efis inspection, checking to make sure...because they'll do things making sure between the drain board and the foam that it is clear all the way through so nothing's gone in it. The most common test I've seen they do is that they put like coins or like flat metal chips, or whatever you want to call them, down from the top to make sure that they come all the way out the bottom at the flashing to make sure you have clear water flow and everything like that so we don't have the common problems you brought up of having mold and everything getting to the back of the building.

Mr. Hoffman said who did the...because I think our precast concrete on City Hall here to replace some of the deteriorated (inaudible). Was that somebody local? Some of those decorative elements.

Mr. Sieben said City Hall? Did they get a permit?

(Laughs)

Mr. Ream said they didn't get (laughing)...

Mr. Hoffman said no, I just think...they did that...that was like...I was impressed at how well those match...

Mr. Ream said (inaudible)...sundeck for Jill. (laughing)

Mr. Hoffman said and I can hardly find....

Mr. Sieben said Josh, we know nothing!

Mr. Ream said we know nothing about that project. I don't know what you're talking about. I didn't see anything. (laughing)

Mrs. Morgan said I can't actually remember who did it. It turned out well (laughing)...

Mr. Hoffman said because I was going to say, I'm impressed...if they can...(inaudible)...this

Mrs. Morgan said we should have his...who did the contract for that...

Mr. Sieben said I think after the fact we kind of...

Mrs. Morgan said I did go out there once they were doing...I was like, okay...

Mr. Sieben said (inaudible) like oh, what are they doing?

Mrs. Morgan said I guess one of the...I was just thinking...because I'm the one who

always said no to the brick but if we're thinking about even possibly halfway up doing a different material, we're changing the look anyway at that point, do we have a conversation of just leaving the front...front as historic and just doing some type of brick veneer. You said that's...possible?

Mr. Ream said the doing another Y of the brick would be fine. Our issue is going to be there again, those that are windows up there, whenever they got replaced, are so deep that we couldn't get a veneer brick close enough to the existing structural wall without having like an overhang of this aluminum window sticking out all the way around, so we would have to do a full width brick in order to hit. But again, I mean, I guess too if you guys wanted to provide options like "hey we want to see either a full efis system with some type of hardened backing at a lower level with third party inspections, or we want to see a separate masonry material up to the top of the storefront...efis can continue from above" or we do the whole thing in brick to the older design, if you kind of give us 3 directives and you're okay with any one of the 3, we could potentially pursue that as well. Just so that we have direction moving forward and we know one way or the other we're kind of complying with what you guys are looking for.

Chairman Zine said well, I think those options are good options right there that you mentioned. You know, all brick, something solid up to the top of the storefront and then efis above that and I forgot what the 3rd one was...

Mr. Ream said and then the other one was like a reinforced, I think like a hardened efis at a lower level and then continuing it the typical way the rest of the way above. So, just, I mean that way we have some flexibility as we open it up and then we're not wasting your guys' time coming back from another meeting, but we know the intent of what you guys are expecting out of us.

Mr. Palmquist said I'm fine with that flexibility.

Chairman Zine said yeah, because it is a secondary façade. It's a side façade and it's a weird case. And an expensive one, no doubt.

Mr. Ream said oh yeah, I mean preliminary estimates have already put this half a million or higher once we're all done with it, and that doesn't include unforeseen conditions once we open it up.

Mr. Palmquist said you're going to have to redo the roof too?

Mr. Ream said I don't see a way...eventually, I don't see a way around it. And while we're in there, I mean...

Chairman Zine said joists...

Mr. Ream said you're tearing it up, you may as well keep tearing it up and...

(background voices)

Mr. Hoffman said the second floor, is it all (inaudible) plaster, drywall on the inside. I mean, can you see the inside of it?

Mr. Ream said oh no...it's...okay, so for some reason the owner doesn't have any access to the western second floor suite. That's State Farm. I've been in the building 3

times and we can't get in there. The one that overlooks Broadway. The rest of it is all completely open. It has been like gutted, it's down to studs. There's a stairway that goes up...

Mr. Sieben said where was the State Farm guy? In back?

Mr. Ream said the State Farm guy is in the front, they're on the Broadway side.

Mrs. Morgan said in the front...in front on (inaudible)...

Mr. Sieben said so, you said you can't get to the...

Mr. Ream said can't get in there. So, you can get up the stairs and you can like see their office door, but it's been locked. But if you go further down that hall you can get into the main second floor suite which runs a majority of the building on the north side. The south side is basically a stairway up from Broadway to a long hall and then when you go back down, you come down and over. So, but yeah that has all been basically, completely gutted. You see everything from...

Mr. Hoffman said you can see the brick on the inside there?

Mr. Ream said yes.

Mr. Hoffman said okay, so you at least see that brick is not falling off onto the floor.

Mr. Ream said no, not all over the place but there's definitely locations, again, at some of those more severe joist pockets where it's a problem. And I think I would also...can I...I know I gave the 3 options, but I would also state that we would, if anything is wrong with that east or west, we would come back and have another discussion. Because obviously that is a whole other can of worms, and we would stop anything at that point in time...

Mr. Hoffman said but the east has always been...or at least...an unfinished, blank...

Mr. Sieben said it's just a blank...yeah...

Mr. Hoffman said it's just a blank, it's not part of the...

Chairman Zine said the east?

Mr. Hoffman said yeah, the east side.

Chairman Zine said the east is not a big deal.

(multiple voices overlapping)

Mr. Hoffman said I don't think that's part of the historic.

Chairman Zine said no, in the Historic districts there's the primary façade, the secondary façade which is slightly less restrictive...

Mr. Hoffman said yeah...

Mr. Sieben said the plan is (inaudible) the west front side, then we gotta...we'll come

back.

Mrs. Morgan said so does the...does the Committee, as long as he follows one of the three, are you okay or do you want to still hear it before we proceed.

Mr. Sieben said I think the goal is to give us options and then...unless something unforeseen comes, we'll come back if it's something unforeseen or much larger scope.

Mr. Ream said and we can inform...I mean, do you regularly communicate via email and stuff with your group?

Mrs. Morgan said yes.

Mr. Ream said we could let you know, like hey this is where we're at on it.

Mr. Hoffman said I think it would be ideal if the reconstruction would improve the cornice and the parapet to more reflect what this period of significance looked like from these...those newspaper...there was more detail like that...the parapet up is all slapdash, bad patchwork. And that could be easily continued around onto the (inaudible) on the Broadway side. If you look...

Mr. Sieben said it's all different now.

Mr. Hoffman said I think it's all probably been stripped over and just kind of stuccoed in the cornice on the Broadway...and I was just looking in the street view picture and maybe it's been slapped or caulked on top of there, but it's got cracks and deteriorating. I think if you go and poke at that, it'll fall apart.

Chairman Zine said they can do cornices out of pipe bond. Is that what it's called? Pipe bond?

Mr. Ream said yup, mmmhmmm.

Chairman Zine said that stuff looks great.

Mr. Ream said yup.

Chairman Zine said it wears well and everything.

Mr. Ream said yeah.

Chairman Zine said we had some of that on Broadway already, I think.

Mr. Ream said yeah, it looks nice, you get a lot of detailing out of it because of the way they make it, yeah.

Mr. Hoffman said so, if that...if that focal detail with the bank sign and that is intact on the Broadway side, then the cornice...whatever cornice repairs are being done on the New York side could just wrap around above that. I think maybe that would be a...a worthy sacrifice to efis. It would kind of sell the...

Mrs. Morgan said I guess my concern I didn't know about doing efis on the parapet...like it's...at least if it's on the side, if it's not exact match you're not side by

side. I didn't know if having efis on the top with the concrete below it on the same façade, if that's risky or if it's going to be enough...if that efis could get exact of a match that it wouldn't be noticeable.

