



Village of Lemont
Historic Preservation Commission

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

**HISTORIC PRESERVATION COMMISSION
AGENDA
REGULAR MEETING**

February 11, 2016 – 6:30 p.m.

**LEMONT VILLAGE HALL
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES: Meeting January 14, 2016**
- IV. CHAIRMAN'S REPORT**
- V. PUBLIC HEARINGS**
 - A. 15-03 Certificate of Economic Hardship Continued.**
Request for the demolition of old St. Patrick's School and convent (220 E. Illinois) also known as St. James Academy (*Applicant has requested a continuance to March 10, 2016*).
- VI. APPLICATIONS**
 - A. Certificate of Appropriateness for construction of a new three-unit residential building at 510 Illinois St.
- VII. NEW BUSINESS**
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS**
 - A. National Register Application: Commercial District update.
- IX. AUDIENCE PARTICIPATION**
- X. ADJOURN**

**MINUTES
HISTORIC PRESERVATION COMMISSION**

January 14, 2015

I. CALL TO ORDER

The January meeting of the Historic Preservation Commission was called to order on Thursday, January 14, 2016 at 6:30 p.m. by Chairman Barbara Buschman.

II. ROLL CALL

Commissioners Buschman, Batistich, Flynn, Roy, and Yates present. Commissioners Cummins and Schwartz absent. Charity Jones, Planning & Development Director, Heather Valone, Village Planner, and Trustee Liaison Ronald Stapleton were also present. Gay Dall, court reporter, was present to record testimony of the public hearing.

III. APPROVAL OF MINUTES

Motion by Mr. Batistich, seconded by Ms. Roy, to approve the minutes of the November 19, 2015 meeting. Voice vote: 5 ayes. Motion passed.

IV. CHAIRMAN'S REPORT

V. PUBLIC HEARING

A. Certificate of Economic Hardship for the demolition of old St. Patrick School and convent (220 E. Illinois) also known as St. James Academy

Motion by Ms. Yates, seconded by Ms. Roy to open the public hearing at 6:35 p.m. Voice vote: 5 ayes. Motion passed.

Charity Jones, presented the background, exhibits and staff assessment of the application, stating that there is only one criterion to be considered for the Certificate of Economic Hardship: whether there is evidence that the property cannot yield an adequate economic return unless the proposed work for which a Certificate of Appropriateness has been denied is allowed to proceed.

The Archdiocese of Chicago is owner of the building and property, but financial responsibility for its maintenance is the responsibility of St. Patrick parish. The parish states that it no longer has any use for the building and is financially unable to stabilize, repair or maintain it. A property appraisal report prepared by the Gorman Group for the Archdiocese, details property description, market value, highest and best use, and compliance information. Missing from the compliance data is specific information on how many potential buyers were contacted by the Archdiocese, asking price, and whether the property was listed in broad circulation to real estate brokerages as directed by the Mayor and staff.

A current offer by Patrick Commercial Real Estate for the building, property, and lot to the east for the sum of \$3,500 cash was rejected by the Archdiocese.

Pastor Kurt Boras, parish attorney Thomas Moore, and parish Finance Chairman John Basareal, spoke for the parish, elaborating on its 175 year history, the mission of the parish, and financially prioritizing the Church building and worship space, and secondly the ability to provide support for youth education through the school it jointly provides with St. Alphonsus parish.

Rev. Boras cited safety concerns with the St. James building and presented a letter from the Fire Chief stating that due to the condition of the roof, the Fire Department could not enter the building should any fire occur.

Financial information supplied by the parish attorney reported a parish debt of \$77,967, net unrestricted deficit operating income of \$239,670 over the past 8 years, and necessary capital expenditures for the church building at \$150,000. Estimates to demolish

the building range from \$100,000 - \$150,000. Mr. Basareal stated that the ability of the parish to raise funds for any capital expenditure is difficult, given the weekly collection and the size of the parish.

The parish stated that it had paid \$122,000 for the lot to the east of the old school. The Gorman appraisal stated a value of \$30,000 for the lot.

Members of the audience were asked for comments.

