CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Historical Preservation Commission
Tuesday, March 28, 2023 - 6:00 p.m.

West Chicago City Hall – Council Chambers
475 Main Street
West Chicago, IL 60185

A G E N D A (REVISED[1])

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Public Comment**
3. **Certificate of Appropriateness Review**
   A. C.O.A. 23-03 – 132 Fremont Street – Fence
   B. C.O.A. 23-04 – 425 E Washington Street – Garage Demolition
   C. C.O.A. 23-05 – 312 E Washington Street – Solar Panels
   D. C.O.A. 23-06 – 124 Main Street – Removal of Door Threshold
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
6. **Approval of the Draft February 28, 2023 Meeting Minutes**
7. **Other Business**
8. **Adjournment**

CC: Mayor
City Council
Michael Guttman, City Administrator
Historical Preservation Commission Members
Tom Dabareiner, Community Development Director
Mehul Patel, Public Works Director
John Sterrett, City Planner
Sara Phalen, City Museum Director
News Media

[1] Agenda revised on March 23, 2023 to add item 3.D.

475 Main Street
West Chicago, Illinois
60185

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F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

DRAFT MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING
February 28, 2023

Members Present:
Vince Malina
Keith Letsche
Richard Vigsnes
Reverend Bill Andrews
Wendy Christman

City Staff:
John Sterrett, City Planner
Mehul Patel, Public Works Director
Guests: None

Members Absent:
SueEllen Edwards
Crystal Noland-Rianni

1. Call to Order, Roll Call, and Establishment of a Quorum
The meeting was called to order by Chairman Malina at 6:02 p.m. Roll call found Chairman Malina, and Commissioners Letsche, Vigsnes, Christman, and Andrews present. With six members present, a quorum was established.

2. Public Comment
None

3. Certificate of Appropriateness Review

A. C.O.A. 23-02 – 200 Main Street – City of West Chicago – Façade Renovation
Mr. Sterrett stated that at the last meeting, plans for the façade renovation at the City-owned building at 200 Main Street were distributed for input from the Commissioners. Comments and questions from the Commissioners were then transmitted to Public Works for a response from the architect of the project. Mr. Patel was present to answer these questions. Mr. Patel stated that Public Works and the contractor will ensure the windows on the rear of the building will be historically consistent with the time period for the building and that once the details for the windows, as well as the doors and lighting are prepared, they will come back for COA approval by the Commission.

Mr. Patel also stated that the architect had concern over sizing Windows W-1 and W-2 to match exactly because Window W-2, which is currently a door opening, is load bearing. Mr. Patel stated he would confirm this. The existing limestone on the rear of the building will remain and wherever this is infill needed on the back of the building, matching limestone will be used. There are existing PVC and gas pipes on the rear of the building that Mr. Patel stated may be relocated if possible.

After a brief discussion by the Commission, Commissioner Letsche made a motion, seoncded by Commissioner Vigsnes, to approved the Certificate of Appropriateness based on the discussion by

the Commission and with the understanding that individual appurtenances, including the doors, windows, lights, etc. will come back for additional review by the Commission. With a voice vote of all ayes, the motion carried.

The subject building is a Spanish Colonial Revival constructed in the 1910s. According to the Historical District Property Survey, the building is non-contributing to the district and is not a candidate for local landmark status.

After a brief discussion, Commissioner Malina made a motion, seconded by Commissioner Letsche, to approve the COA application as presented. With a voice vote of all ayes the motion carried.

4. Preliminary Review

Mr. Sterrett stated that while there is no preliminary review at this time, staff is expecting a submission for awning replacements at 131 Main Street.

5. Approval of the Draft January 24, 2023 Meeting Minutes

Commissioner Letsche made a motion, seconded by Commissioner Vigsnes, to approve the January 24, 2023 meeting minutes. With a voice vote of two ayes, zero noes, and three abstentions, the motion carried.

6. Historic District/Landmark Updates

The Commission discussed ways to promote the City's façade improvement grant. Mr. Sterrett stated that the Economic Development Coordinator has been increasing awareness of this grant with downtown businesses. The Commission also directed staff to draft a marketing piece for homeowners who may be interested and eligible to landmark their property. Mr. Sterrett stated he would provide a draft at the next meeting.

7. Adjournment

Commissioner Letsche made a motion, seconded by Commissioner Christman, to adjourn the meeting. With a voice vote of all ayes the motion carried. The Historical Preservation Commission, at 6:54 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION
AGENDA ITEM SUMMARY

ITEM TITLE:

Fence
132 Fremont Street
Norris-Segert Funeral Home

C.O.A. # 23-03

AGENDA ITEM NUMBER: 3 A.

COMMISSION AGENDA DATE: 03-28-23

STAFF REVIEW: John Sterrett, City Planner

SIGNATURE

ITEM SUMMARY:

Ronald Segert of Norris-Segert Funeral Home and Cremation Services, owner of 132 Fremont Street in the Turner-Junction Historic District, is seeking approval of a Certificate of Appropriateness to install a 6-foot tall shadowbox fence. The proposed fence will be located along the western lot line, approximately 107 feet in length, and will match the existing fence located along the side property line south of the funeral home building. The existing fence along the south lot line received COA approval in June of 2022. The proposed fence complies with the City's Zoning Code. Please see attached details and photos for more information.

The building is an Eclectic architectural style. According to the property survey for the Turner Junction Historic District, the building was constructed in 1946. At the time of the survey from 1991, the building was less than 50 years old and identified as non-contributing and not a candidate for local landmark status. Given its current age of 76 years, the building could be considered for local landmark status.

ACTION PROPOSED:

Consideration of a fence at 132 Fremont Street.

PROPOSAL AND ACCEPTANCE

Boss Drilling Inc.

22302 Grange Rd.
Marengo, IL 60152
(815)568-8854
Cell: (630) 201-7569
bossdrilling@aol.com

PROPOSAL: 6005

Date: Feb. 20, 2022

Job Name:
Norris - Segert Funeral Home
Attn: Ronald Segert
132 Fremont Street
West Chicago, IL. 60185
Ph: 630-231-0060
nwsfh@sbcglobal.net

Job Location:

Boss Drilling will Furnish and Install:

- Approximately 75' of 6' high, going down the west side of parking lot, with (3) cedar rails and cedar dog eared pickets, shadow box fence. This is a full 6", premium wood board from Master Halco Fence Supply, in West Chicago. This will match the existing fence line in parking area.
- Posts will be set in concrete.

TOTAL: $11,000.00 - **This price is only good for (3) week from date on contract, after this date supplier may raise their price. Labor cost will remain the same.**
DEPOSIT: $5,500.00
PAYMENT ON DAY OF COMPLETION: $5,500.00

Price Includes: Bonds, Permits, Licenses and Fees
Owner must obtain all permits unless otherwise specified.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner, on a Regular time bases according to standard practices. Any alternations or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

POSTMASTER® FENCE SYSTEM

Traditional Solid Board Fence Installation Guidelines

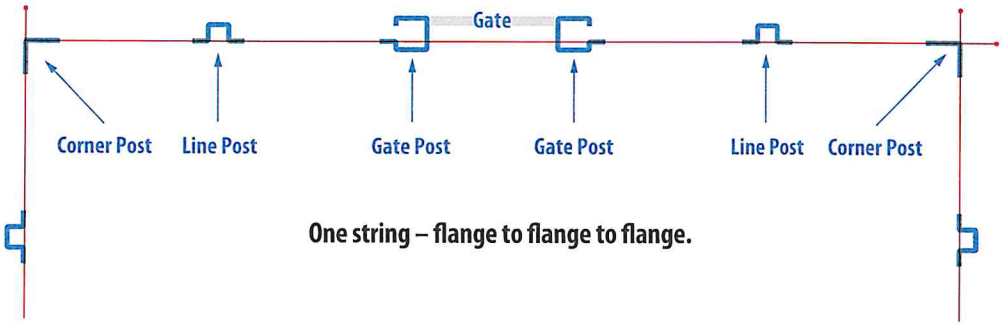
1 Plan, Layout & Mark

Locate your property's boundary lines. Precisely marking the fence layout is the critical first step in a quality installation.

Stake the locations of each **Corner Post** and **Gate Post**.

Line Posts should be spaced the length of your rail + 2", on center. The exact spacing may be modified depending on rails used, fence height and ground slope.

Place shorter sections at the corners or near gates or buildings to make the fence fit the length of the layout.