Mr. Hoffman said since the parapet...the parapet's kind of different detailing and it's transitioning at a horizontal feature and you're going to repaint the thing because it's probably all painted over stuff anything, then I think that it'll blend pretty well.

Mrs. Morgan said okay.

Mr. Hoffman said because, is it going to be...in any case, there's going to be some transition from one side to the front and since this is...it's the same detail wrapped around, it's not like you know, a front façade and then a side façade that's done differently, you know like a...you know, center...you know...a building within the block, you know. If it just had one wall, a party wall exposed or something like....this is a corner façade that wraps around two faces, so if you only do the one side and don't do anything on the other, there's still a transition.

Mrs. Morgan said okay. I think we can consider that especially if we're going to take a look at that parapet on the front façade and if it....

Mr. Ream said yeah...

Mrs. Morgan said needs some work, let's kind of go ahead and try to improve it.

Mr. Ream said yeah, and we can bring that up once they doing the demolition. Be like, alright let's look at the...the scaffolding's already up there anyway...let's look at it. If it's something where it's just deterioration on structural, we'll return it to the way it kind of is, but if it's something where we're taking it down, let's try and match this actual old historic look.

Chairman Zine said yeah.

Mr. Ream said okay. And again, we probably...if we're doing extensive stuff on that west, we're going to come back anyways because there's going to be a lot of probably discussion just on restoring that.

Mr. Hoffman said yeah, I'm skeptical that the west side is going to be in great shape considering how...

Mr. Ream said yeah, the deterioration...

Mr. Hoffman said (inaudible) that side is and from looking from how it's sort of patched together. I think that projecting cornice is all just stucco and mortar and caulk. But it does look like below that, partly because that's the projecting, you know, little protective brow, at least from standing in front of it, looks...looks good. You know that...

Mr. Ream said the rest of the west façade, yeah.

Mr. Hoffman said but I don't know. Maybe you'll go and poke at that and....(laughs)

Mr. Ream (laughs) said it goes all the way through.

Chairman Zine said has anybody talked to Harish? Because that 5 East Galena, you know, I wonder if he's replaced any panels on that and what those are made of. You know, the bank building.

Mr. Sieben said 5 East Galena....

Mr. Hoffman said that's the old Aurora National Bank building.

Mr. Sieben said the one I'm looking at right now?

Mr. Hoffman said yeah, yeah.

Mr. Sieben said that's 5?

Chairman Zine said I think it's 5.

Mr. Ream said I believe that's correct.

Mr. Hoffman said that's stone...that's stone cladding, right?

Chairman Zine said I don't know. It could be...it could be a concrete product.

Mr. Ream said yeah, I don't think we've ever done a major product...I mean, I think we were all amazed that this was concrete. I mean, it's substantial and again, as soon as I saw it I thought Masonic Temple, looks the same way. It could be that's the same thing. What's the build date on that, do you know?

Mrs. Morgan said not off the top of my head.

Chairman Zine said the Masonic Temple?

Mrs. Morgan said the bank.

Mr. Ream said no, no...the bank. I'm just teasing Jill.

Mr. Sieben said so you guys I think have given several good options and then if it's more then we'll come back so do you guys want to, I guess, you need a motion to that effect? Does that...does that make sense?

Chairman Zine said yeah. So, at 3 options...I'm still fuzzy on the 3rd option.

Mr. Sieben said was that the alt...the brick...(inaudible)

Chairman Zine said so, you're going to look at 3 proposals. One would be the north façade being all brick, one would be a solid material up to the top of the storefront and then efis above that, and the third one would be a strengthened efis on the lower....

Mr. Sieben said on the lower level versus the non-efis stronger product.

Mr. Ream said yeah, so...

Mr. Sieben said that would...that would not...you can't damage it like...

Mr. Ream said a typical efis, like seeing if a manufacturer or installer has something that will harden that product so that we don't have to do masonry and then again, we would transition once we get out of that same level.