Dale Boe, 701 Porter Street, a life long member of the parish, cited examples of buildings which had been successfully saved, rehabilitated and re-purposed for other uses, including Central School, and encouraged St. Patrick's to work with Patrick Real Estate on a similar solution for St. James.

Susan Donahue, 902 Talcott Street, stated her concerns that full specifics be provided as to efforts to market the property and documentation supporting the demolition cost estimate. She would also favor selling and re-purposing the building.

John Quinn, 307 Lemont Street, asked for documentation of the \$122,000 purchase of the east lot. He stated the parish should reconsider the current offer, and consider that the parish would have the financial benefit of not having to divert funds to pay the \$150,000 demolition cost and could proceed with other needed capital improvements. He provided examples of buildings downtown that Pat Stanton had successfully renovated.

Comments from the Board:

Susan Roy asked St. Patrick's how much they have spent in subsidizing the Davey Road school and was told the figure was around \$1million over the past 8-10 years. She questioned the decision to fund a school building not on the premises at the expense of the failing school building on the property.

Commissioner Batistich asked about parish plans for the property if the building were demolished and was told that the parish would take the long view as to future expansion, and also cited current lack of parking as a possible use.

There being no further comments, a motion was made by Mr. Flynn, seconded by Ms. Roy to continue the public hearing until February 11, 2016 at 6:30 p.m. to allow the Archdiocese and the parish to provide additional information including documentation of total marketing efforts, asking price sought for the property and whether the property was listed on any broadly circulated real estate platform. Voice vote: 6 ayes. Motion passed.

Charity Jones notified the parish representatives that it is not a requirement to provide additional notice for the continued hearing.

VI. APPLICATIONS

VII. PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

A. National Register Application

Heather Valone announced that the application for National Register designation for the core commercial portion of the Historic District identified by the State Historic Preservation Agency would be submitted January 15 for preliminary review. After comments are received and any revisions made, the Commission will receive a copy of the application.

AUDIENCE PARTICIPATION

VIII. ADJOURN

Motion by Mr. Batistich, seconded by Ms. Roy, to adjourn the meeting at 7:50 p.m. Voice vote: 5 ayes. Meeting adjourned.



Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Historic Preservation Commission

FROM: Heather Valone, Village Planner

THRU: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Case 15-03 St. Patrick Application for Certificate of Economic Hardship for St. James Academy Demolition

DATE: February 4, 2016

SUMMARY

The Catholic Bishop of Chicago has submitted an application for a Certificate of Economic Hardship for the demolition of St. James Academy and convent building on the east side of the St. Patrick's church property, on the south side of Illinois Street. The hearing was continued from the January 14, 2016 HPC meeting to allow the applicant to:

1. consider the pending offer on the property;
2. provide additional evidence of past marketing efforts;
3. provide documentation to support the applicant's stated estimate of demolition cost; and
4. submit information on the plan for the property if a certificate of economic hardship were granted by the HPC.

The pending offer has been further negotiated by the applicant and Mr. Stanton; thus the applicant is requesting that the hearing be continued again to permit additional time to consider the current offer on the property.

ATTACHMENTS

1. Letter from Anderson & Moore, P.C. dated 2-3-2016.

ANDERSON & MOORE, P.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET, SUITE 1720

CHICAGO, ILLINOIS 60602

THOMAS S. MOORE
JANE F. ANDERSON

TELEPHONE (312) 251-1500
FACSIMILE (312) 251-1509

February 3, 2016

BY EMAIL AND MAIL

Ms. Charity Jones, AICP
Director of Planning & Economic Development
Village of Lemont
418 Main Street
Lemont, Illinois 60439-3788

**Re: Continued Hearing February 11, 2016
Certificate of Economic Hardship for
200 East Illinois Street, St. James Academy Building**

Dear Ms. Jones:

As you know, I've been asked to represent St. Pat's Parish in the above described proceeding before the Historic Preservation Commission scheduled for February 11th.