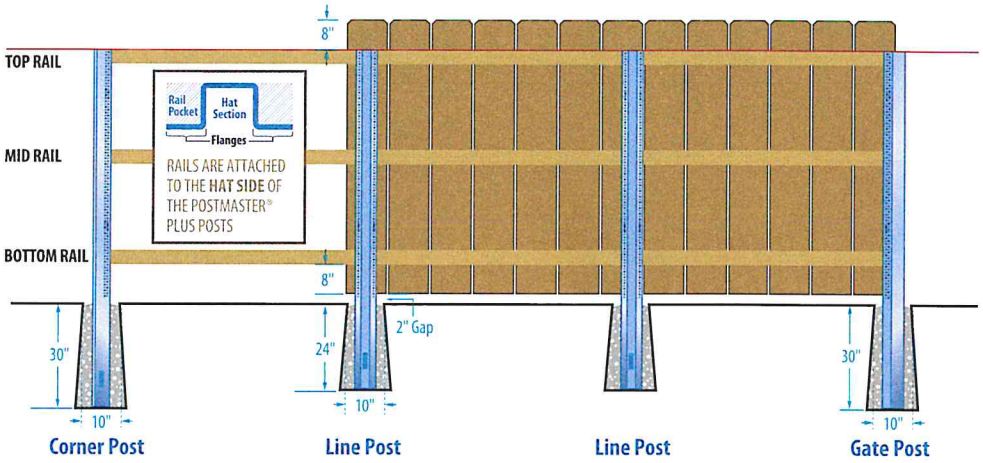
2 Locate & Set Posts

Dig the post holes 6 - 10 in. diameter. **Corner** and **Gate Posts** should be 30 in. deep, while **Line Posts** can be 24 in. deep. The exact diameter and depth will be determined by local conditions.

The height of fence pickets should be 8 in. above the top of the top rail and 8 in. below the bottom of the bottom rail. Leave a 2 inch gap at the bottom between the pickets and the ground.

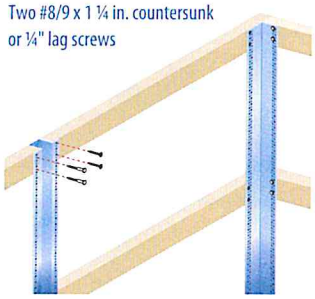
Center the terminal posts in the holes. Make sure the posts are plumb, square to the fence line and set to the correct height. Block and support the post to preserve post position as installation continues.

Fill the hole with concrete in a continuous pour, mounding the top to direct water away from the post. When the concrete has hardened in the **corner** and **gate** posts, stretch a string between them to help set the line posts at the correct height.



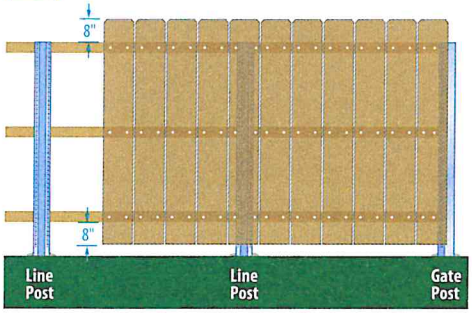
3 Install Rails

Top rails are installed at the top of the post; bottom rails are attached 8" above the board bottom and middle rails are centered between the top and bottom rails.



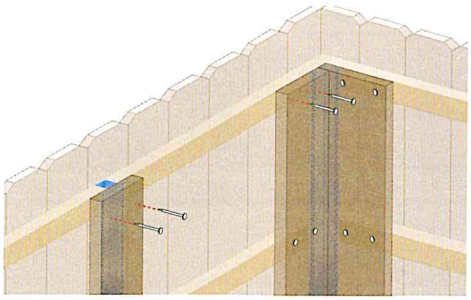
***NOTE:** If the ground slopes, be sure to cut both rail-ends diagonally to allow a flush fit against the post.*

4 Install Pickets



Typically pickets are positioned 2" above ground level and extend 8" above the top of the top rail.

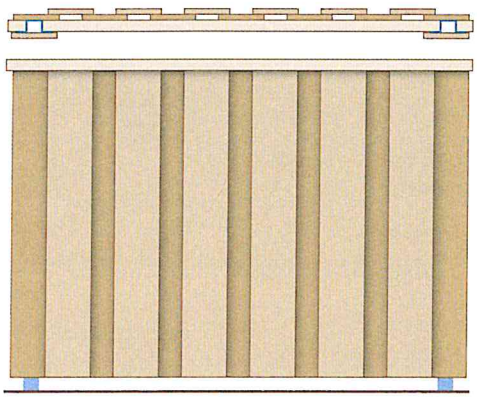
5 Install Cover Boards



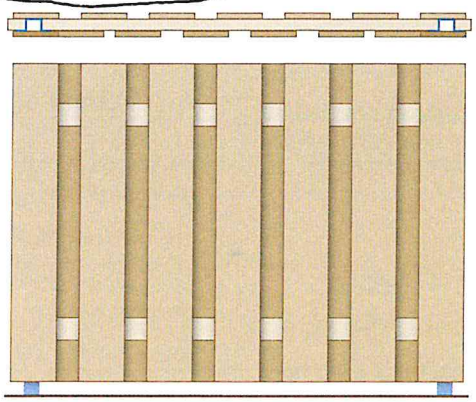
Finish the installation by adding 1x6 cover boards over the PostMaster PLUS posts.

