# West CHICAGO

WHERE HISTORY & PROGRESS MEET

# Historical Preservation Commission Tuesday, May 23, 2023 - 6:00 p.m.

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

# AGENDA

#### 1. Call to Order, Roll Call and Establishment of a Quorum

#### 2. **Public Comment**

55

#### 3. Certificate of Appropriateness Review

- A. C.O.A. 23-07 129 Fremont Street Concrete Steps
- B. C.O.A. 23-05 312 E Washington Street Solar Panels Continued from March 28, 2023
- C. C.O.A. 23-04 425 E Washington Street Garage Demolition Continued from March 28, 2023
- D. C.O.A. 23-08 116 Main Street Signage and Front Exterior Door
- E. C.O.A. 23-09 422 E Washington Street Roof Shingles/Flashing/Gutters

#### 4. **Preliminary Review**

#### 5. Historic District/Landmark Updates

#### 6. **Other Business**

#### 7. 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

> 475 Main Street West Chicago, Illinois 60185

T (630) 293-2200 F (630) 293-3028 www.westchicago.org Ruben Pineda MAYOR Nancy M. Smith

Michael L. Guttman

#### **DRAFT MINUTES**

#### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING March 28, 2023

Members Present: Keith Letsche Crystal Noland-Rianni Richard Vigsnes Wendy Christman SueEllen Edwards

**City Staff:** John Sterrett, City Planner

**Guests:** Ronald Segert, 132 Fremont Street Holly Perez, 312 E Washington Street

#### Members Absent:

Vince Malina Reverend Bill Andrews

#### 1. Call to Order, Roll Call, and Establishment of a Quorum

The meeting was called to order by Vice Chairman Letsche at 6:00 p.m. Roll call found Vice Chairman Letsche, and Commissioners Noland-Rianni, Edwards, Vigsnes, and Christman present. Chairman Malina and Commissioner Andrews were absent. With five members present, a quorum was established.

#### 2. Public Comment

None

#### 3. Certificate of Appropriateness Review

#### A. C.O.A. 23-03 – 132 Fremont Street – City of West Chicago – Façade Renovation

Mr. Sterrett stated that 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.

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

#### B. C.O.A. 23-05 – 312 E Washington Street – Revolution Solar – Solar Panels

Mr. Sterrett stated that 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.

Commissioners raised concerns about allowing solar panels that are visible from the public rightof-way within the East Washington Street Historic District. The Commission requested more information from applicant as to why solar panels needed to be located on the street side of the detached garage sine there was no indication in the application as to why this is needed.

Commissioner Noland-Rianni made a motion, seconded by Commissioner Christman, to continue the discussion to the next meeting pending more information from the applicant. With a voice vote of all ayes the motion carried.

#### C. C.O.A. 23-04 – 425 E Washington Street – Robert Collier – Detached Garage Demolition

Mr. Sterrett stated that 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.

The commission had concerns about the demolition of the detached garage because of its historical significance as a carriage house. The commission directed staff to contact the property owner and request three quotes from contractors to determine the cost of repairing the garage. The Commission also wanted to understand what type of garage would be constructed in place of the existing garage.

Commissioner Edwards made a motion, seconded by Commissioner Christman, to continue the discussion to the next meeting pending the requested information from the applicant. With a voice vote of all ayes the motion carried.

#### D. C.O.A. 23-06 - 124 Main Street - Yolanda Peterson - Removal of Door Threshold

Mr. Sterrett stated that 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.

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

#### 4. Preliminary Review

#### 132 Fremont Street

Mr. Sterrett stated that staff received an application for a stoop/steps removal and replacement at 132 Fremont Street. Mr. Sterrett noted that there is an existing tile on top of the existing stoop. The Commission expressed a desire that this tile remain on the stoop and directed staff to convey this information to the applicant.

#### 5. Approval of the Draft February 28, 2023 Meeting Minutes

Commissioner Christman made a motion, seconded by Commissioner Vigsnes, to approve the February 28, 2023 meeting minutes subject to the removal of the first two paragraphs on page 2 since they were part of a previous meeting. With a voice vote of all ayes the motion carried.

#### 6. Other Business

#### Prince Crossing Train Depot

Vice Chairman Letsche brought up the future demolition of the train depot building on Prince Crossing Road located on property owned by Wheaton Academy. Mr. Sterrett explained that Wheaton Academy may remove the building as part of overall improvements to their school campus although they have not given a definitive schedule of its removal. The Commission had concerns that they have not yet been consulted in the building's potential removal. Vice Chairman Letsche informed the Commission on the historical significance of this particular train depot building. In the future the Commissioners want to ensure that they are able to contribute to any discussion related to a decision concerning a historic matter.

#### Next Meeting

Mr. Sterrett stated that the next meeting would be on April 18<sup>th</sup> rather than April 25<sup>th</sup>.

#### 7. Adjournment

Commissioner Vigsnes 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 7:11 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY					
ITEM TITLE:					
Concrete Stoop/Steps Replacement 129 Fremont Street Anona West, Inc.	AGENDA ITEM NUMBER: 3 A. COMMISSION AGENDA DATE: 05-23-23				
C.O.A. # 23-07					
STAFF REVIEW: John Sterrett, City Planner	SIGNATURE <u>John Sterrett</u>				
ITEM SUMMARY: Anona West, Inc., owner of 129 Fremont Street in the Turner Junction Historic District, is requesting approval to remove and replace the existing concrete stoop and steps at the entrance to the building along Fremont Street. The replacement stoop and steps will be concrete. The existing stoop and steps are cracking and in need of repair. The stoop and steps will not be altered in size. The existing tile on the top step directly in front of the entrance door is proposed to be removed and replaced en- tirely with concrete. Please see scope of work photos for more details. The Vernacular commercial building was constructed in 1929. According to the Historical Districts Property Survey, the building is contributing to the Turner Junction Historic District but is not a candi- date for local landmark status.					
ACTION PROPOSED: Consideration of replacement of concrete stoop and steps at the building entrance of 129 Fremont Street.					