Father Boras and his parishioners have been diligently pursuing the Commissioners' suggestions in anticipation of being ready to proceed on February 11th. However, just this morning the Parish received a new proposal from Mr. Stanton whereby the Parish would retain ownership of the vacant lot next to the St. James building and continue to use the vacant lot to partially meet their parking needs but possibly share its floor area and some parking with Mr. Stanton's project under a long term lease or similar arrangement.

Father Boras would like to share this new proposal with the Parish Council. If the Parish Council is interested in this or a similar proposal, Mr. Stanton needs thirty days due diligence to evaluate the St. James building to see if his new plan is viable.

While we don't know if this will pan out, none of it can possibly happen by a week from tomorrow so I'd respectfully request that further deliberations on the St. James building be deferred. I teach a class at Loyola Law School on Thursday nights so if you can assure me this matter will be continued, I'd ask to be excused until the continued date.

Thanks very much for your cooperation and assistance..

Sincerely,

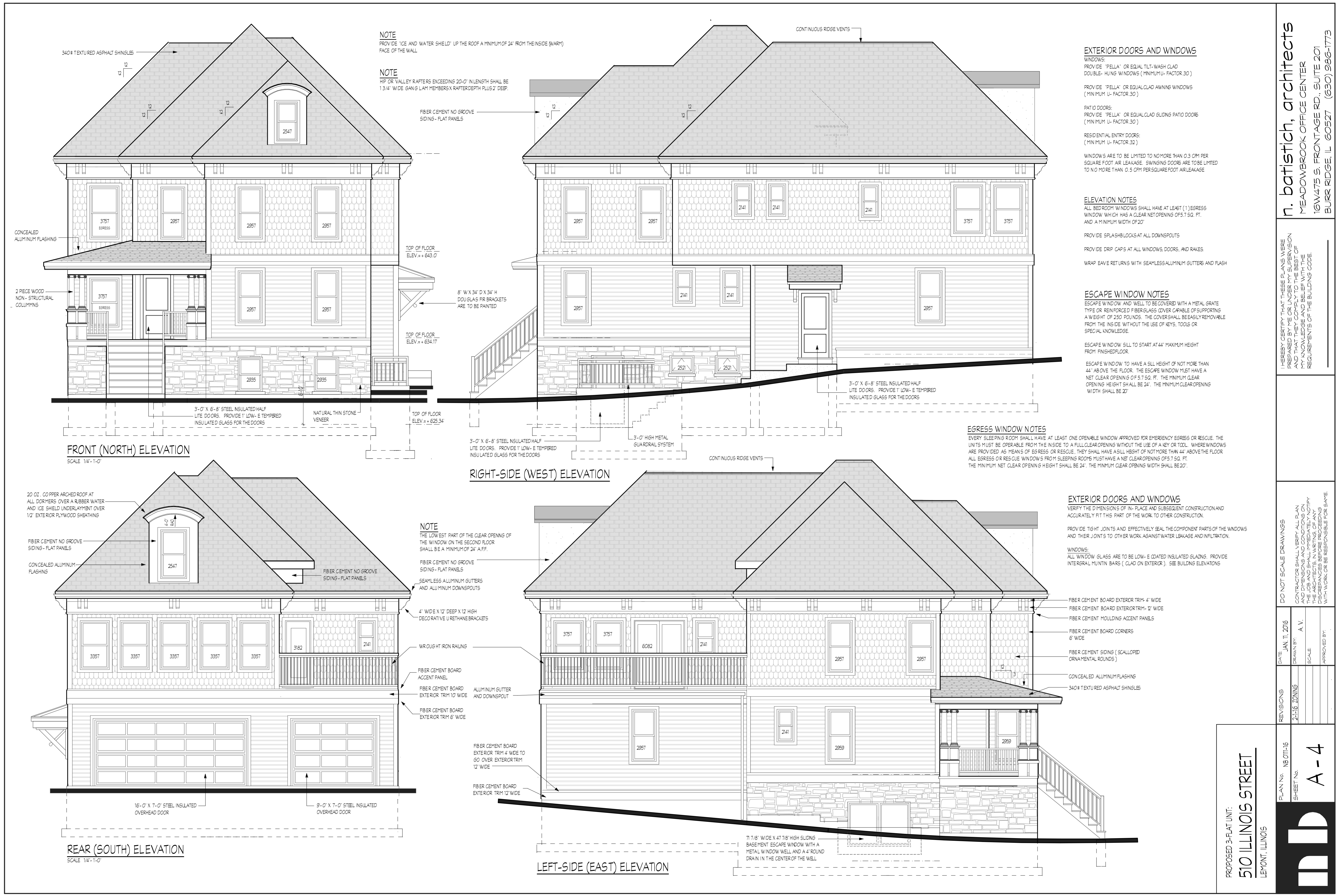
A handwritten signature in black ink, appearing to read "Tom", with a large, sweeping flourish above the letters.

Thomas S. Moore

TSM/bs

cc: Hortensia Carreira
Fr. Borus

W:\Archdiocese 110\St. James Academy-Lemont\JonesLtr020316.docx



NOTE
 PROVIDE 'ICE AND WATER SHIELD' UP THE ROOF A MINIMUM OF 24" FROM THE INSIDE (WARM) FACE OF THE WALL.

NOTE
 HIP OR VALLEY RAFTERS EXCEEDING 20'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS X RAFTER DEPTH PLUS 2" DEEP.

EXTERIOR DOORS AND WINDOWS
 WINDOWS:
 PROVIDE 'PELLA' OR EQUAL TILT-WASH CLAD DOUBLE-HUNG WINDOWS (MINIMUM U-FACTOR .30)
 PROVIDE 'PELLA' OR EQUAL CLAD AWNING WINDOWS (MINIMUM U-FACTOR .30)
 PATIO DOORS:
 PROVIDE 'PELLA' OR EQUAL GLAD GLIDING PATIO DOORS (MINIMUM U-FACTOR .30)
 RESIDENTIAL ENTRY DOORS:
 (MINIMUM U-FACTOR .32)
 WINDOWS ARE TO BE LIMITED TO NO MORE THAN 0.3 CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS ARE TO BE LIMITED TO NO MORE THAN 0.5 CFM PER SQUARE FOOT AIR LEAKAGE

ELEVATION NOTES
 ALL BEDROOM WINDOWS SHALL HAVE AT LEAST (1) EGRESS WINDOW WHICH HAS A CLEAR NET OPENING OF 5.7 SQ. FT. AND A MINIMUM WIDTH OF 20"
 PROVIDE SPLASHLOCKS AT ALL DOWNSPOUTS
 PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS, AND RAKES
 WRAP BAIE RETURNS WITH SEAMLESS ALUMINUM GUTTERS AND FLASH

ESCAPE WINDOW NOTES
 ESCAPE WINDOW AND WELL TO BE COVERED WITH A METAL GRATE TYPE OR REINFORCED FIBER GLASS COVER CAPABLE OF SUPPORTING A WEIGHT OF 250 POUNDS. THE COVER SHALL BE EASILY REMOVABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
 ESCAPE WINDOW SILL TO START AT 44" MAXIMUM HEIGHT FROM FINISHED FLOOR.
 ESCAPE WINDOW TO HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. THE ESCAPE WINDOW MUST HAVE A NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM CLEAR OPENING WIDTH SHALL BE 20"

EGRESS WINDOW NOTES
 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM CLEAR OPENING WIDTH SHALL BE 20"

FRONT (NORTH) ELEVATION
 SCALE 1/4" = 1'-0"

RIGHT-SIDE (WEST) ELEVATION

REAR (SOUTH) ELEVATION
 SCALE 1/4" = 1'-0"

LEFT-SIDE (EAST) ELEVATION

n. batistich, architects
 MEADOWBROOK OFFICE CENTER
 16W475 S. FRONTAGE RD., SUITE 201
 BURR RIDGE, IL 60527 (630) 986-1773

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE	JAN 11, 2016
DRAWN BY	A.V.
SCALE	
APPROVED BY	

PROPOSED 3-FLAT UNIT:
510 ILLINOIS STREET
 LEVONT, ILLINOIS

PLAN No. NB 011-16
 SHEET No. **A-4**