Traditional Fence Styles

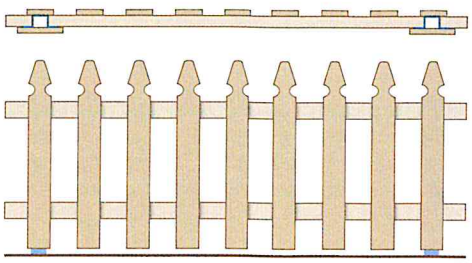
Board on Board



Shadow Box



Spaced Picket



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Made In The USA

PRELIMINARY PLAT OF
E.M.WALEN RESUBDIVISION

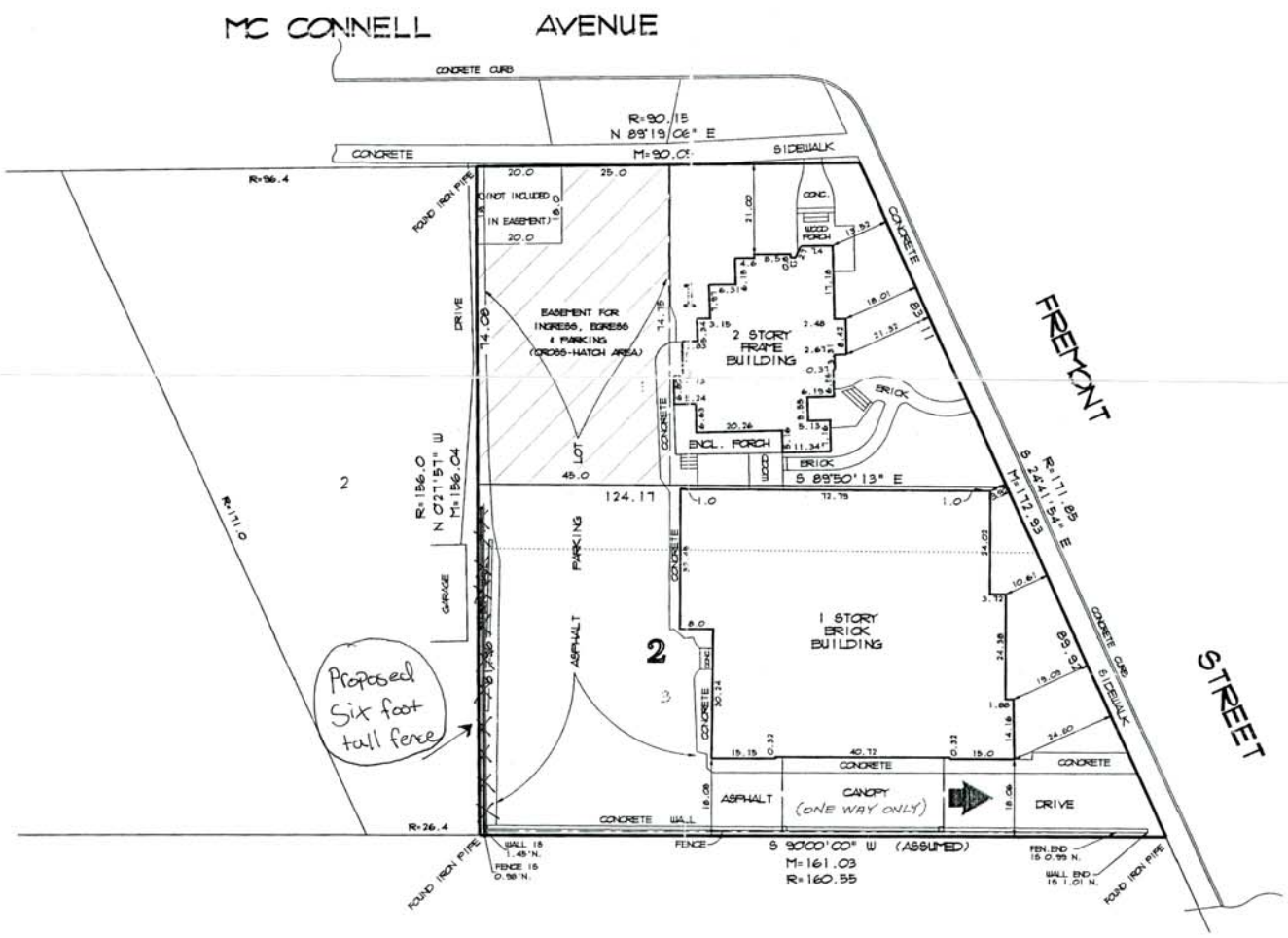
SCALE: 1" = 20 FEET

N
W E

OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF MC CONNELL AVENUE AND FREMONT STREET AS WIDENED; THENCE S.24°41'54"E. ALONG THE WESTERLY LINE OF SAID FREMONT STREET, AS WIDENED, 172.93 FEET; THENCE S.90°00'00"W., 161.03 FEET; THENCE N.0°27'57"W., 156.04 FEET TO THE SOUTH LINE OF SAID MC CONNELL AVENUE; THENCE N.89°19'06"E.ALONG SAID SOUTH LINE, 90.05 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

THE PROPERTY DESCRIBED ABOVE IS ALSO KNOWN AS LOTS 1 AND 3 IN ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER, ACCORDING TO THE PLAT OF SAID ASSESSMENT PLAT RECORDED AUGUST 10, 1949 AS DOCUMENT 573644, IN DU PAGE COUNTY, ILLINOIS.

UPON RECORDATION, THIS PROPERTY WILL BE KNOWN AS LOTS 1 AND 2 IN E.M. WALEN RESUBDIVISION.



STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

This is to certify that we, Steinbrecher Land Surveyors, Inc., Land Surveying and Professional Engineering Design Firm Corporation No. 184-003126, have surveyed the property shown and described on the annexed plat, which is to the best of our knowledge and belief a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, July 13, 2006.
REVISED AUG. 15, 2006

STEINBRECHER LAND SURVEYORS, INC., by

Rich Steinbrecher
Professional Land Surveyor 3583
My license expires Nov. 30, 2006

Steinbrecher Land Surveyors, Inc.
Professional Engineering and Professional Land Surveying Design Firm Corporation No. 184-003126
141 S. Neltnor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

CD1056-WALENPRL

119-20

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION
AGENDA ITEM SUMMARY

ITEM TITLE:

Garage Demolition
425 E. Washington Street
Robert Collier

C.O.A. # 23-04

AGENDA ITEM NUMBER: 3 B.

COMMISSION AGENDA DATE: 3-28-23

STAFF REVIEW: John Sterrett, City Planner

SIGNATURE

ITEM SUMMARY:

Robert Collier, homeowner of 425 E Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness to demolish the existing two-story detached garage on the property. The homeowner previously applied for and received approval of a COA to demolish this garage in July of 2016. A building permit was subsequently applied for and approved for this demolition. The demolition, however, did not occur and the approvals for the demo permit and the COA have since lapsed.

The garage has horizontal wood clapboard siding and a gable roof covered in asphalt shingles. The garage has a severe lean to it and has been determined to be structurally unsound. The building is considered a hazard and was placed in violation instructing either its immediate removal or repair. An evaluation of the structural integrity has concluded that it is more cost effective to remove the existing garage in its entirety in lieu of correcting the structural deficiencies and restoring the structure. Furthermore, the garage is classified as legal non-conforming as it does not comply with the current minimum side yard setback requirement of three (3') feet from the side (west) lot line. In fact, the garage encroaches over the west lot line and into the neighboring property. The homeowner intends to replace the garage if the demolition is authorized by the Commission. A COA will need to be submitted and approved prior to construction of a replacement. Please see attached details and photos for more information.

This garage was presumably constructed in 1895 with the existing Queen Anne style home. The home is considered a significant structure in East Washington Historic District and a candidate for local landmark status.

ACTION PROPOSED:

Consideration of demolition of the detached garage at 425 E. Washington Street.

The garage that will be torn down is in the upper left hand corner of this Google Earth map, marked with a red X. It is in farthest Northwestern portion of our property at 425 E. Washington St.

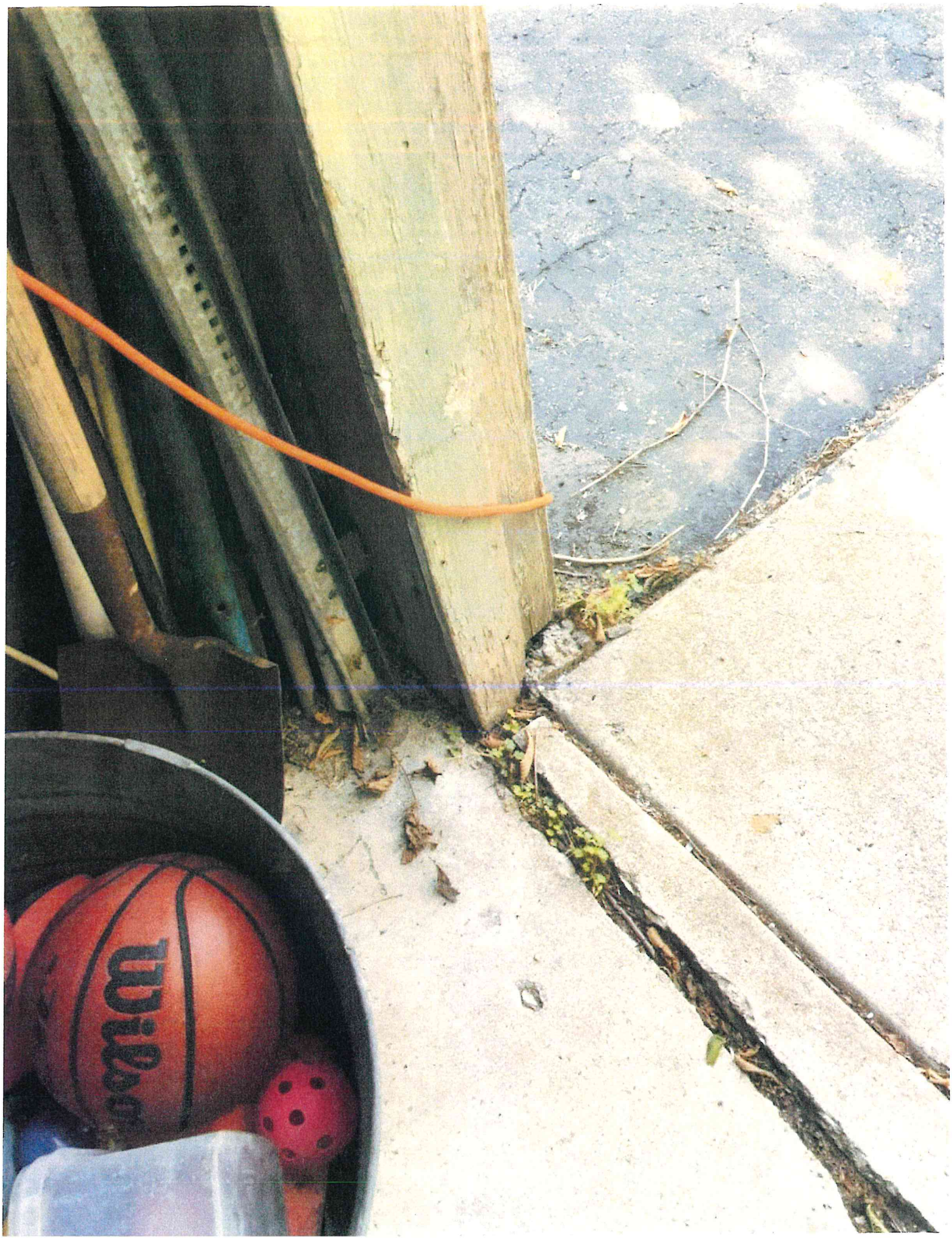
Description of work:

I am requesting this permit because we were unable to financially accomplish this project back when the original permit was approved.

The garage is approximately 90-100 years old. From the photos it appears that when the garage was built it had a dirt floor and that the cement foundation was added sometime after that. The structure has been leaning and getting worse for that last 10 years. It was determined that the cause of this is from the foundation being washed away. Also, the original sills of the garage are also very badly rotted. The garage is unsafe and concerned if in severe weather could collapse.

I am in the process of getting quotes from demolition contractors to complete the work for this permit.

See photos for examples of condition of the garage.


wilson

Certificate of Appropriateness Decision

(to be completed by the Historical Preservation Commission)

Certificate of Appropriateness # 16-11 is hereby approved, subject to compliance with the documents and notes/comments referenced below, for the property located at 425 E. Washington Street.
By signing below the Applicant agrees that all work will be completed in accordance with the documents and notes/comments referenced below, except for such changes that may be authorized or required by the City in accordance with any regulations set forth by all local, state and federal codes and ordinances. The Applicant further agrees to post a copy of this Decision, if approved, along with a copy of the building permit issued by the City, on the subject property in a place of public view.

Documents:

Notes/Comments:
as presented

Historical Preservation Commission President

7-26-2016
Date

Robert Colonna
Applicant (or their representative)

7/28/16
Date

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

July 26, 2016, 7:00 P.M.

Members Present:	Staff:
Vincent Malina (President)	Jeff Harris
Blake Kennedy (Secretary)	Sara Phalen
George Garcia	
Nancy Reppe	
Richard Vigsnes	
Cheryl Waterman	
Members Absent:	**Guests:**
Rev. Bill Andrews	Omar Alejandro
	Bob Collier
	Jesus Perez

1. **Call to Order, Roll Call and establishment of a Quorum.**
   A quorum was established. The meeting was called to order at 7:02 p.m.

2. **Certificate of Appropriateness Review**

a. 425 E. Washington St. – C.O.A. 16-11

The home owner is seeking approval of the demolition for the detached two-story garage. The garage has horizontal wood clapboard siding and a gable roof covered in asphalt shingles. The garage is leaning significantly to one side, and has been determined to be structurally unsound. It has been concluded that the removal of the garage is more cost effective than restoration. Additionally, the garage has been categorized as legal non-conforming as it is not in compliance with the existing side yard setback requirement of three (3') feet from the west lot line. The homeowner wishes to eventually replace the structure with another garage. Lastly, some of the pine boards will attempted to be salvaged for later use. A motion to approve the demolition as presented was made by Commissioner Vigsnes and seconded by Commissioner Malina. The motion carried with an all aye vote.

b. 128 Main St. – C.O.A. 16-13

The property owner is seeking approval of new vinyl window signage. The storefront has sixty-six (66) square feet of window space between the two window panes and the front door. The lettering of the signage will be white and in varying heights. The Commission's policy allows for 20% of total window space to be covered, which, in this case, is 13.2 square feet. The applicant is proposing a total of seven (7) square feet of window signage. Due to the City's Sign Code regulations, the maximum allowed wall and window signage combined is

City of West Chicago

BUILDING PERMIT

Address 425 E. WASHINGTON

No. 16060070

Date 1-29-19

Owner COLLIER

Contractor

Address

Construction GARAGE

DEMO

** Permit expires in 6 months if work has not begun, otherwise 1 year for work to be complete.**

REQUIRED INSPECTIONS LISTED BELOW

(Call 293-2200 x131 - 24 hours prior to inspection.)

1. FOOTINGS (prior to pouring)
2. FOUNDATIONS (prior to backfilling)
3. SLABS (prior to pouring)
4. ROUGH-IN ELECTRICAL, PLUMBING, HEATING & FRAMING (prior to closing in ceilings, walls & slabs)
5. SEWER LINE & WATER SERVICE (prior to backfilling)
6. CHIMNEYS & FIREPLACES (prior to closing in masonry or walls)
7. INSULATION (prior to dry walling)
8. FINAL INSPECTION OF BUILDING & PREMISES (prior to issuance of Certificate of Occupancy)

NO OCCUPANCY PRIOR TO CERTIFICATE OF OCCUPANCY

John W Fiedler

Building Official

THIS CARD MUST BE DISPLAYED ON FRONT OF JOB

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION
AGENDA ITEM SUMMARY

ITEM TITLE:

Solar Panels
312 E Washington Street
Roof-Mounted Solar Panels

C.O.A. # 23-05

AGENDA ITEM NUMBER: 3 C.

COMMISSION AGENDA DATE: 03-28-23

STAFF REVIEW: John Sterrett, City Planner

SIGNATURE

ITEM SUMMARY:

Cherissa Marzano-Gabriel of Revolution Solar has applied for approval of a Certificate of Appropriateness on behalf of Holly Perez, owner of 312 East Washington Street in the East Washington Street Historic District, to install 10 roof-mounted solar panels on an existing detached garage on the property. Seven of these panels will be installed on the rear of the structure and will not be visible from public view along East Washington Street. The remaining three panels will be installed on the roof facing East Washington Street and will be visible from public view. No panels will be installed on the existing single-family home. Please see the attached narrative, plans, and photos for more information.

According to the property survey for the East Washington Street Historic District, the home is a bungalow with Dutch colonial features constructed in the 1920s and identified as contributing, though not a candidate for local landmark status.

ACTION PROPOSED:

Consideration of solar panels on an existing detached garage at 312 E Washington Street.

WYSSLING CONSULTING
CORPORATE EXPERIENCE WITH SMALL BUSINESS VALUE

Scott E. Wyssling, PE
Coleman D. Larsen, SE, PE
Gregory T. Elvestad, PE

76 North Meadowbrook Drive
Alpine, UT 84004
office (201) 874-3483
swyssling@wysslingconsulting.com

March 9, 2023

Revolution Solar
9981 West 190th Street Unit K
Mokena, IL

Re: Engineering Services
Perez Residence
312 East Washington Street, West Chicago, IL
4.500 kW System

To Whom It May Concern:

We have received information regarding solar panel installation on the roof of the above referenced structure. Our evaluation of the structure is to verify the existing capacity of the roof system and its ability to support the additional loads imposed by the proposed solar system.

A. Site Assessment Information

1. Site visit documentation identifying attic information including size and spacing of framing for the existing roof structure.
2. Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information will be utilized for approval and construction of the proposed system.

B. Description of Structure:

Roof Framing: 2x6 dimensional lumber at 16" on center.
Roof Material: Comp Shingles
Roof Slopes: 24 degrees
Attic Access: Accessible
Foundation: Permanent

C. Loading Criteria Used

- **Dead Load**
  - Existing Roofing and framing = 7 psf
  - New Solar Panels and Racking = 3 psf
  - TOTAL = 10 PSF
- **Live Load** = 20 psf (reducible) – 0 psf at locations of solar panels
- **Ground Snow Load** = 25 psf
- **Wind Load** based on ASCE 7-16
  - Ultimate Wind Speed = 107 mph (based on Risk Category II)
  - Exposure Category B

Analysis performed of the existing roof structure utilizing the above loading criteria is in accordance with the 2018 International Building Code, including provisions allowing existing structures to not require strengthening if the new loads do not exceed existing design loads by 105% for gravity elements and 110% for seismic elements. This analysis indicates that the existing framing will support the additional panel loading without damage, if installed correctly.

D. Solar Panel Anchorage

1. The solar panels shall be mounted in accordance with the most recent Sunmodo installation manual. If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.
2. The maximum allowable withdrawal for a ¼" wood screw in ½" plywood/OSB board is 55 lbs per screw (per APA technical note E830d). Connection on the roof is utilizing four (4) ¼" wood screws into the existing decking to resist uplift forces. Contractor to verify installation to be performed in accordance with the manufacturer's recommendations. Based on four (4) ¼" wood screws into ½" sheathing, 220 lbs of uplift resistance is provided per attachment.
3. Considering the wind speed, roof slopes, size and spacing of framing members, and condition of the roof, the panel supports shall be placed no greater than 48" on center (24" o/c @ specified corners).

Based on the above evaluation, this office certifies that with the racking and mounting specified, the existing roof system will adequately support the additional loading imposed by the solar system. This evaluation is in conformance with the 2018 IBC, current industry standards and practice, and is based on information supplied to us at the time of this report.

Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

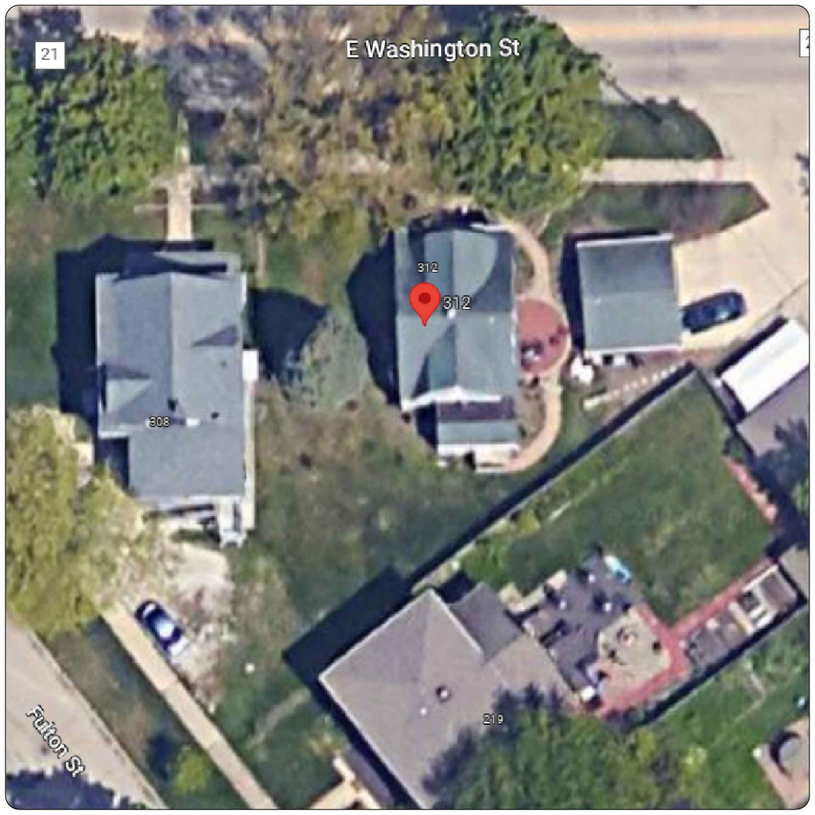
Very truly yours,

Coleman D. Larsen
Illinois License No. 081008431

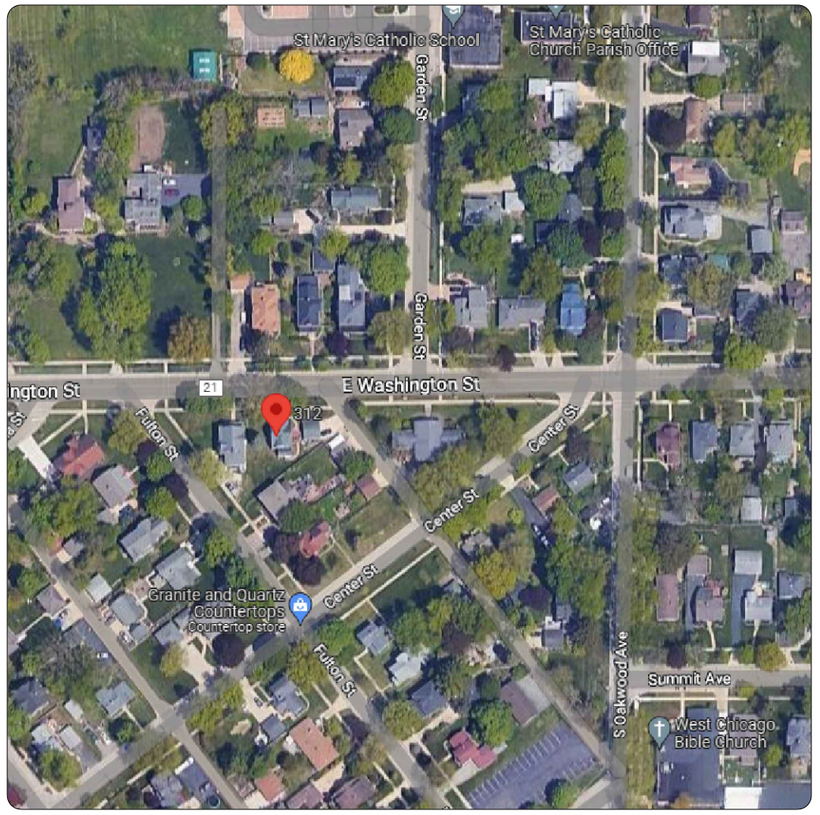
LICENSED STRUCTURAL ENGINEER
COLEMAN D. LARSEN
081-008431
STATE OF ILLINOIS

3.9.23
Expires: 11-30-2024

AERIAL VIEW:



MAP VIEW:



GENERAL NOTES

1. INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM SHALL BE IN ACCORDANCE WITH NEC ARTICLE 690, AND ALL OTHER APPLICABLE NEC CODES WHERE NOTED OR EXISTING
2. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL COMPLY WITH NEC ARTICLE 110
3. ALL WIRES, INCLUDING THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE IN ACCORDANCE WITH NEC ARTICLE 250
4. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE; THIS SYSTEM IS UTILITY INTERACTIVE PER UL 1741 AND DOES NOT INCLUDE STORAGE BATTERIES OR OTHER ALTERNATIVE STORAGE SOURCES
5. ALL DC WIRES SHALL BE SIZED ACCORDING TO [NEC 690.8]
6. DC CONDUCTORS SHALL BE WITHIN PROTECTED RACEWAYS IN ACCORDANCE WITH [NEC 690.31]
7. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL JURISDICTIONAL BUILDING CODE

PHOTOVOLTAIC (PV) SYSTEM SPECIFICATIONS

EQUIPMENT:
AC System Size: 3.25 kW AC / 3.25 kVA
DC SYSTEM SIZE: 4.50 kW DC
(10) CANADIAN SOLAR CS3W-450MS (450W) PV Modules
(10) ENPHASE IQ8M-72-2-US (240V) Inverters
RACKING: NANOMOUNT - 48"/ 24" O/C AT MARKED CORNERS O.C.

LICENSED STRUCTURAL ENGINEER
COLEMAN D. LARSEN
081-008431
STATE OF ILLINOIS
3.9.23
Expires: 11-30-2024

APPLICABLE GOVERNING CODES

2014 NEC

2018 IBC

2018 IFC

SITE SPECIFICATIONS

OCCUPANCY: R-3

ZONING: RESIDENTIAL

REVOLUTION SOLAR

Revolution Energy Systems Inc.

9981 West 190th St
Unit K Mokena IL 60448
T: 708-995-1643

SITE INFORMATION

HOLLY & BRANDON PEREZ

312 E WASHINGTON ST

WEST CHICAGO, IL 60185

AC System Size: 3.25 kW AC / 3.25 kVA

DC System Size: 4.50 kW DC

Lat, 41.88486

Long, -88.20095

(10) CANADIAN SOLAR CS3W-450MS (450W) PV Modules

(10) ENPHASE IQ8M-72-2-US (240V) Inverter(s)

COMMONWEALTH EDISON

SHEET INDEX:

DRAWN BY: K. DEL MAR

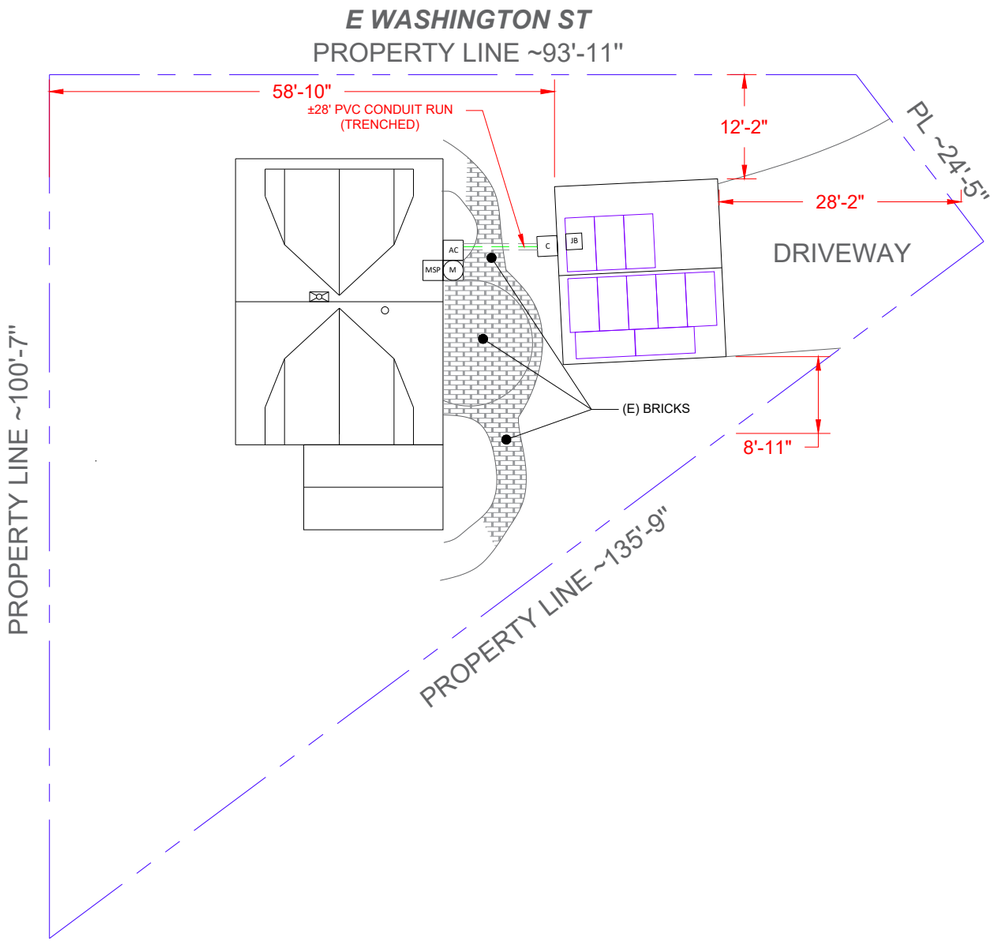
DATE:
3/8/2023

COVER PAGE - PV01

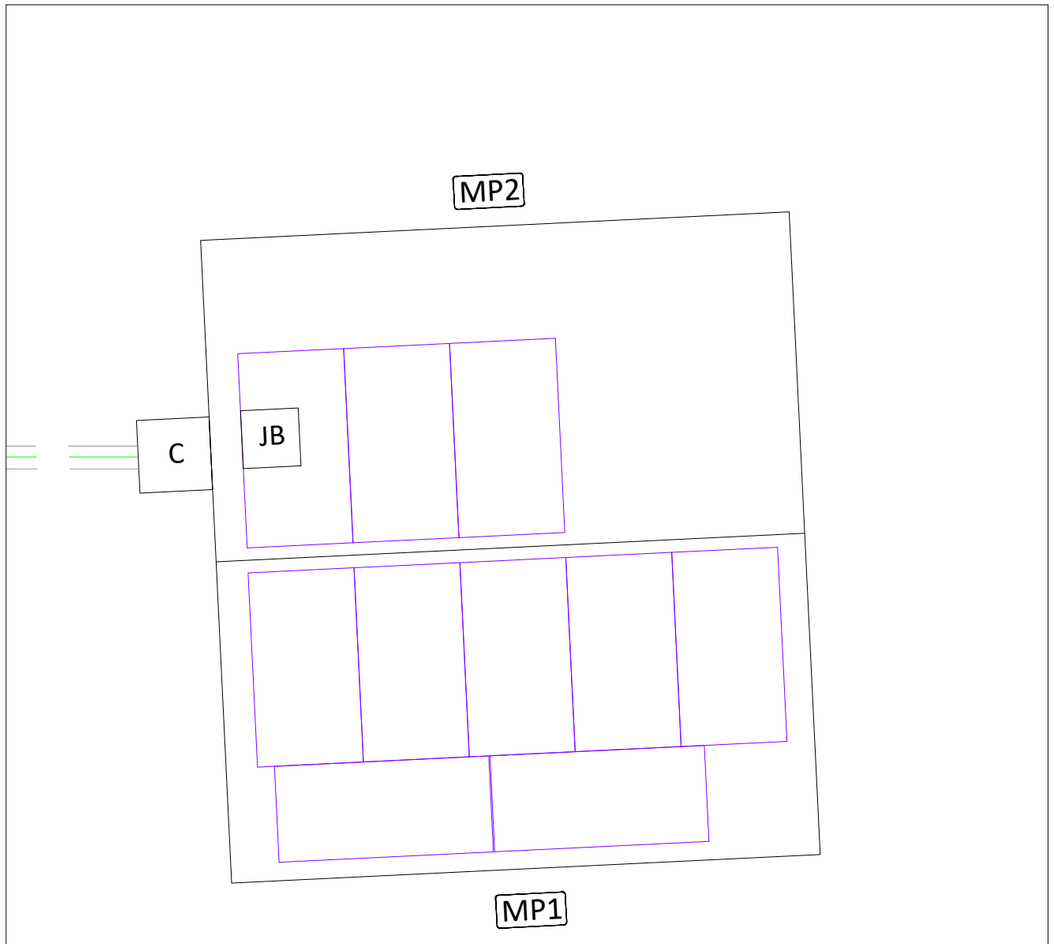
N

R324.6 (EXCEPTION 1): DETACHED NON HABITABLE STRUCTURES ARE NOT SUBJECT TO FIRE SETBACKS

ARRAY DETAILS:		
MOUNTING PLANE:	**AZIMUTH:**	**TILT:**
MP1	173°	24°
MP2	357°	24°



CLOSE UP OF GARAGE



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(10) ENPHASE IQ8M-72-2-US (240V) Inverter(s)

COMMONWEALTH EDISON

Signed 3/10/2023

EQUIPMENT LEGEND:

M UTILITY METER	AC VISIBLE, LOCKABLE, LABELED AC DISCONNECT	INV INVERTER	SUB SUB PANEL	MSD MAIN SERVICE DISCONNECT	SS SMART SWITCH (IQ System Controller)	PV MODULES	FIRE ACCESS PATHWAY (3' TYP)
MSP MAIN SERVICE PANEL	PV METER SOCKET (For utility PV meter)	C COMBINER BOX	LC LOAD CENTER	BATT BATTERY(IES)	JB JUNCTION BOX	ATS AUTOMATIC TRANSFER SWITCH	PROPERTY LINE

VISIBLE, LOCKABLE, LABELED AC DISCONNECT LOCATED WITHIN 10' OF UTILITY METER

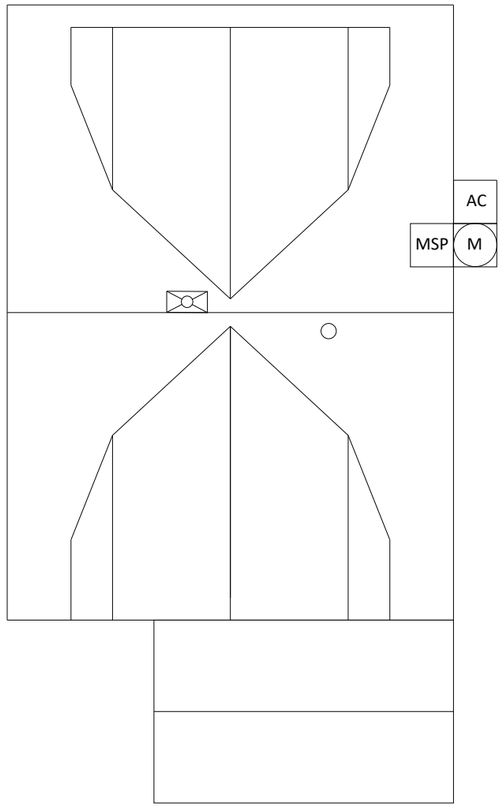
DRAWN BY: K. DEL MAR

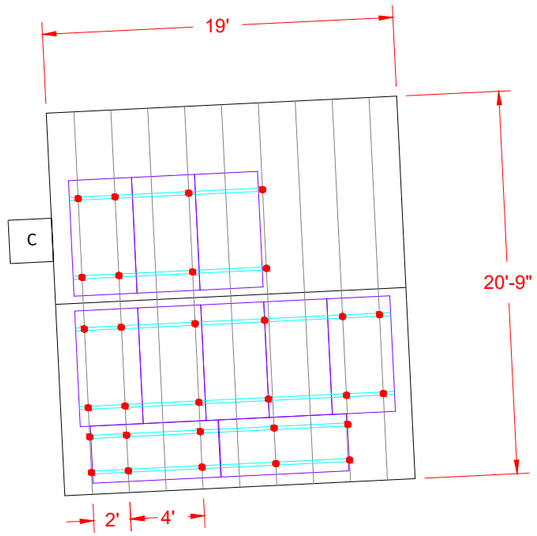
DATE: 3/8/2023

SITE PLAN - PV02

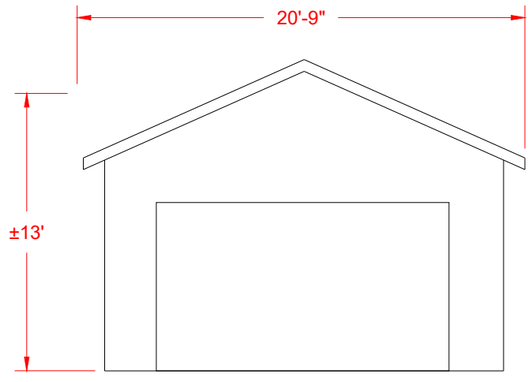
N

R324.6 (EXCEPTION 1): DETACHED NON HABITABLE STRUCTURES ARE NOT SUBJECT TO FIRE SETBACKS





GARAGE ELEVATION



COLEMAN D. LARSEN
081-008431
LICENSED STRUCTURAL ENGINEER
STATE OF ILLINOIS
3.9.23
Expires: 11-30-2024

EQUIPMENT INFORMATION:		ROOF INFORMATION		PHOTOVOLTAIC ARRAY STRUCTURAL CRITERIA:	
RAIL MANUFACTURER:	SUNMODO	ROOF TYPE:	COMP SHINGLE	PV MODULE COUNT:	10
RAIL PART NUMBER:	SMR	ROOF FRAMING:	RAFTER	ARRAY AREA:	MODULE COUNT * 23.63 ft² = 236.30
ATTACHMENTS	NANOMOUNT	RAFTER/TOP CHORD SIZE:	2" X 6"	ROOF AREA:	394.11 ft²
ATTACHMENT QTY:	24	RAFTER/TOP CHORD SPACING:	16"	PERCENT OF ROOF COVERED:	60%
SPLICE QTY:	2	ATTACHMENT SPACING:	48"/ 24" O/C AT MARKED CORNERS	ARRAY WEIGHT:	MODULE COUNT * 54.9 lbs = 549.00 lbs
MIDCLAMP QTY:	14			POINT LOAD:	ARRAY LBS/ATTACHMENTS = 22.88
ENDCLAMP QTY:	12			DISTRIBUTED LOAD: (lbs/ft²)	(ARRAY) WEIGHT/AREA = 2.3 lbs/ft²

REVOLUTION SOLAR

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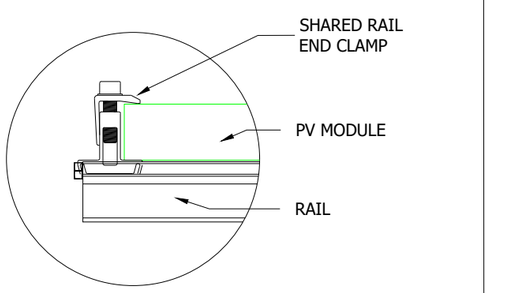
COMMONWEALTH EDISON

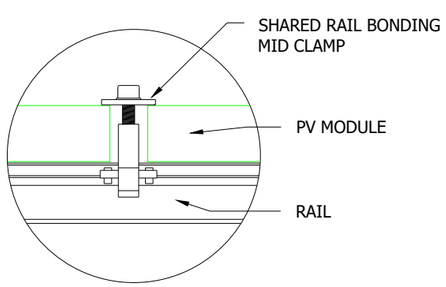
DRAWN BY: K. DEL MAR

DATE: 3/8/2023

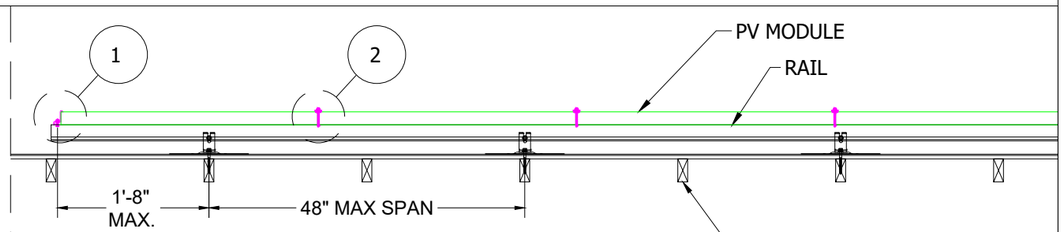
ROOF ATTACHMENTS - PV03



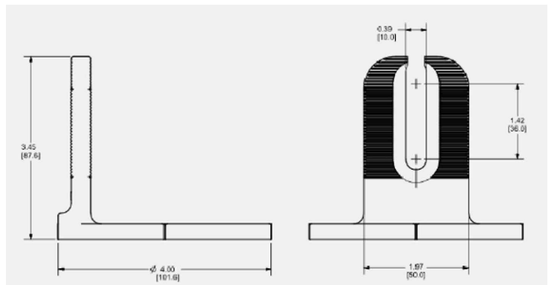
1 END CLAMP DETAILS

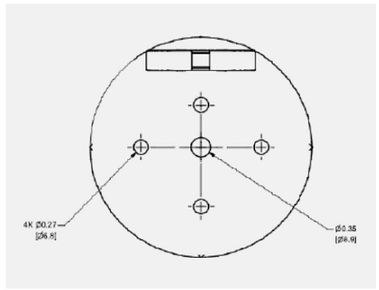


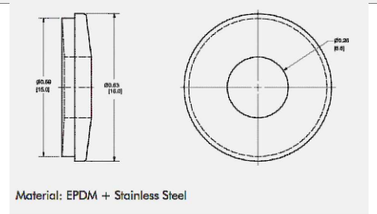
2 MID CLAMP DETAILS

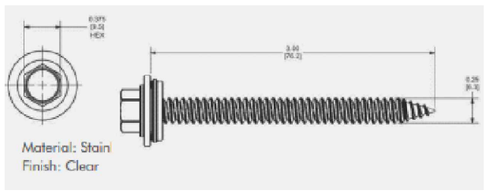


FRONT VIEW

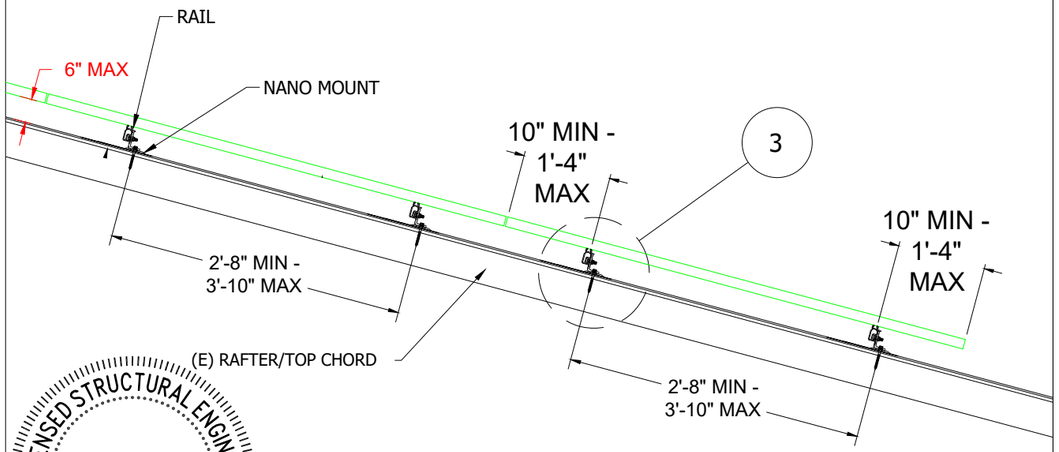








3 DETAIL, MOUNTING AND FLASHING



SIDE VIEW

LICENSED STRUCTURAL ENGINEER
COLEMAN D. LARSEN
081-008431
STATE OF ILLINOIS
3.9.23
Expires: 11-30-2024

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REVOLUTION SOLAR

Revolution Energy Systems Inc.

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T: 708-995-1643

SITE INFORMATION

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DC System Size: 4.50 kW DC

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Long, -88.20095

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(10) ENPHASE IQ8M-72-2-US (240V) Inverter(s)

COMMONWEALTH EDISON

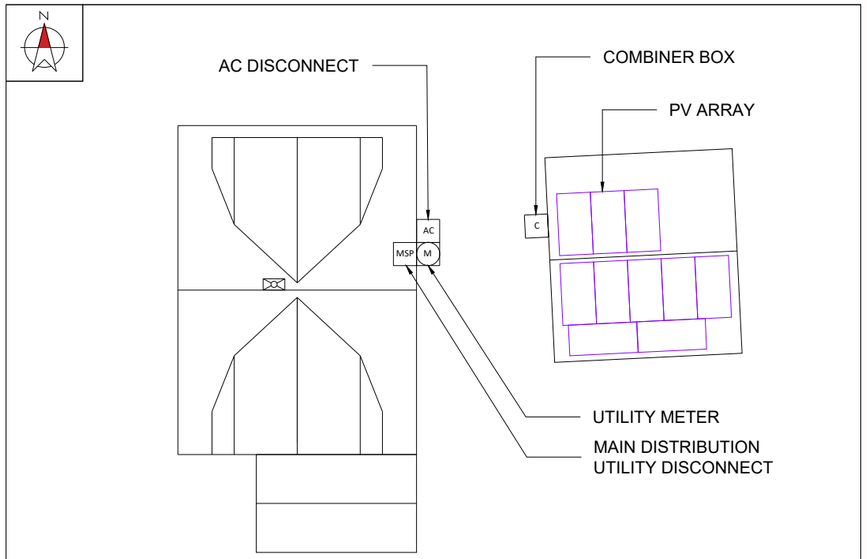
DRAWN BY: K. DEL MAR

DATE: 3/8/2023

MOUNTING DETAIL - PV04

CAUTION

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:



312 E WASHINGTON ST, WEST CHICAGO, IL 60185

DIRECTORY

PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM.

(ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS OUTLINED WITHIN: NEC 690.56(B)&(C), [NEC 705.10])

Revolution Energy Systems Inc.

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COMMONWEALTH EDISON

DRAWN BY: K. DEL MAR

DATE:
3/8/2023

PLACARD - PV08

NEW

CanadianSolar

HiKu

SUPER HIGH POWER MONO PERC MODULE

430 W ~ 455 W

CS3W-430|435|440|445|450|455MS

MORE POWER

- 26 % more power than conventional modules
- Up to 4.5 % lower LCOE
  Up to 2.7 % lower system cost
- Low NMOT: 42 ± 3 °C
  Low temperature coefficient (Pmax): -0.35 % / °C
- Better shading tolerance

MORE RELIABLE

- Lower internal current, lower hot spot temperature
- Minimizes micro-crack impacts
- Heavy snow load up to 5400 Pa, wind load up to 3600 Pa*

25 years linear power output warranty*

12 years enhanced product warranty on materials and workmanship*

*According to the applicable Canadian Solar Limited Warranty Statement.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2015 / Quality management system
ISO 14001:2015 / Standards for environmental management system
OHSAS 18001:2007 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730: VDE / CE / MCS / INMETRO
UL 1703: CSA / IEC 61701 ED2: VDE / IEC 62716: VDE / IEC 60068-2-68: SGS
UNI 9177 Reaction to Fire: Class 1 / Take-e-way

* As there are different certification requirements in different markets, please contact your local Canadian Solar sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

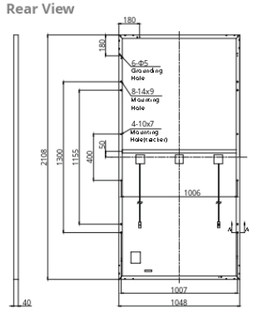
CANADIAN SOLAR INC. is committed to providing high quality solar products, solar system solutions and services to customers around the world. No. 1 module supplier for quality and performance/price ratio in IHS Module Customer Insight Survey. As a leading PV project developer and manufacturer of solar modules with over 40 GW deployed around the world since 2001.

* For detail information, please refer to Installation Manual.

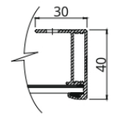
CANADIAN SOLAR INC.
545 Speedvale Avenue West, Guelph, Ontario N1K 1E6, Canada, www.canadiansolar.com, support@canadiansolar.com

ENGINEERING DRAWING (mm)

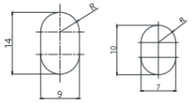
Rear View



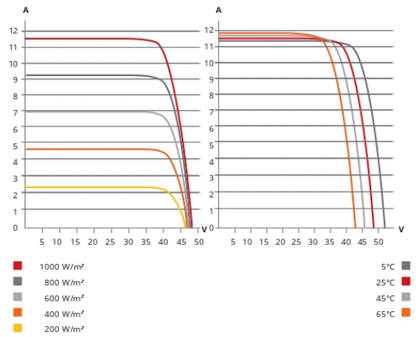
Frame Cross Section A-A



Mounting Hole



CS3W-435MS / I-V CURVES



ELECTRICAL DATA | STC*

CS3W	430MS	435MS	440MS	445MS	450MS	455MS
Nominal Max. Power (Pmax)	430 W	435 W	440 W	445 W	450 W	455 W
Opt. Operating Voltage (Vmp)	40.3 V	40.5 V	40.7 V	40.9 V	41.1 V	41.3 V
Opt. Operating Current (Imp)	10.68 A	10.75 A	10.82 A	10.89 A	10.96 A	11.02 A
Open Circuit Voltage (Voc)	48.3 V	48.5 V	48.7 V	48.9 V	49.1 V	49.3 V
Short Circuit Current (Isc)	11.37 A	11.42 A	11.48 A	11.54 A	11.60 A	11.66 A
Module Efficiency	19.5%	19.7%	19.9%	20.1%	20.4%	20.6%
Operating Temperature	-40°C ~ +85°C					
Max. System Voltage	1500V (IEC/UL) or 1000V (IEC/UL)					
Module Fire Performance	TYPE 1 (UL 1703) or CLASS C (IEC 61730)					
Max. Series Fuse Rating	20 A					
Application Classification	Class A					
Power Tolerance	0 ~ + 10 W					

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

ELECTRICAL DATA | NMOT*

CS3W	430MS	435MS	440MS	445MS	450MS	455MS
Nominal Max. Power (Pmax)	321 W	325 W	328 W	332 W	336 W	339 W
Opt. Operating Voltage (Vmp)	37.6 V	37.8 V	37.9 V	38.1 V	38.3 V	38.5 V
Opt. Operating Current (Imp)	8.54 A	8.59 A	8.65 A	8.71 A	8.76 A	8.82 A
Open Circuit Voltage (Voc)	45.4 V	45.6 V	45.8 V	46.0 V	46.2 V	46.4 V
Short Circuit Current (Isc)	9.17 A	9.21 A	9.26 A	9.31 A	9.36 A	9.41 A

* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m² spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Cell Arrangement	144 [2 X (12 X 6)]
Dimensions	2108 X 1048 X 40 mm (83.0 X 41.3 X 1.57 in)
Weight	24.9 kg (54.9 lbs)
Front Cover	3.2 mm tempered glass
Frame	Anodized aluminium alloy, crossbar enhanced
J-Box	IP68, 3 bypass diodes
Cable	4 mm² (IEC), 12 AWG (UL)
Cable Length (Including Connector)	Portrait: 500 mm (19.7 in) (+) / 350 mm (13.8 in) (-); landscape: 1400 mm (55.1 in); leap-frog connection: 1670 mm (65.7 in)*
Connector	T4 series or H4 UTX or MC4-EVO2
Per Pallet	27 pieces
Per Container (40' HQ)	594 pieces

* For detailed information, please contact your local Canadian Solar sales and technical representatives.

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.35 % / °C
Temperature Coefficient (Voc)	-0.27 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	42 ± 3°C

PARTNER SECTION

* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. Canadian Solar Inc. reserves the right to make necessary adjustment to the information described herein at any time without further notice.
Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

CANADIAN SOLAR INC.
545 Speedvale Avenue West, Guelph, Ontario N1K 1E6, Canada, www.canadiansolar.com, support@canadiansolar.com

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION
AGENDA ITEM SUMMARY

ITEM TITLE:

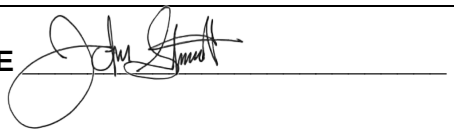
Removal of Door Threshold
124 Main Street
Yolanda Peterson

C.O.A. # 23-06

AGENDA ITEM NUMBER: 3 D.

COMMISSION AGENDA DATE: 03-28-23

STAFF REVIEW: John Sterrett, City Planner

SIGNATURE 

ITEM SUMMARY:

Yolanda Peterson, owner of 124 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to remove the threshold of the existing exterior door on Main Street. The building space is currently being renovated for a new bakery known as “Raised Bakery”. The applicant received COA approval in February of 2020 to install a new entrance on the south wall of the building. Because of the addition of this door, ADA requirements stipulate that the existing door on Main Street be accessible. For this to be possible, the existing threshold must be removed to satisfy ADA requirements. The applicant is planning to replace the existing door with the same type and style door, just slightly taller so it extends to grade. Please see attached photo for more information.

The structure is an 1890’s Late Victorian. It is a contributing property but is not a candidate for local landmark status.

ACTION PROPOSED:

Consideration of removal of the threshold of the existing door on Main Street at 124 Main Street.


MID
CITY
LIGHT
124