(inaudible off microphone voice)

Mr. Ream said yeah, we'll have to see. I'm sure... I mean we cannot be the only people that have run into this. There's got to be somebody that's done something to increase the strength and durability of this stuff.

Chairman Zine said but I also want to include then the comments on the cornice. If the cornice on the north side is adequate, just return and if it's going to be destroyed and removed, then we can go with a pipe bond alternative or something like that.

Mr. Ream said mmmhmmm. Did we discuss pipe bond at all on the north?

Mrs. Morgan said you know, we didn't. I had wondered about that too but if there's the material what the rest of it would be. If you did...because the pipe bond is just the cornice, right? Like it...

Mr. Ream said yeah, it would just be cornice and the capping. I'm just wondering if that would be something that would help us protect some of the moisture getting into the efis if it had a python capping element over the top of it that's protecting it.

Chairman Zine said I think we have python on the old Tavern on Broadway. I think that...

Mr. Ream said that's a building with it?

Chairman Zine said yeah.

Mr. Ream said okay.

Chairman Zine said I think that's python.

Mr. Sieben said could you guys spell that?

Chairman Zine said pardon me?

Mr. Sieben said spell that.

Chairman Zine said python?

Mr. Hoffman said python like the snake?

(multiple voices speaking)

Mr. Ream said no, there's no "T". It's like...

Mr. Sieben said phyfon?

Mr. Ream said yeah, it's like PHYON, or something like that. I know the product and

I've looked at it a lot, but it's a very weird spelling.

Chairman Zine said but it's a good product.

Mr. Ream said yeah.

Mr. Sieben said I've never heard of it.

Mr. Ream said yeah, it's like...it's a dense...it's usually like a dense foam in interior but the outside layer is like a thickened hardened plastic that's usually an eighth to a quarter, depending on what you're doing. But then...

Chairman Zine said totally waterproof too.

Mr. Ream said yeah, totally sealed up product when you get it and you just like...they'll custom make it to P sizes, they have pre-done stuff so...

Chairman Zine said and I'm pretty sure the Tavern on Broadway, when it was Tavern on the Fox, that's what we approved on that. So, that's the motion, reasonably.

(Laughs)

Mrs. Morgan said do you have a first?

Mr. Palmquist said I'll make that motion.

Chairman Zine said I'll second it.

MOTION TO APPROVE WAS MADE BY: Mr.Palmquist

MOTION SECONDED BY: Chairman Zine

AYES: Mr. Castrejon, Mrs. Diaz, Mr. Failing, Mr. Hoffman, Mr. Palmquist, and Chairman Zine.

NAYES: 0

Motion passes.

Mr. Ream said thank you all, I appreciate it.

Chairman Zine said good luck.

(Laughs)

Mr. Hoffman said "fypon"...is that it? Fypon? F-Y-P-O-N?

Chairman Zine said pyfon, I think.

Mr. Ream said yes...yeah.

Mr. Hoffman said F-Y-P-O-N? And that's a trade...there's probably...

Mr. Sieben said oh, "fypon".

Mr. Hoffman said yeah, there might be...that's one trade name, there's probably other brands, maybe, products they have similar characteristics or performance but...

Mr. Sieben said alright, we'll see what happens Friday when they start.

Mr. Failing said I've got popcorn machines if anyone wants to sit at the Fire Museum.

(Laughs)

Mrs. Morgan said we need a motion to adjourn.

(multiple background voices)

A motion was made by Mr. Palmquist, seconded by Chairman Zine, that this agenda item be approved. The motion carried.

ADJOURNMENT

MOTION TO ADJOURN WAS MADE BY: Mr. Palmquist

MOTION SECONDED BY: Mr. Failing

Carried by voice vote.

Chairman Zine adjourned the meeting at 7:25 pm

A motion was made by Mr. Palmquist, seconded by Mr. Failing, that this meeting be adjourned. The motion carried.

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