

FCOA – FOXWALK DISTRICT CERTIFICATE OF APPROPRIATENESS - APPLICATION FORM

FOR OFFICIAL USE ONLY			
PERMIT APPLICATION NO			
1 —			
SUBMITTED			
/ /			
NOTIFIED			
/ /			
ZONING	WEB	www.aurora-il.org	DIVISION OF BUILDING & PERMITS 65 WATER STREET AURORA, ILLINOIS 60505
	FAX	(630) 256-3139	
	TELEPHONE	(630) 256-3130	

LAND / PARCEL INFORMATION

PROPERTY ADDRESS 5 E. Galena Blvd. & 2 - 20 South Stolp Avenue, Aurora, IL, 60505

COUNTY	<input checked="" type="checkbox"/> KANE	<input type="checkbox"/> DuPAGE	TOWNSHIP	11 12 04	TOWNSHIP SECTION #	_____
(CHECK ONE)	<input type="checkbox"/> KENDALL	<input type="checkbox"/> WILL	(CIRCLE ONE)	14 15 07	BLOCK # (if known) _____ LOT# (if known) _____	
See attached Legal Description. 03 01						

PROPERTY OWNER & Contact Name Aurora Arts Center Developer, LLC

OWNERS ADDRESS 135 S. LaSalle St., Suite 3350
Chicago, IL, 60603

PHONE # (312) 577-5555

FAX # () _____

E-MAIL _____

TENANT & Contact Name _____

ADDRESS _____

PHONE # () _____

FAX # () _____

E-MAIL _____

CONTRACTOR

HOMEOWNER IS DOING THE WORK **OR**

BUSINESS NAME McShane Construction

AURORA REGISTRATION # _____

CONTACT NAME Min Yang

ADDRESS 9500 W. Bryn Mawr Ave. #200

CITY, STATE ZIP Rosemont, IL 60018

PHONE (847) 292 - 4300

FAX () _____ - _____

E-MAIL _____

CERTIFICATION

This is an application only. Completion of this application does not entitle the commencement of work. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principal contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR _____ (PRINT)

CONTRACTOR _____ (SIGNATURE)

OR William Woodley (SIGNATURE)

OWNER Aurora Arts Center Developer LLC, an Illinois limited liability company (PRINT)

By: The Community Builders, Inc., an Massachusetts charitable corporation doing business in Illinois as TCB Illinois NFP, Inc., its member
 By: William Woodley
 Its: Authorized Agent

These modifications will affect the following areas on the Subject Property: No Additional Permits are required for this work

- Soffits, Gutters
- Exterior Masonry tuck-pointing (non-structural)
- Exterior Doors (non-structural & not reducing the egress opening)
- Exterior Windows (non-structural & not reducing the egress opening and includes storms or screens)
- Architectural or Decorative Ornamentation or Detail
- Sidewalk (not adjacent to driveway)
- Other _____

These modifications will affect the following areas on the Subject Property: Additional Permits will be required for these items

- Roofs
- Exterior Windows (structural changes and reducing or enlarging egress opening)
- Chimney replacement and structural repair
- Exterior Lighting
- Fence Installation
- Porch Elements (Including supports, columns, railings, stairs)
- New Garage or Other Structure on Subject Property
- Sidewalk (adjacent to Driveway) or Driveway
- Other _____

Current Conditions:

The building is comprised of two buildings- the Block and Kuhl building at the north end of the block, and the Stanley Building to the south, which were joined during a previous remodeling project. The building is currently unoccupied. The terra cotta masonry on the Stolp and Galena elevations is in excellent condition, needing minimal tuckpointing, and minor repairs. Common brick masonry on the alley sides of the building is in good condition, except where failed or missing gutters and downspouts have lead to water infiltration and deterioration of the brick. Many window openings that were original to the building have been filled in with brick masonry that doesn't necessarily match the original. The existing roof is in fair condition, but aging, and some coping pieces are in poor condition. The existing aluminum storefront is in good condition, but is not configured to serve the proposed uses. The existing fixed wood windows on the 2nd and 3rd Floors of the Block and Kuhl Building appear to be original to the building and are in mixed condition. All need repainting. The original glass was replaced with dual-pane insulating units at some point in the recent past. Sidelites in each opening appear to have originally been operable casements, but were fixed at some point in the past. On the 2nd and 3rd Floors of the Stanley Building, the existing fixed aluminum windows are in good condition and are also fitted with insulating glass, which may be original to those windows. At some point in the past the awnings were removed from the building, leaving the steel substructure exposed to view.