	-AnouA West
Able Construction	
Jesus Ortiz PROP	1420
42 W. Streamwood Blvd.	PROPOSAL NO.
Streamwood, Illinois 60107	$\mathcal{O}$
Tel. Fax. (630) 855-8543	PAGE NO.
	DATE <u>2-3-33</u>
PROPOSAL SUBNITTED TO	WORK TO BE PERFORMED AT
NAME_ no lean	ADDRESS 455129 Fremount St.
ACDRESS Deant @ compart.	CITY, STATE, ZIP West Chicago De
CITY, STATE, ZIP	DATE OF PLANS
ROME PH 630-673-9034	Аяснітест
WE HEREBY PROPOSE TO FURNISH ALL THE MATERIALS AND PERFORM ALL	
CH #1 DRIVE CH #2 PATIO CH #3 RM ADDITION CH #4 CITY/W	K D #5 WALK D #6 APPROACH
. Replace front ente	ance sloop 9-0,77
the 2 ste	hz (5-5)
ushe a ga	
PGRAVEL BASE 3" TO(4") THICK DOTHER	2 6 BAG MIX (4000 PSI) D 5 1/2 BAG MIX (3000 PSI) Q, SPECIAL MX 1/2" REINFORCED ROD (RE-BAR) D OTHER A A
SUPPORT POST HOLES C 6" x 42" C 8" x 42"	ON THREE FOOT CENTERS of released
Q 10 GAUGE WIRE MESH	U VISOUEEN
ANCHOR BOLTS	C) 1/2" EXPANSION JOINT C) Scaler (Chemical membrane type)
C SCORING LINES (WHERE NECESSARY)	ACCEAN UP JOB SITE
GRASS AND DIRT TO REMAIN ON PROPERTY Q	CONCRETE TRUCK ALLOWED ON PROPERTY
Dita 10 sit to	erest transfor
COMMENTS: Chry regulation p	and ensured
and por	a millided in parte
*Due to the severe Illinois weather conditions-No guarantee can be give	ven for cracking or chipping of concrete." All material is guaranteed to be
as specified, and the above work to be performed in accordance w	in the drawings and specifications submitted for above work and
completed in a substantial workmanlike manner for the sum of	e la la população
The Moletand (	110 Mundre Dollars (\$ 3250-)
with payment to be as follows: ONE HALF BEGINNING	OF JOB - BALANCE ON COMPLETION
Any alteration from above specifications involving extra costs will be executed only upon written	Authorized A., O. A.
ordars, and will become an extra charge over and above the estimate. Contractor is not responsible for any lown or usity damage.	Signature
Additional Terms & Information: See Other Side	Note: This proposal may be withdrawn by us it not accepted within days.
Acceptance Of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do	Que Totach
the work as specified. Payment will be made as outlined above.	Signature 440055555200
Date of Acceptance:	Signature

1 10 HA 10 HA



HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY					
ITEM TITLE:					
Revolution Solar 312 E Washington Street	AGENDA ITEM NUMBER: 3 B.				
Roof-Mounted Solar Panels					
C.O.A. # 23-05	COMMISSION AGENDA DATE: 05-23-23				
STAFF REVIEW: John Sterrett, City Planner	SIGNATURE <u>John Sterrett</u>				
ITEM SUMMARY:					
Cherissa Marzano-Gabriel of Revolution Solar has applied for approval of a Certificate of Appropri- ateness 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 the property. Seven of these panels will be installed on the rear of the existing detached garage and will not be visible from public view along East Washington Street. The remaining three panels were originally to be installed on the roof of the garage facing East Washington Street and would have been visible from public view.					
When first discussed at the March 28, 2023 meeting, the Commission had concerns with the solar panels being placed on the street side of the garage in public view and wanted an explanation from the solar company as to the why panels are necessary on the street side of the garage. The solar company has since amended their plan so that none of the solar panels are located on street side of the garage. Instead, three panels are proposed to be placed on the roof on the rear of the house away from public view. Seven solar panels are still proposed on the roof of the garage on the south side. 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 bun- galow with Dutch colonial features constructed in the 1920s and identified as contributing, though not a candidate for local landmark status.					
ACTION PROPOSED:					
Consideration of seven roof-mounted solar panels on the three roof-mounted panels on the rear of the home at 312					

# <u>HOLLY & BRANDON PEREZ</u> <u>RESPONSE LETTER</u>

Listed below are the revisions made to the design, as well as the engineering letter document for residential solar installation for HOLLY & BRANDON PEREZ.

# Design Page 2 " SITE PLAN "

- Updated site plan to reflect 3 panels from on the garage to be relocated to MP2 & MP3 on the house.
- Updated equipment location: combiner box moved to house, added additional AC disconnect on the garage.

# Design Page 3 & 4 " ROOF ATTACHMENTS & MOUNTING DETAIL "

• Updated Equipment Information & PV Array Structural Criteria.

# Design Page 5 " LINE DIAGRAM "

- Updated one-line diagram to reflect the ff:
  - o changed to 2 strings; String 1 (3 panels), String 2 (7 panels)
  - o moved the combiner box to the house, added 1 AC disconnect for the garage
  - o updated wire tags
- Updated Equipment Schedule
- Updated Conduit & Conductor Schedule

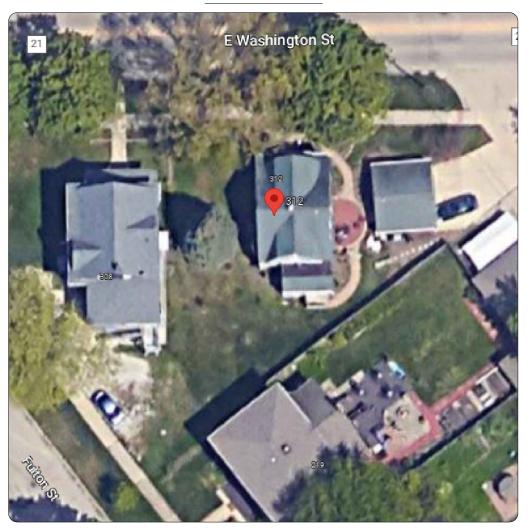
# Design Page 6 " ELECTRICAL CALCS "

- Updated String Calculations
- Updated Conduit & Conductor Schedule

### Design Page 8 " PLACARD "

• Updated placard to reflect the equipment changes.

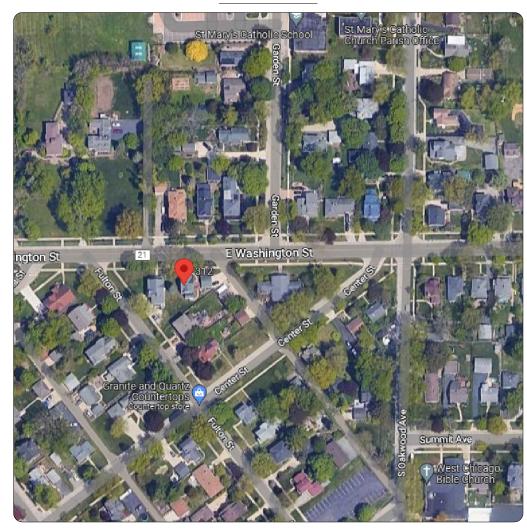




# **GENERAL NOTES**

- 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

**MAP VIEW:** 



# **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.

APPLICABLE GOVERNING CODES	SITE SPECIFI		
2014 NEC	OCCUPANCY: R-		
2015 IRC	ZONING: RESIDE		
2015 IBC			
2015 IFC			



**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:

PV01 COVER PAGE **PV02 SITE PLAN PV03 ROOF ATTACHMENTS PV04 MOUNTING DETAIL PV05 LINE DIAGRAM** PV06 ELECTRICAL CALCS **PV07 LABELS PV08 PLACARD PV09 SITE PHOTOS** 

