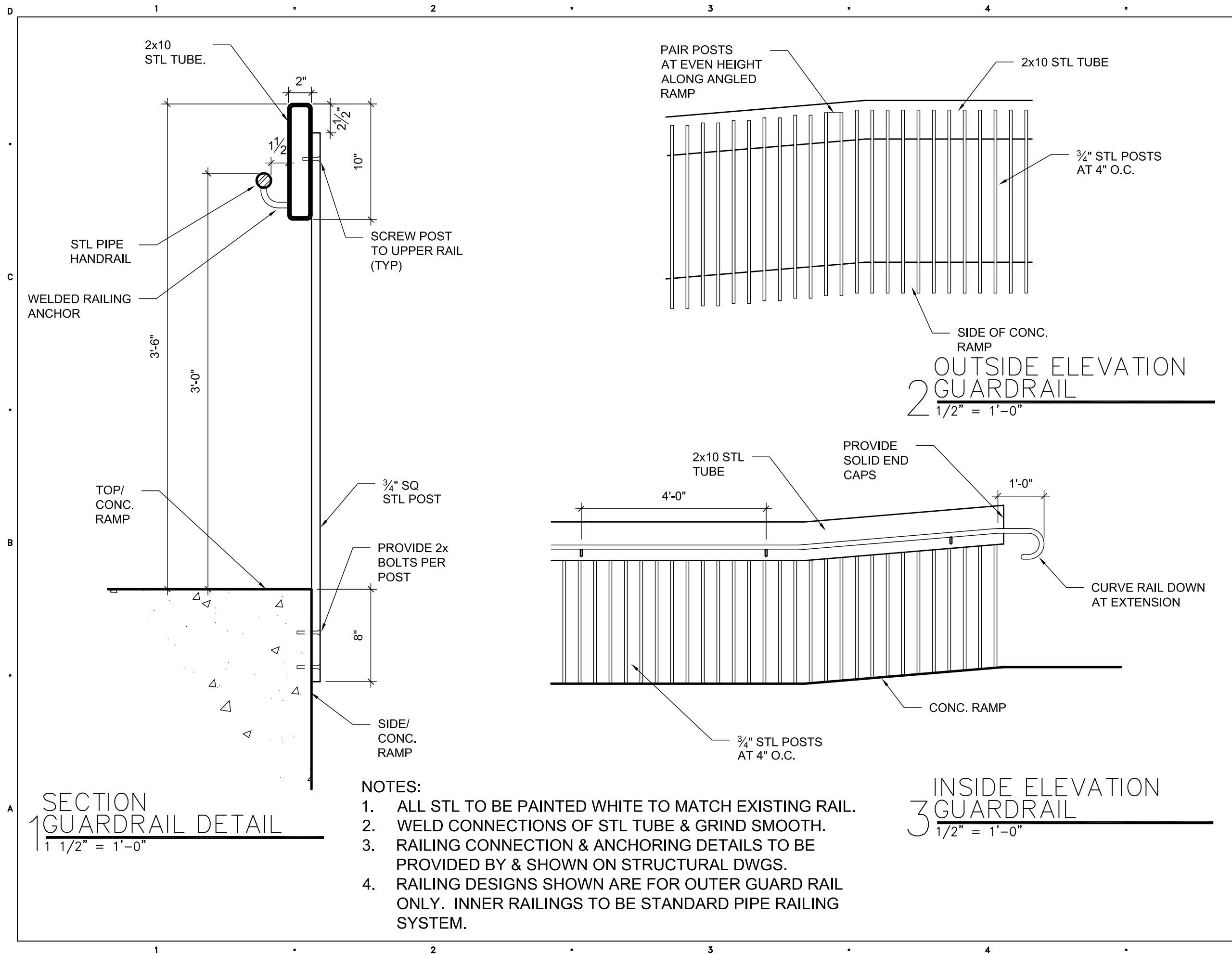


	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 1 E. Main St. (accessibility ramp)		
	Proposal:	Construct accessibility ramp to rear entrance from parking lot		
	Petitioner:	Doug Gilbert		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 7/17/13	X
AGENDA ITEM CATEGORY:				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Revised railing design				
Photos of existing railings				
Plans for proposed ramp				
EXECUTIVE SUMMARY:				
<p>The Commission reviewed and tabled this COA on 6/19/13.</p> <p>BMO Harris Bank is proposing to install an accessibility ramp from their rear parking lot up to the rear/south facing entrance to the building. The location is currently a mulched area.</p> <p>The Commission supported the proposal but requested the railing design be revised to more closely match the existing railing design on the building. A revised railing design is attached.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations for approval of the COA.				



- NOTES:**
1. ALL STL TO BE PAINTED WHITE TO MATCH EXISTING RAIL.
 2. WELD CONNECTIONS OF STL TUBE & GRIND SMOOTH.
 3. RAILING CONNECTION & ANCHORING DETAILS TO BE PROVIDED BY & SHOWN ON STRUCTURAL DWGS.
 4. RAILING DESIGNS SHOWN ARE FOR OUTER GUARD RAIL ONLY. INNER RAILINGS TO BE STANDARD PIPE RAILING SYSTEM.

CLIENT

BMO-HARRIS BANK

ARCHITECT

Douglas E. Gilbert, Architect
 220 S. Maple Ave., Unit 41
 Oak Park, IL 60302
 708-660-1749

PROJECT TITLE

BMO-HARRIS BANK
1 E. MAIN ST.
ST. CHARLES, IL
(H0126)

ISSUE

MARK	DATE	DESCRIPTION
1	6/27/13	HPC REVIEW

PROJECT NO: -
 DRAWN BY: DEG
 CHECKED BY: -
 SCALE: AS NOTED

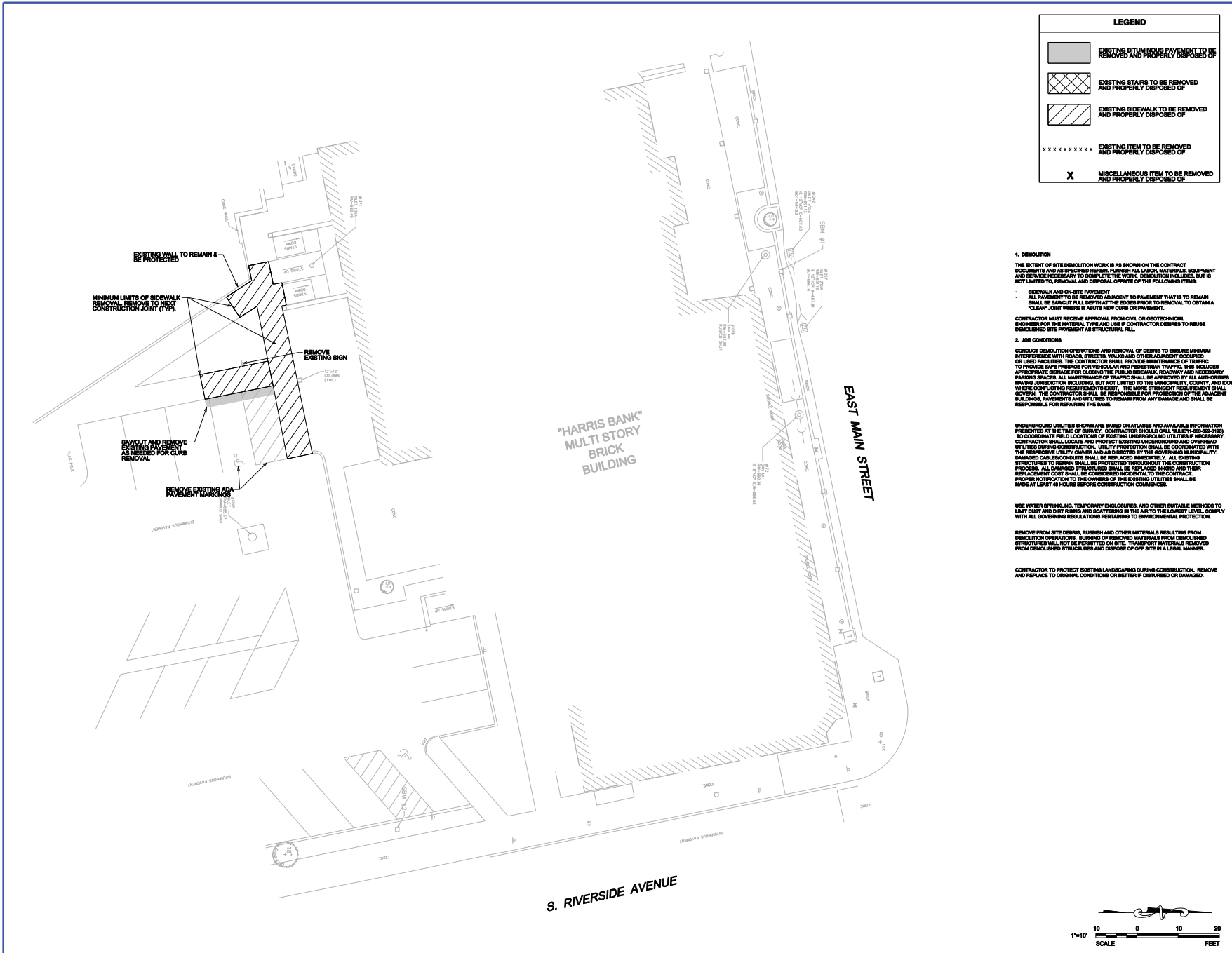
SHEET TITLE

RAMP GUARDRAIL
 DESIGN









LEGEND

- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED AND PROPERLY DISPOSED OF
- EXISTING STAIRS TO BE REMOVED AND PROPERLY DISPOSED OF
- EXISTING SIDEWALK TO BE REMOVED AND PROPERLY DISPOSED OF
- XXXXXXXXXX EXISTING ITEM TO BE REMOVED AND PROPERLY DISPOSED OF
- X MISCELLANEOUS ITEM TO BE REMOVED AND PROPERLY DISPOSED OF

1. DEMOLITION

THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OF THE FOLLOWING ITEMS:

- SIDEWALK AND ON-SITE PAVEMENT
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAW-CUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ADJUTS WITH CURB OR PAVEMENT.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL OR GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

2. JOB CONDITIONS

CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH HOVCS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC TO PROVIDE SAFE PASSAGE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. THIS INCLUDES APPROPRIATE SIGNAGE FOR CLOSING THE PUBLIC HIGHWAY, ROADWAY AND NECESSARY PARALLEL BRICES. ALL MAINTENANCE OF TRAFFIC SHALL BE APPROVED BY ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO THE MUNICIPALITY, COUNTY, AND SDOT. WHERE CONFLICTING REQUIREMENTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE ADJACENT BUILDING, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.

UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASER AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHALL CALL "CALL-BEFORE-DIG" TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES IF NECESSARY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND SOOT FROM BEING SCATTERED IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

CONTRACTOR TO PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION. REMOVE AND REPLACE TO ORIGINAL CONDITIONS OR BETTER IF DISTURBED OR DAMAGED.

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BMO Harris Bank
BMO HARRIS H0126
 1 E. MAIN STREET
 ST. CHARLES, IL 60174

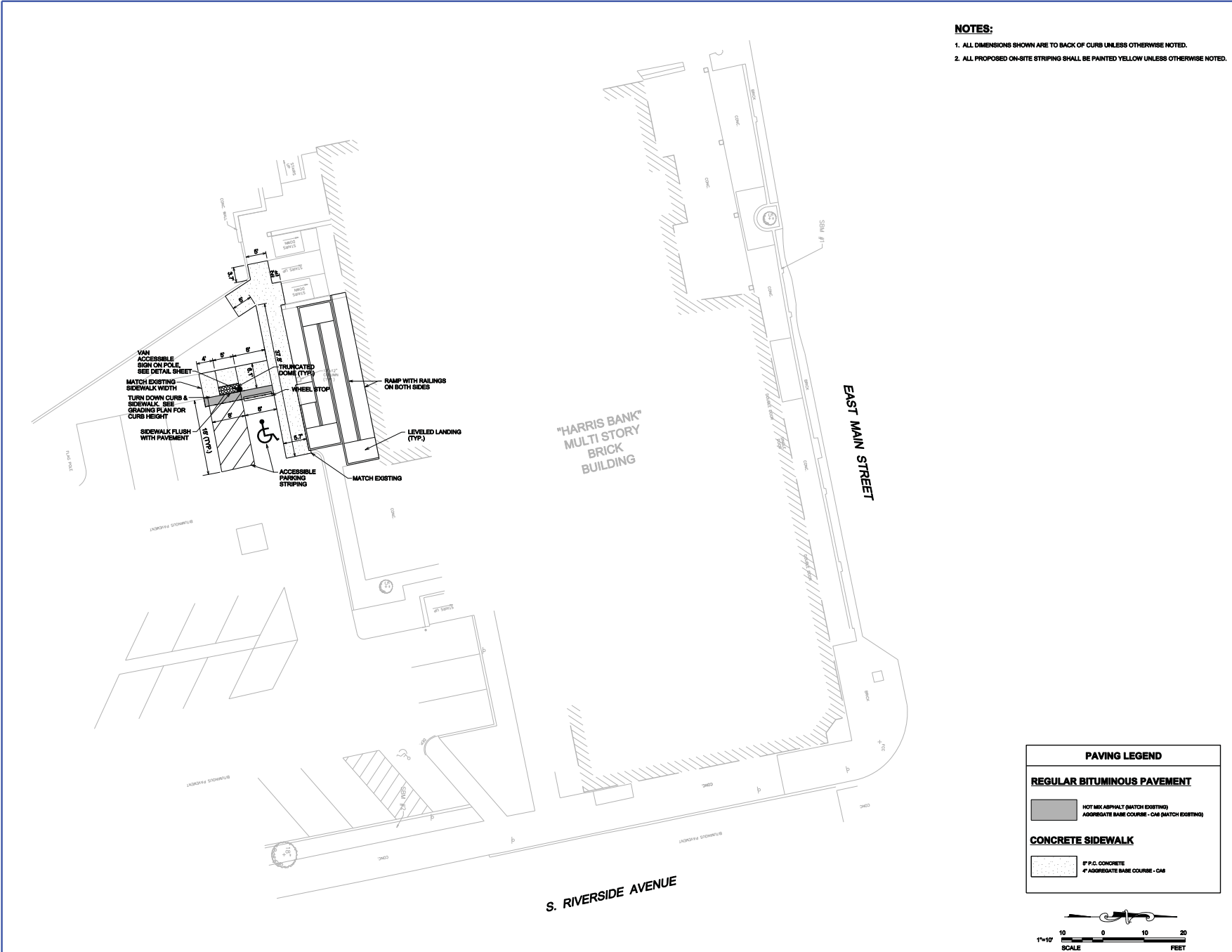
REV.	DESCRIPTION	DATE
	ISSUED FOR RFP SUBMITAL	04-03-13
	ISSUED FOR PERM / CONSTRUCTION	02-07-13
	ISSUED FOR CONSTRUCTION	11-26-12
	ISSUED FOR REVIEW	11-20-12

PHASE:
SCOPE DOCUMENTS PHASE

SHEET DESCRIPTION:
DEMOLITION PLAN

ROOM NO.:

Scale: 1" = 10'
 Job Number: VS2212B.11 ALPH0126
 Date: 11-20-12
 Drawn: MS
 Checked: MS
 Title: **C2.0**
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 Project Number:



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.

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REV.	DESCRIPTION	DATE
	ISSUED FOR RAMP SUBMITTAL	04-03-13
	ISSUED FOR PERMITS / CONSTRUCTION	02-07-13
	ISSUED FOR CONSTRUCTION	11-26-12
	ISSUED FOR REVIEW	11-02-12

PHASE:
SCOPE DOCUMENTS PHASE

SHEET DESCRIPTION:
LAYOUT PLAN

FLOOR NO.:

Scale: 1" = 10'
 Job Number: VS2212011 ALPH0126
 Date: 11-26-12
 Drawn: MS
 Checked: MS
 Title: **C3.0**
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 Revision: 11-26-12

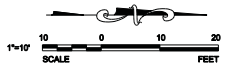
PAVING LEGEND

REGULAR BITUMINOUS PAVEMENT

HOT MIX ASPHALT (MATCH EXISTING)
 AGGREGATE BASE COURSE - C4B (MATCH EXISTING)

CONCRETE SIDEWALK

8" P.C. CONCRETE
 4" AGGREGATE BASE COURSE - C4B





NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURBS AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 2.00% MAX (1.00% MIN) CONSTRUCTED CROSS SLOPE AND 5.00% MAX LONGITUDINAL CONSTRUCTED SLOPE ON ALL SIDEWALKS TO COMPLY WITH THE ILINCS ACCESSIBILITY CODE.
4. TEMPORARY EROSION CONTROL TO BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES AND SHOULD BE REMOVED AT THE END OF CONSTRUCTION.
5. EB = EDGE OF SIDEWALK

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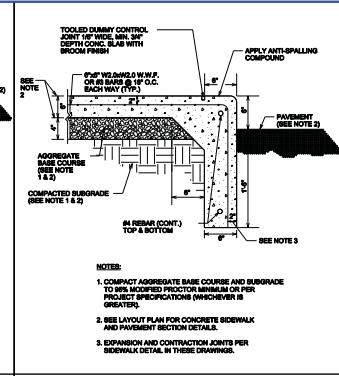
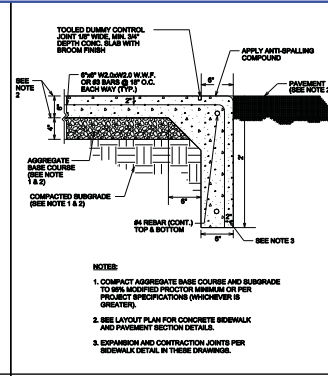
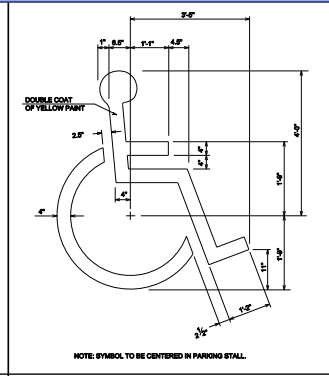
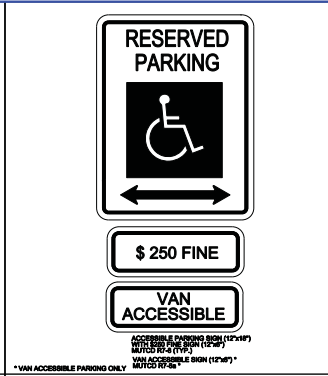
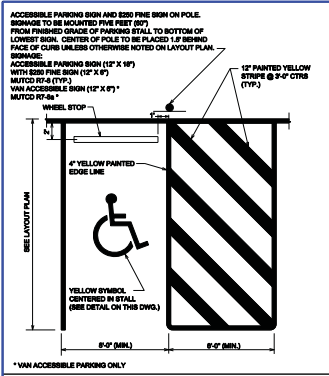
REV.	DESCRIPTION	DATE
	ISSUED FOR RAMP SUBMITTAL	04-03-13
	ISSUED FOR PERMITS / CONSTRUCTION	02-07-13
	ISSUED FOR CONSTRUCTION	11-26-12
	ISSUED FOR REVIEW	11-20-12

PHASE:
SCOPE DOCUMENTS PHASE

SHEET DESCRIPTION:
GRADING PLAN

FLOOR NO.:

Scale: 1" = 10'
Job Number: V3212611 ALPH0126
North Arrow
Drawn: MS
Checked: MS
Title: **C4.0**
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Revision: 11-20-12



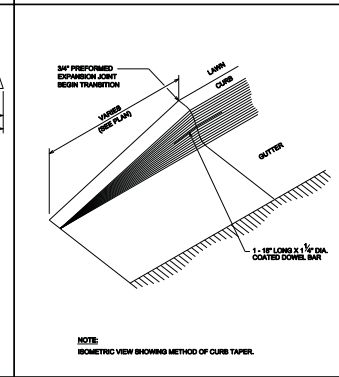
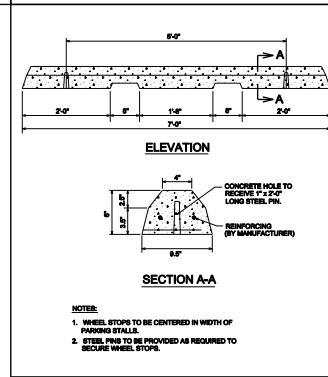
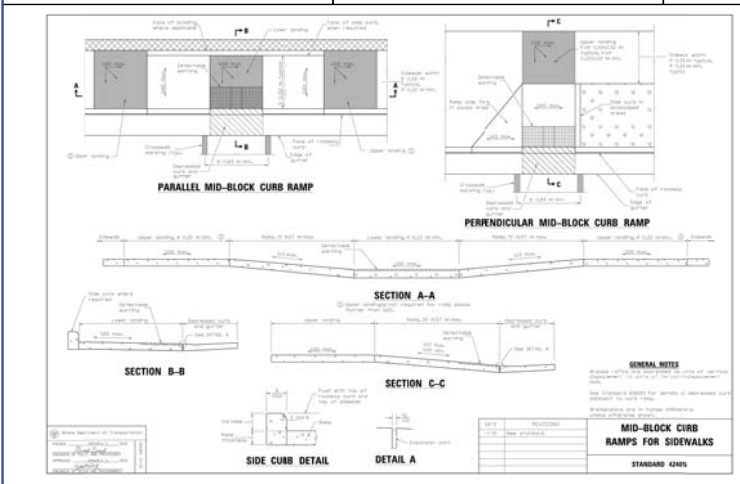
ACCESSIBLE PARKING STALL DETAIL

ACCESSIBLE PARKING SIGNS

PAINTED ACCESSIBLE STALL SYMBOL

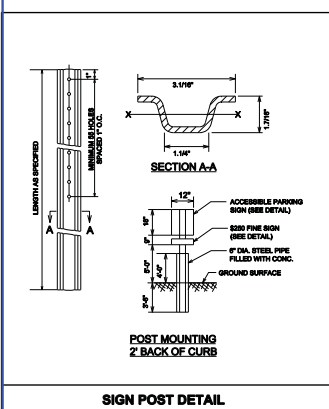
FLUSH CURB AND SIDEWALK

TURN - DOWN CURB AND SIDEWALK



CONCRETE WHEEL STOP

CURB TERMINATION



SIGN POST DETAIL

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REV.	DESCRIPTION	DATE
	ISSUED FOR RAMP SUBMITTAL	04-03-13
	ISSUED FOR PERMITS / CONSTRUCTION	08-07-13
	ISSUED FOR CONSTRUCTION	11-26-12
	ISSUED FOR REVIEW	11-20-12

PHASE:
SCOPE DOCUMENTS PHASE

SHEET DESCRIPTION:
CONSTRUCTION DETAILS

ROOM NO.:

Scale: N.T.S. Job Number: V32219.11 ALPH0126
 North Arrow: Drawn: MS
 Checked: CHS
 Mill: Mill
C5.0
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 Revision: 11-20-12