Proposed Work Being Performed:

The existing terra cotta masonry will be tuckpointed as necessary. Chips at the bases of several piers will be repaired. Deteriorated brick as described above will be replaced with existing brick salvaged from window opening activities, or with new to match the existing as closely as is possible. Original window openings on the alley sides of the buildings will be restored with new aluminum-clad wood windows; any existing brick that matches the original will be salvaged for reinstallation as noted above. Existing roofing will be replaced, with roof pitch corrected as needed. In connection with roofing work, several damaged coping pieces will be repaired and reinstalled, and new gutters and downspouts will be provided. In the Block and Kuhl Building, existing aluminum entrances will be removed and replaced with new aluminum storefront with sitemlines and color to match the existing; four existing storefront openings will be replaced with new aluminum entrances to match the existing; existing brick tile at the base of the storefront will be salvaged for reinstallation; the existing glass block transoms above the storefront openings will be retained; and the existing awnings between the storefront and transoms will be removed and will not be replaced. To serve the proposed residential use, one section, and in some cases two sections from each of the existing wood window assemblies and the 2nd and 3rd Floors will be removed and replaced with an operable wood casement sash that matches the existing assembly in color and profile. In the Stanley Building, all existing storefronts and entrances will be removed and replaced with new to match in color and sitemline; the existing tile at the base of the storefront will be replaced with new cast stone veneer pieces. To serve the proposed residential use, one section from each of the existing 2nd and 3rd Floor aluminum window assemblies will be removed and replaced with an operable aluminum casement sash that will match the color and sitemlines of the existing assembly.

The following information may also be required:

- Photos of existing conditions
- Material and/or color samples
- Architectural drawing
- Plat of survey or site plan
- Specifications and/or product information for material

ALL WORK MUST CONFORM WITH BUILDING CODES UNLESS A VARIATION IS GRANTED


Applicant Signature for Proposed Modification

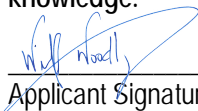
04/24/2017
Date

REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- A Certificate of Appropriateness (COA) is necessary prior to alteration, exterior construction, and exterior demolition of property designated as a local landmark, or located in a locally designated historic district (Section 37-81 of the Aurora Municipal Code).
- An Application for this certificate is available through the Building and Permits Division (630) 256-3130
- Upon receipt, the application will be processed as soon as possible. For minor modifications, a building permit may be obtained following staff approval, and the COA will be ratified at the following Preservation Commission meeting. For major modifications, a subcommittee of the Preservation Commission will review the proposal and provide a recommendation to the full Preservation Commission for approval of the COA. Building permits may be issued following a recommendation of approval by the subcommittee.
- All certificates will be reviewed using the following criteria from Section 37 of the Aurora Code of Ordinances, in addition to any approved design guidelines for historic districts. Section 37-83 provisions are:
 1. Whether the proposed work will highlight or positively enhance any exterior feature of the property and improvements.
 2. Whether any new improvements will have a positive effect and harmonize with the external appearance of neighboring improvements.
 3. The extent and process of any proposed demolition and subsequent changes in landscaping.
 4. Whether the proposed work will result in the maintenance or addition of site landscaping and other vegetation.
 5. A report from the building inspector on the state of repair and structural stability of the improvement under consideration.
 6. Any changes in the essential character of the area which would occur as a result of approval of the certificate.
 7. Whether the proposed work conforms to the following design criteria as well as any specific guidelines which the commission may adopt with the approval of the city council:
 - a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.
 - b. Proportions of front façade. The proportion between the width and height of the proposed structure should be compatible with nearby structures.
 - c. Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with the existing structures.
 - d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.
 - e. Roof shape. The design of the roof should be compatible with adjoining structures.
 - f. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants, and their need. Further, the landscaped treatment should be compatible with surrounding structures and landscapes.
 - g. Scale of structure. The scale of the structure should be compatible with surrounding structure.
 - h. Directional expression of front elevation. Street facades should blend with other structures with regard to directional expression. When adjacent structures have dominant horizontal or vertical expression, this should be carried over and reflected.
 - i. Architectural Details. Architectural details and materials should be incorporated as necessary to relate the new with the old, to preserve and enhance the inherent characteristics of that area.

All certificates will be reviewed using the criteria in Section 37-83 of the Aurora Code of Ordinances, in addition to any approved design guidelines for the historic district or for landmarks.

By signing below, I attest that I have read and do understand the above Review Procedures for Certificates of Appropriateness. I also agree that all information submitted on this application is true and accurate to the best of my knowledge.


Applicant Signature

04/24/2017
Date