DRAWN BY: K. DEL MAR

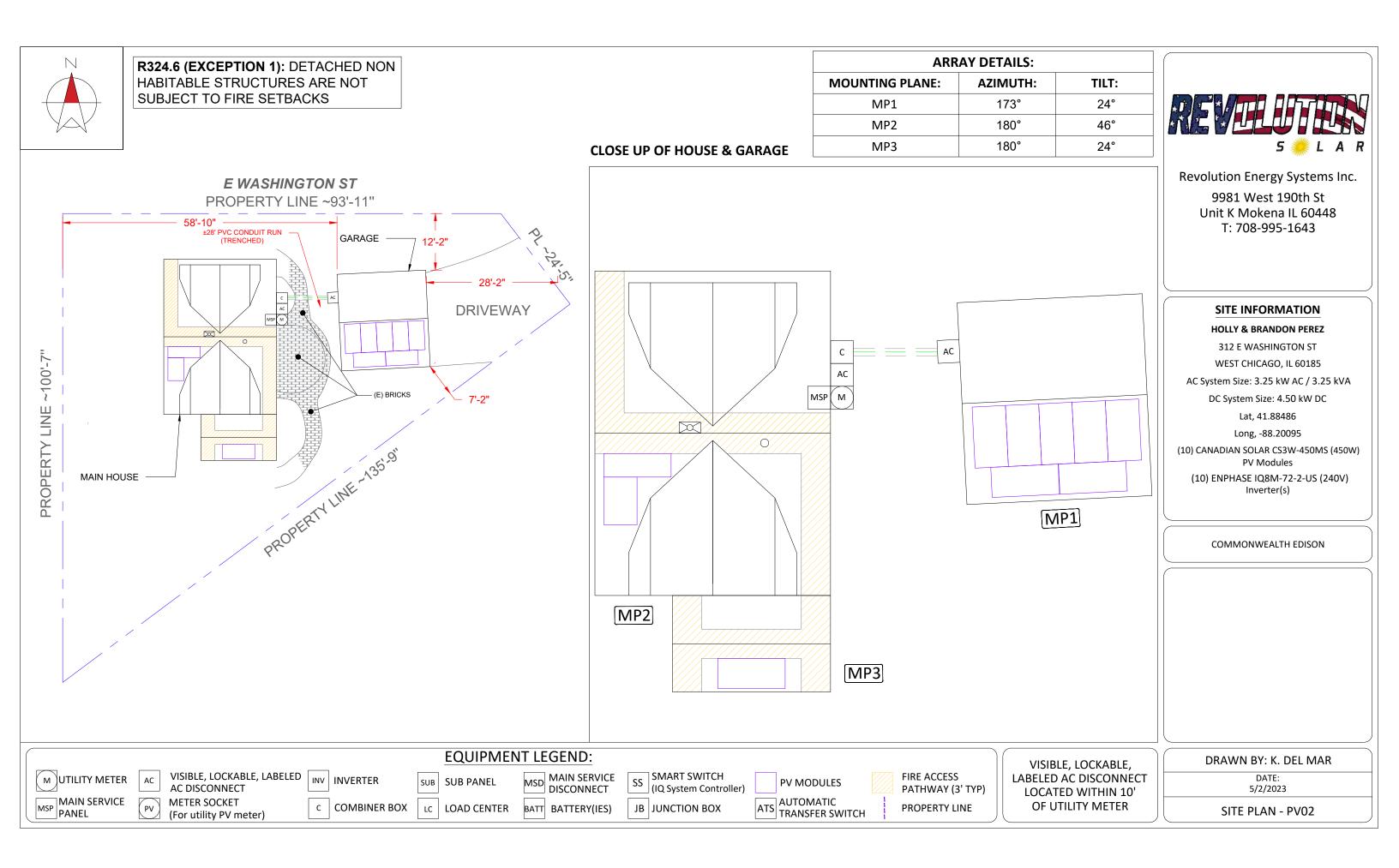
DATE: 5/2/2023

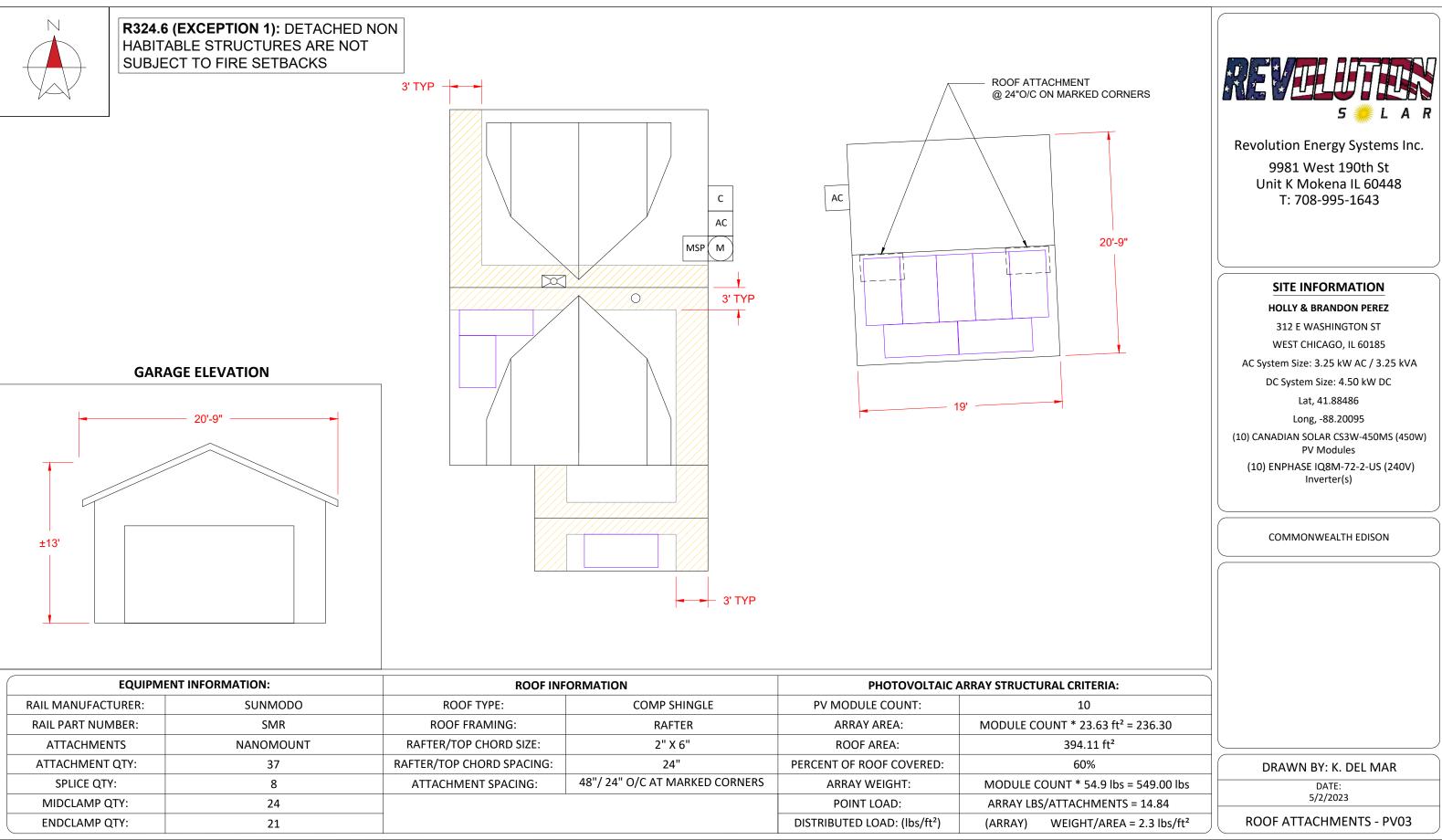
COVER PAGE - PV01

CATIONS

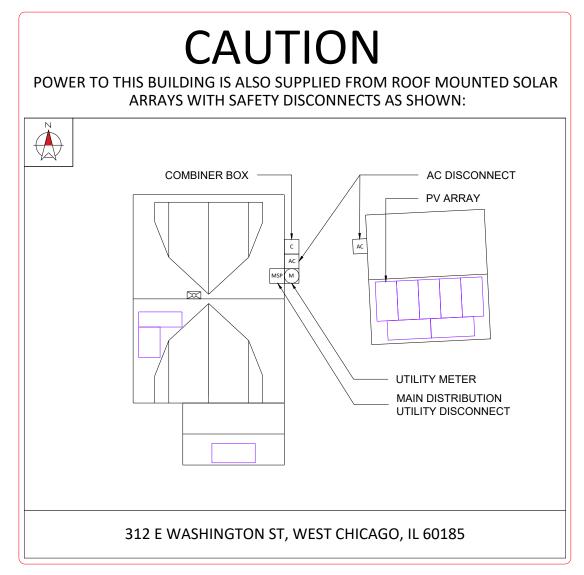
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ENTIAL





EQUIPMENT INFORMATION:		ROOF IN	FORMATION	PHOTOVOLTAIC ARRAY STRUCTURAL CRI		
RAIL MANUFACTURER:	SUNMODO	ROOF TYPE:	COMP SHINGLE	PV MODULE COUNT:	1	
RAIL PART NUMBER:	SMR	ROOF FRAMING:	RAFTER	ARRAY AREA:	MODULE COUNT * 2	
ATTACHMENTS	NANOMOUNT	RAFTER/TOP CHORD SIZE:	2" X 6"	ROOF AREA:	394	
ATTACHMENT QTY:	37	RAFTER/TOP CHORD SPACING:	24"	PERCENT OF ROOF COVERED:	60	
SPLICE QTY:	8	ATTACHMENT SPACING:	48"/ 24" O/C AT MARKED CORNERS	ARRAY WEIGHT:	MODULE COUNT *	
MIDCLAMP QTY:	24			POINT LOAD:	ARRAY LBS/ATTAC	
ENDCLAMP QTY:	21			DISTRIBUTED LOAD: (lbs/ft <sup>2</sup> )	(ARRAY) WEIGH	



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.

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

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

DRAWN BY: K. DEL MAR

DATE: 5/2/2023

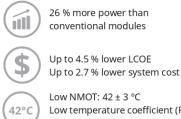
PLACARD - PV08



# Se CanadianSolar



#### MORE POWER



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 linear power output warranty\*

year



\*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.

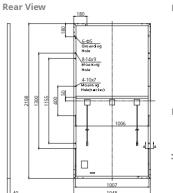
**CANADIAN SOLAR INC.** is committed to providing high quality solar products, solar system solutions and services to customers around the world. No. 1 module supplier for quality and performance/price ratio in IHS Module Customer Insight Survey. As a leading PV project developer and manufacturer of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



Frame Cross Section A-A Mounting Hole

#### 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 1000	V (IEC/U	L)	
Madula Fina Daufamanana	TYPE 1	(UL 1703	3) or			
Module Fire Performance	CLASS (	C (IEC 61	730)			
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\***

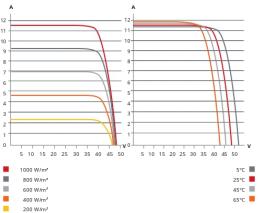
CS3W	430MS	435MS	440MS	445MS	450MS	455MS
Nominal Max. Power (Pmax)	321 W	325 W	328 W	332 W	336 W	339 W
Opt. Operating Voltage (Vmp)	37.6 V	37.8 V	37.9 V	38.1 V	38.3 V	38.5 V
Opt. Operating Current (Imp)	8.54 A	8.59 A	8.65 A	8.71 A	8.76 A	8.82 A
