



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**

March 10, 2016 – 6:30 p.m.

**LEMONT VILLAGE HALL
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES: Meeting February 11, 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 April 14, 2016.*)
- VI. APPLICATIONS**
- 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**

February 11, 2016

I. CALL TO ORDER

The February meeting of the Historic Preservation Commission was called to order on Thursday, February 11, 2016 at 6:30 p.m. by Chairman Barbara Buschman.

II. ROLL CALL

Commissioners Buschman, Batistich, Cummins, Flynn, Schwartz and Yates present. Commissioner Roy absent. Heather Valone, Village Planner, Eileen Donahue, Human Resources Generalist for the Village, and Trustee Liaison Ronald Stapleton were also present.

III. APPROVAL OF MINUTES

Motion by Mr. Cummins, seconded by Mr. Schwartz, to approve the minutes of the January 14, 2016 meeting. Voice vote: 5 ayes. Motion passed.

IV. CHAIRMAN'S REPORT

Eileen Donahue, Human Resources, explained the need for all commissioners to complete the Open Meetings Act electronic training which is required once during their term of appointment.

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

A letter dated February 3, 2016 from Thomas Moore, attorney for the parish, was submitted requesting deferral for an additional 30 days for the parish to consider a revised proposal for acquisition of the St. James Building.

Motion by Mr. Flynn, seconded by Mr. Batistich, to open the discussion. Voice vote: 6 ayes. Motion passed. Commissioners saw no reason not to continue the hearing until the March meeting. Motion by Mr. Cummins, seconded by Mr. Flynn to continue the Public Hearing until March 10, 2016. Voice vote: 6 ayes. Motion passed.

VI. APPLICATIONS

A. Certificate of Appropriateness for construction of a new 3-unit residential building at 510 Illinois Street.

Commissioners had previously reviewed drawings for the new construction and issued a Certificate in October, 2015. During the review process, changes to the windows, doors, and roof line were required. Heather Valone and Simon Batistich presented the revisions which included the addition of dormer windows front and rear elevations, changing the entrance to the garden apartment to a private entry on the garden level, instead of shared entry from the first floor. Changes to the roof line were also pointed out. Colors were not discussed as part of this review. Motion by Mr. Cummins, seconded by Mr. Schwartz, to approve a Certificate of Appropriateness for the revised new construction at 510 Illinois Street, per drawings submitted and dated February 1, 2016. Voice vote: 5 ayes. Mr. Batistich abstained. Motion passed.

VII. PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

A. National Register Application

Heather Valone announced that the preliminary review of the application for National Register designation for the core commercial portion of the Historic District had been completed. The application form required information on the secondary style for each

building. Although the information was available for some of the buildings from the Granacki Survey, many did not identify the secondary style. Commissioners looked at approximately 8 of the buildings and forms and asked that Heather Valone send the remaining forms and photos to them to allow time for in depth review and more accurate comment. Commissioners asked whether the Preservation Agency had issued style definitions and were told there was no standardized listing by the Agency.

AUDIENCE PARTICIPATION

VIII. ADJOURN

Motion by Mr. Flynn, seconded by Mr. Batistich, to adjourn the meeting at 7:10 p.m.
Voice vote: 6 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: March 1, 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 applicant had requested, prior to the February 11, 2016 HPC meeting, that the hearing be continued to allow for Mr. Stanton and the Archdiocese to negotiate the sale of the property. The applicant has had subsequent meetings with Mr. Stanton to discuss terms of sale and lease of the subject property and the adjacent vacant property. As the negotiations with Mr. Stanton have continued, the applicant has again requested a continuance to the April 14, 2016 HPC meeting to allow more time to consider the current offer on the property. The applicant has also submitted a formal cost estimate for the demolition of the building.

Staff is recommending that the hearing be continued to the April HPC meeting on the condition that the applicant supply the remaining information outlined in list items 2 and 4 above by March 31, 2016. Additionally Staff does not recommend any further continuances beyond the April 14, 2016 HPC meeting unless some sort of weather barrier is installed on the structure to prevent further damage to the interior of the building prior to the April 14, 2016 HPC meeting.

ATTACHMENTS

1. Letter from Anderson & Moore, P.C. dated 2-26-2016.
2. An estimate of demolition cost from Wreckson Specs LLC. Dated 1-8-2016

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 26, 2016

BY EMAIL – hvalone@lemont.il.us

Heather Valone
Village Planner
Village of Lemont
418 Main Street
Lemont, IL 60439

Re: St. James Academy Building - Continued Economic Hardship Hearing

Dear Heather:

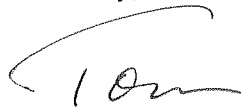
You requested an update on the discussions with Mr. Stanton. A representative of the parish met with Pat Stanton earlier this month and there have been some follow up calls, but Mr. Stanton has been out of town and will not be available again until sometime later next week.

At the meeting Mr. Stanton shared the attached rendering showing plans to convert the building to six residential units as well as improvements to the ancillary parking to the East. He confirmed he would need parking and since the parish needs parking as well, the discussions turned to a wider range of exploring different scenarios that might work for everyone. Hopefully, when Mr. Stanton returns next week those discussions can continue.

Meanwhile, in addition to Mr. Stanton's rendering, attached please find an updated demolition estimate and some pictures of the lot to the east of the St. James Academy building with approximately eight cars parked along the alley across the back of the lot. Also attached are a number of pictures showing the extreme parking situation at Sunday Mass or any time there is a major parish activity. Whenever the Commission decides to reconvene the hearing, please include these materials in the package.

At your convenience, let me know if the commission intends to move forward on the 10th or decides to give the Stanton discussions some more time to see if they can reach fruition. Thanks for your cooperation and assistance.

Sincerely,



Thomas S. Moore

TSM/bs

cc: Hortensia Carreira
Fr. