



City of Peru



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DESIGN REVIEW COMMITTEE MEETING MINUTES

DATE OF MEETING: Wednesday, September 14, 2016 **TIME:** 5:30 p.m.

PLACE OF MEETING: Peru Municipal Building
1901 4th Street, Peru, IL 61354

COMMITTEE MEMBERS PRESENT: Paul Basalay, Bob Johnson, Kris Giese, Matt Lamps, Mark Lucas, Mayor Harl and Building Inspector Jeff King. **ABSENT:** Doug Biederstedt, Mike Debo.

OTHERS PRESENT: Jonathan Chamlin of Fifth Street Properties (Flower Bar & Andy Skoog Building), John Blair of 2017 4th Street (Old Motion Industries Building).

Chairman Paul Basalay called the meeting to order at 5:30 p.m.

MINUTES:

Mark Lucas made a motion to approve the minutes of the August 24, 2016 Design Review Committee Meeting. Matt Lamps seconded the motion. All in favor; Bob Johnson abstained; motion carried.

NEW BUSINESS:

FIFTH STREET PROPERTIES

Jonathan Chamlin reviewed his application for the Commercial Building Improvement Program (façade grant) which outlines the improvements he hopes to make to the building. The subject property is 3 ½ lots on the south east corner of Pulaski and Fifth Streets. He stated he has invested \$65,000.00 into the property over the last 3 years and \$125,000.00 in the last 10 years, including roofing, 3 new electrical circuits, 3 new furnaces, plumbing, all the mechanical, the obsolete portions of it. He said he would now like to address the items that would make the property look a little better. Rents and property values in this area do not justify doing much to a building. He said the thought in this process is any money helps. He stated he has 4 addresses technically, 4 tax index numbers, and he is applying for the full weight of the façade grant money. He indicated intended changes on a schedule of the work along with an exterior picture of the building. It is an 18 ½ foot corner building with 60 feet of running surface along Pulaski Street, which is a high visibility intersection.

Paul Basalay asked for the four addresses of the property. Jonathan Chamlin stated from east to west the addresses are 510 5th Street which is the old Yanka's Tap, 512 5th Street which is the Flower Bar, 514 5th Street which is Representative Skoog's office and the parking lot. Several years ago he purchased the small slip of land approximately 17 feet wide which he bought at auction from the city. Bob Johnson asked if 524 Fifth Street was a building. Jonathan Chamlin stated 524 Fifth Street is not a building; it is the address on the tax bill he receives when he pays taxes.

Jonathan Chamlin stated as an aside, he believes the façade grant program needs to be reworked. He suggested the grant should be a certain number of dollars per running foot. He used the example of Debo's being 90 or 120 feet long, and the Skoog office being 18 foot long and both would receive a maximum of \$2,500.00 under the façade program guidelines. He said he believes the program should be something that makes sense and would be a true and strong incentive for someone to improve their building. He said he has invested \$125,000.00 into those buildings, but there is nothing you can see from the street that shows anything has been done to those buildings, except kept them from being mechanically obsolete.

Bob Johnson asked if the far east address is occupied. Jonathan Chamlin said it is for rent.

Jonathan Chamlin said his goal with the building is to make it look better. The brick needs tuck pointing and he would like to paint it. The building requires a new roof immediately. The siding is good, but he would like to paint it. If the existing tenant re-ups for three years, then he would possibly install siding and windows. Right now the roof is leaking and requires immediate attention.

Paul Basalay asked if the building requires new roofing on all three storefronts. Jonathan Chamlin said the roof is complete on two storefronts. Paul Basalay asked what type of roof would be installed. Jonathan Chamlin said it depends on what grant funds he receives through the façade program. If no funds are granted, it will be a shingle roof. If he were to receive the full grant value that he is applying for, he would like to install a standing seam metal roof much like the one on the City Hall building. He thinks it is a high quality product and a good investment for the future, but it is expensive. There is a small section of rubber roof across the back. He said there is a big fillet that runs along the side to get water to shed to the back against the parapet from the wall.

Paul Basalay asked if the west wall of the building would be painted. Jonathan Chamlin said the wall will remain white for now and would be painted if the tenant renews the lease. He said the scope of work is a schedule of values and he will see what he can afford to complete. Currently the roof is the only thing that is certain to be completed. He is going to tuck point and paint the brick on the face of the building labeled P1 in the diagram. The limestone capital will be brushed up and whitened. The thought is to install 3 windows along the west side of the building at some point. Right now, it is roof and gutter.

Paul Basalay asked if all of the work right now would be for the single address. Jonathan Chamlin confirmed it would be for the one address.

Bob Johnson inquired about the restoring of the awning/canopy. Jonathan Chamlin said he plans to sandblast and paint the existing metal awning.

Jonathan Chamlin said the submitted improvement scope is a long list of needs for the building and he will need to determine which are the wants and which are the absolute needs.

Paul Basalay asked what is meant by grade and cut of the parking lot, and asked if the parking lot is gravel. He said it is a city ordinance that the parking lot must be paved. Jonathan Chamlin said the parking lot has been gravel for a long time. Paul Basalay said he realizes the parking lot has been gravel for a long time, and he is not speaking for whoever may approve the grant money, but said it may be difficult to get approval for the grant money if the parking lot is not paved. He added the city could make him pave it or not make it a parking lot. Kris Giese said that is not really a Design Review Committee decision and is just more of friendly advice. Jonathan Chamlin said he appreciates that as information. Paul Basalay said the committee is concerned with exterior appearance and they will probably recommend that it be paved, but stated that it would be left up to the code enforcement people and the committee would focus on the list of improvements submitted.

Paul Basalay asked what color the west wall would be if it were to be painted. He said in his opinion, the wall needs more visual attention. Jonathan Chamlin said the roof is a maintenance item. Paul Basalay suggested using a less expensive roof and painting the wall. Jonathan Chamlin said money to paint the wall would go to waste because he eventually would like to install windows and new siding along the west wall. He believes installing a metal roof would improve the look of the building, improve his appraisal and be good for the city. Mark Lucas stated metal would definitely be a better look than the shingles. Jonathan Chamlin said rents and property values are not high, adding all 3 ½ lots recently appraised for \$110,000.00. He said he is at that number already with his mortgage and he is putting in more cash to keep the building standing. Bob Johnson agreed the metal roof would like nice and asked what color he would choose once he addressed the west wall. Jonathan Chamlin said he provided samples and likes the gray tones, but hasn't committed to a color yet. He prefers something simple that would blend in and make the building look nice.

Paul Basalay asked about exterior lighting. Jonathan Chamlin said he is probably not doing anything with lighting for the time being. The menu of items he provided show things he would like to do to the building. He stated it was submitted as part of the façade grant application to show how quickly he could spend \$40,000.00 on the outside of the building. He said where this has gotten confused is that he presented something for the façade grant showing his intention of what he would like to do. He said it is a shopping list of items he would like to do, but of immediate importance is the roof.

Paul Basalay noted the roof is priority one, along with the chimney leak. He asked if restoring the awning is a top priority or a wish list. Jonathan Chamlin said the awning is not a priority at this time and that the only thing he intends to do right away is the roof. He said everything else is a list of things he would like to do as it can be phased in. He said the list was prepared for the façade grant application and not prepared for the design review.

Paul Basalay asked if there would be any signage changes. Jonathan Chamlin said there would be no signage changes.

Paul Basalay asked the low cost option/worst case scenario look for the roof. Jonathan Chamlin said worst case scenario it will be another shingle roof, exactly as it looks now with a new gutter. It would match the existing except maybe a change to color. Paul Basalay said if the roof matches what is currently there, it would be considered maintenance, but if the roof type is to change in terms of form and color, it would fall in the scope of the Design Review Committee. He said if it is a repair and is the same color, there is no need to go before the committee, but if there is a marked change in color or appearance, it should go before design review.

Jonathan Chamlin said if the façade grant is approved as he submitted it, he may have money left over, but if not, he will repair the roof.

Paul Basalay restated for informational purposes that code requires the parking lot to be paved; however that is a code enforcement issue.

Bob Johnson made a motion to approve the metal roof using any of the stock colors presented with the exception of the red. Kris Giese seconded the motion. All in favor; motion carried.

2017 4th STREET – JOHN BLAIR

John Blair stated he is planning to start by installing dry-vit product siding on the east side of the building. He provided a picture of the old Ficek building in downtown LaSalle as an example of what the finished product will eventually look like. It will have a band down the center at a later date. The

building will all be one solid color, and the band could be changed to a different color based on the tenant.

Paul Basalay asked if the plan was to address only the east wall at this time. John Blair confirmed he is only planning on repairing/updating the east wall at this time where the brick is deteriorating. The front is staying the same for now. It is currently white with red and black accents. John Blair said he will eventually update the rest of the building, but he plans to apply for the façade grant each year to help with the expense. Paul Basalay commented this is another example where he would like to see the façade program provide 2 or 3 times as much as what is currently being offered in funds in order to complete the project.

Mark Lucas said he does not have a problem with updating one wall at a time, but would like to see the front of the building updated all at once.

Building Inspector King asked if the product fades. John Blair said the product does not fade but does require some curing time; it has been used on other buildings including Uptown Bar & Grill and LaSalle State Bank.

Paul Basalay asked how it would be stopped at the bottom of the building. John Blair said they “V” it, 45 it down. Paul Basalay said he believes the material and color choices are fine.

John Blair said would like to see the city increase the façade grant amount. He would address more of the building at one time if the grant program were increased.

Mark Lucas made a motion to approve the 2017 4th Street project as submitted. Matt Lamps seconded the motion. All in favor; motion carried.

FAÇADE PROGRAM

Building Inspector King said he would like to see additional money put into the façade program. Paul Basalay agreed the amounts seem small to encourage owners to update their buildings.

DOWNTOWN AWNINGS

Bob Johnson stated he was not at the last meeting where the downtown awnings were discussed. He said he did not realize it was 2 years ago that Debo’s awnings were approved. He stated after reviewing the Debo minutes, he believes approving that awning was a big step and the committee moved away from the total restriction of the burgundy awnings established in the downtown development plan. Paul Basalay said he is not sure if was recorded, but he believes it was brought up at the time that they may be opening Pandora’s Box by allowing an awning color other than burgundy. He stated he believed awning colors would be reviewed on an as-needed basis. Dimond Brothers and Innovative Staff Solutions were the first time an awning color other than burgundy had been proposed since Debo’s.

The committee discussed general requirements of the downtown development plan.

Bob Johnson stated he is not in favor of the all burgundy restriction and believes it to be monotonous and lacking variety. Matt Lamps said burgundy awnings are not the main color when you drive down Fourth Street. Bob Johnson said he detected five different shades of burgundy awnings. He added there are 18 different businesses that have awnings, and 7-8 are in pretty bad shape and should be removed. He stated choosing your own color establishes pride of ownership.

Mayor Harl entered the meeting at 6:15 p.m.

Mark Lucas said that he feels the committee's hands are tied unless the City Council lifts the burgundy restriction. Mayor Harl asked if the committee is bound to that restriction.

Paul Basalay said he is not against having multiple colors, but may have issues with a color that doesn't complement the building and windows. Mark Lucas said everyone on the committee is likely to have different opinions on acceptable colors.

Kris Giese said once Debo's was allowed to use a red awning, he believes that opened Pandora's Box, and as long as a business isn't doing anything outlandish, it should be approved.

Mayor Harl read information pertaining to the business district development and redevelopment plan including information on bettering the aesthetics and the general health, safety and welfare of the city. The materials and colors selected for the image or street will become more consistent. There is no color scheme listed.

Mark Lucas made the motion to adjourn at 6:25p.m. Kris Giese seconded. Meeting adjourned.

Respectfully Submitted by:
Chairman Paul Basalay
Minutes prepared by Melissa Carruthers