Open Circuit Voltage (Voc)	45.4 V	45.6 V	45.8 V	46.0 V	46.2 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 Ten ambient temperature 20°C, wind speed		(NMOT), in	radiance of	f 800 W/m²	spectrum	AM 1.5,

\* 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

. In the second second

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

#### CS3W-435MS / I-V CURVES



#### MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Cell Arrangement	144 [2 X (12 X 6) ]
Dimensione	2108 X 1048 X40 mm
Dimensions	(83.0 X 41.3 X 1.57 in)
Weight	24.9 kg (54.9 lbs)
Front Cover	3.2 mm tempered glass
F	Anodized aluminium alloy,
Frame	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

May 2020. All rights reserved, PV Module Product Datasheet V5.59\_EN





HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY			
ITEM TITLE:			
Garage Demolition 425 E. Washington Street Robert Collier	AGENDA ITEM NUMBER: 3 C.		
C.O.A. # 23-04	COMMISSION AGENDA DATE: 5-23-23		
STAFF REVIEW: John Sterrett, City Planner	SIGNATURE John Sterrett		
ITEM SUMMARY:			
Robert Collier, homeowner of 425 E Washington Street	in the East Washington Street Historic Dis-		

Robert Collier, homeowner of 425 E Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness (COA) to demolish the existing twostory detached garage on the property. The homeowner previously applied for and received approval of a COA to demolish the 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 that is experiencing wood rot in certain areas, and a gable roof covered in asphalt shingles. The condition of the garage has worsened since the COA approval in 2016. City staff has determined the garage lacks all structural components required to provide any structural integrity and that it is a safety hazard. When the new request to remove the detached garage came before the Commission in March of this year the Commission directed the applicant to obtain quotes to repair the garage versus demolishing and building a new garage. The applicant has engaged with a contractor, Formmz LLC, to obtain a quote for the demolition of the existing garage and quote for a new garage. Per the contractor, rebuilding/repairing the existing garage is not feasible because of the current condition of the garage as well as the need for the structure to be brought up to code.

Furthermore, the garage is classified as legal non-conforming as it does not comply with the current minimum side yard setback requirement of three feet from the side (west) lot line. In fact, the garage encroaches over the west lot line and onto the neighboring property. Section 8.6 (Non-conforming Structures) of the Zoning Code prohibits the garage from being rebuilt in the same location. If the garage were to be rebuilt, it would need to be moved entirely onto the subject property and would need to meet the required three foot side yard setback.

The 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.

# April 25, 2023







# DEPARTMENT OF



TOM DABAREINER, AICP DIRECTOR



DEVELOPMENT

(630) 293-2200 FAX (630) 293-1257 www.westchicago.org

May 05, 2023

Mr. Robert Collier 425 E Washington Street West Chicago, IL 60185

Re: Garage (detached)

#### Mr. Collier,

Thank You for taking the time to meet with me on Tuesday April 25<sup>th</sup>, 2023 at your residence at 425 E Washington Street and providing me the opportunity to inspect the condition of the detached 2 story garage. My inspection of the garage has allowed me to make the determination that the garage lacks all structural components that are required to provide any structural integrity. The garage is a safety hazard in its current condition and I suggest that it be completely rebuilt or demolished before it collapses on its own free will and causes damage to a person or neighboring properties. If you have any questions or would like to discuss this in further detail, please feel free to contact me directly.

Sincerely,

Stuart J. Caravello Chief Building Official

#### ESTIMATE

Formmz LLC 749 E Constitution Dr. Palatine, IL 60074 (847) 533-9210 Sales Representative Christofer Hall (847) 533-9210 chris@formmz.com



Bob Collier 435 east Washington st West chicago, IL 60185

 Estimate #
 1032

 Date
 5/4/2023

Item	Description	Amount
Barn R&R		\$38,500.00
Demolition	Barn to be raised. All waste materials to be disposed of, including but not limited to wood, shingles, concrete, brick, glass and electrical materials.	\$8,500.00
Construction	Construction of structure of interest. Price range for garage is \$30,000-\$50,000 depending on design and dimensions	\$30,000.00

Sub Total	\$38,500.00
Total	\$38,500.00

#### SPECIAL INSTRUCTIONS





# Certificate of Appropriateness Decision

(to be completed by the Historical Preservation Commission)

Certificate of Appropriateness # 10-11 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: a5 anse 7-26-2016 ite 7/28/16 Date Historical Preservation Commission President

Applicant (or their representative)

Date

#### MINUTES

#### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

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

Members Present:

Staff:

Jeff Harris Sara Phalen

Blake Kennedy (Secretary) George Garcia Nancy Reppe Richard Vigsnes Cheryl Waterman

Vincent Malina (President)

Members Absent:

Rev. Bill Andrews

Guests:

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.

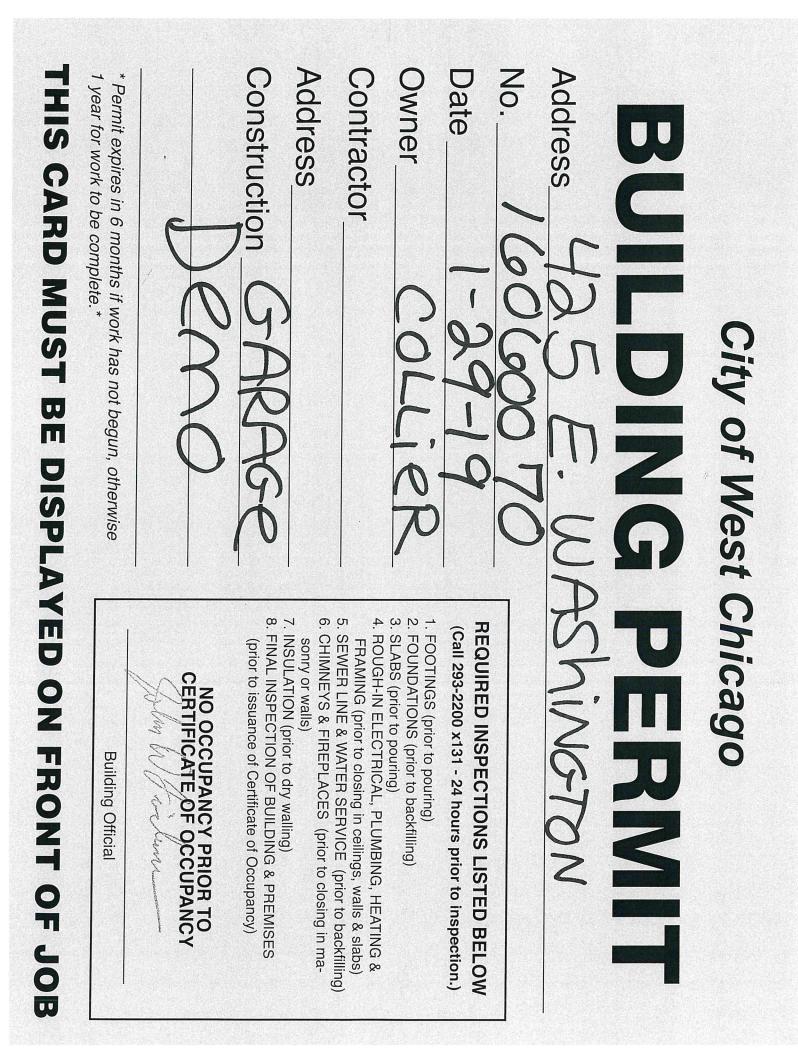
#### 2. Certificate of Appropriateness Review

### 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

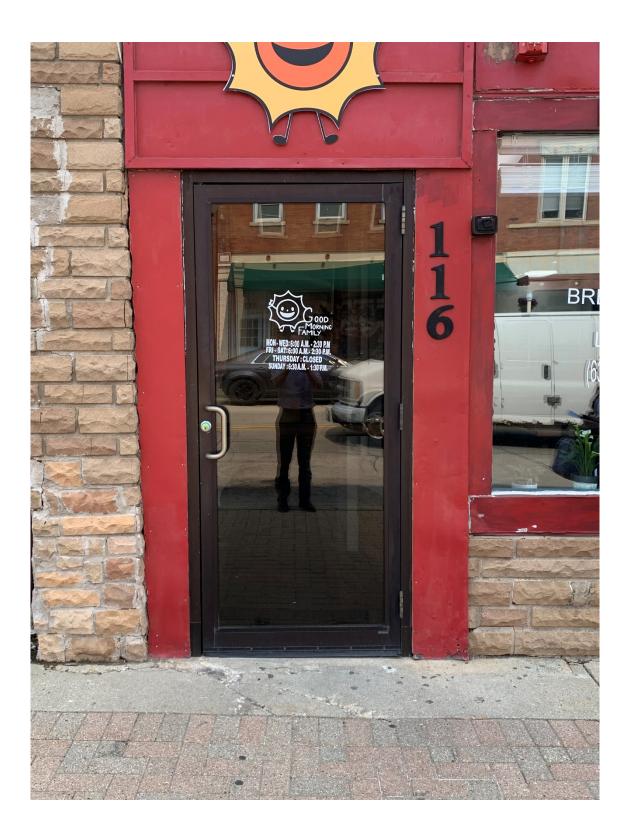
The property owner is seeking approval of new vinyl window signage. The storefront has sixty-six (66) square feet of window space between the two window panes and the front door. The lettering of the signage will be white and in varying heights. The Commission's policy allows for 20% of total window 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



HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY				
ITEM TITLE:				
Wall Signage/Window Signage/Exterior Door 116 Main Street Guillermo Gonzalez	AGENDA ITEM NUMBER: 3 D.			
C.O.A. # 23-04	COMMISSION AGENDA DATE: 5-23-23			
STAFF REVIEW: John Sterrett, City Planner	SIGNATURE John Sterrett			
ITEM SUMMARY:				
Guillermo Gonzalez, owner of the two-story commercial b Junction Historic District, is requesting approval of a Certi installation of two wall signs, two window signs, and an ex The first floor of the building is used as a restaurant know fast and lunch. The space was previously used as a resta	ificate of Appropriateness for the previous sterior door on the first floor of the building. /n as "Good Morning Family", serving break-			
The current restaurant opened in early 2023 and was utilizing only temporary signage, which does not require approval from the Historical Preservation Commission. Recently, two wall signs were installed on the façade of the building. They include an aluminum panel indicating the name of the restaurant and a separate sign that includes the logo of the business. Window signage was also installed featuring the name of the restaurant. The size of all four signs conform to the Sign Code and are less than the maximum amount of sign square footage permitted.				
A new exterior door was also installed for the entrance to the restaurant. The new exterior door is ac- tually the recently removed exterior door at 124 Main Street and is a black anodized commercial door with full glass. The previous door that had been removed from the subject building, also a black ano- dized commercial door, was not the original door to the building. Please see photos for more details.				
The building is a 1900 Late Victorian. According to the Turner-Junction Historic District survey the building is non-contributing to the District and is not a candidate for local landmark status.				
ACTION PROPOSED:				
Consideration of two wall signs, two window signs, and a	n exterior commercial door at 116 Main St.			







HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY				
ITEM TITLE:				
Roof Shingles/Flashing/Gutter Replacement 422 E Washington Street Josiah Ostoich	AGENDA ITEM NUMBER: 3 E.			
C.O.A. # 23-09	COMMISSION AGENDA DATE: 5-23-23			
STAFF REVIEW: John Sterrett, City Planner	SIGNATURE John Sterrett			
ITEM SUMMARY:				
Josiah Ostoich, homeowner of 422 E Washington Street in the East Washington Street Historic Dis- trict, is requesting approval of a Certificate of Appropriateness (COA) to replace the roof shin- gles/flashing/and gutters on the roof of the front porch of the single-family home on the property. The front porch currently lacks the step flashings and roof-to-wall flashings needed to overlap shingles and rest behind the siding, which can cause drainage issues.				
The petitioner intends to remove the shingles, step flashing, and underlayment down to plywood on the front porch where the shingles meet the siding. A new ice and water shield barrier will be installed along the wall and roof. New step flashing and shingles, matched to current color and manufacturer, will be installed. New 5-inch aluminum gutters and downspouts will be installed as well. See photos and scope of work for more details.				
The home is a 1920's Foursquare. Although the property is contributing to the historic district, the home itself is not a candidate for local landmark status because of an alteration that occurred in the early 1970s.				
ACTION PROPOSED:				

Consideration of roof shingle/flashing/and gutter replacement of the front porch at 425 E. Washington Street.



FTC Oury Group LLC 25W450 Geneva Rd Carol Stream, IL 60188 (630) 866-6888 foglbilling@ftcourygroup.com www.ftcourygroup.com



# ADDRESS Josiah Ostoich 422 E. Washington St West Chicago, IL 60185

#### SHIP TO

Josiah Ostoich 422 E. Washington St West Chicago, IL 60185

# Estimate 89989

DATE 04/11/2023

## SALES REP

Pat Mayka (224) 277-6924

ACTIVITY	QT	TY RATE	AMOUNT	

By signing this estimate you are also agreeing to the Terms and Conditions for this work. The Terms and conditions are attached in a separate document. By signing below, you understand they are made part of this agreement. License # 104.016962 Fax (331) 222-4777

ACTIVITY	QTY	RATE		AMOUNT
Roofing:Roof Repair FRONT PORCH:	1	1,235.00		1,235.00
PROBLEM: -The front porch lacks the step flashings and roof to wall flashings required to overlap shingles and rest behind siding				
TO SOLVE ISSUE FTC OURY GROUP PROPOSES TO: -Remove shingles, step flashing, and underlayment down to plywood in staggered formation on front porch where shingles meet siding -We will inspect plywood and replace as needed -Area for 4" cedar trim board will be cut into siding from top to bottom in complete circuit at both sides -Approx 1" to 2" of siding will need to be removed at top of porch in order to slide new roof to wall flashing in -New ice and water shield barrier will be installed along wall and roof -New step flashing and shingles will be installed -Shingles will be matched to current color and manufacturer to the best of our ability due to age and fading -New 4" Cedar trim board will be inserted into 4" strip cut in earlier -All new trim installed will be primed and painted on all sides beforehand -Paint will be supplied by FTC Oury Group that is custom matched to current color and sheen -New Roof to Wall flashing will be installed at top of porch -All seams and termination points will be sealed on siding and shingles surrounding repair area with color matched sealant				
			Subtotal:	1,235.00
Gutter:5" Gutters TO BE INSTALLED ON ALL FOUR SIDES OF UPPER ELEVATION, FRONT PORCH, AND BACK PORCH -Install New 5" aluminum Gutters; (per Foot)	202	11.25		2,272.50
Gutter:3x4 Downspouts Install New Oversized 3x4 Downspouts; (per Foot)	144	11.25		1,620.00
			Subtotal:	3,892.50
<b>Roofing:Roofing Inspect Plank</b> Inspect all planks for rotted wood on roof, fascia, soffit, or any area where wood has structural/ or installation integrity *\$7 per foot will be added for any 1"x8" that need to be replaced. *Due to COVID, the price of wood has been increasing weekly. This price is subject to change but will be relayed before application.	1	0.00		0.00

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document. By signing below,

you understand they are made part of this agreement.

License # 104.016962

Fax (331) 222-4777

ACTIVITY	QTY	RATE	AMOUNT
<ul> <li>All Trades:NOTICE TO CUSTOMERS</li> <li>FTC Oury Group will: <ul> <li>Protect windows, siding, and landscaping. Using tarps and plywood.</li> <li>Remove existing shingles down to deck. (1 layer)</li> <li>Clean up all job related debris, magnetically sweep yard and driveway.</li> <li>Crews will maintain safety requirement at all times during the construction process</li> </ul> </li> <li>Owner is responsible for securing and removing all wall hangings accessories inside and outside of building (such as pictures, shelv lawn furniture) which may be affected by work procedures. If there are space boards in the attic, dust and debris may filter through the cracks into the building. If you store things in the attic, you should cover or move these items. In addition, shifting weight loads during tear-off and installation. Please remember that although w will be as careful as possible, landscaping may be affected during project. In addition: FTC Oury Group will not be responsible for ponding water on low slope roofs, as well as leakage due to ice damming, and damage to driveways. Please see attached terms and conditions for additional details.</li> <li>All materials and workmanship will be carried out according to approved practices. Our workers are fully covered by Workman's Compensation and Liability Insurance. FTC Oury Group LLC is ful licensed, bonded and insured. The above prices, specifications a conditions are satisfactory and are hereby accepted. You are authorized to work as specified. FTC Oury Group's payment term</li> </ul>	or res, e e ing will e ully nd	0.00	0.00
have been reviewed and accepted. All work will be carried out in a timely fashion. FOGL will only be responsible for damages in as much as they were negligent to carry out their work in a profession manner.			
All Trades:Retail Payment Terms Deposit of 50% is required at signed acceptance of contract. You will not be put on the schedule until both items are received. Final balance payment is due in full upon completion of work by th due date specified on invoice. If full payment is not received by th invoice due date, 9% interest will be added to the amount due/wee Customer will also be liable for any needed attorney fees, lien fees or court costs. Payments made by credit card are subject to a 3.5% processing fee This estimate is valid for 30 days.	ne le ek. s,	0.00	0.00
have any questions.	SUBTOTAL		5,127.50
If you accept our estimate and would like to be scheduled, please sign/date your estimate as well as our Ts&Cs and send both back to us at foglbilling@ftcourygroup.com. A deposit is required on projects over \$1,000 as well as the	ΓAX		0.00
By signing this estimate you are also agreeing to the Terms and Conditions for th document. By signing b you understand they are made part of License # 104.01696 Fax (331) 222-4777	elow, of this agreement. 32	and conditions are a	attached in a separate

documents listed above in order to be placed on our schedule.

We look forward to working with you.

Sincerely, FTC Oury Group LLC

NOTE - Due to COVID, we are noticing shortages in colors of shingles/siding. Please have your color selection to us ASAP to avoid delays in your project.

TOTAL \$5,127.50

Accepted By

Accepted Date

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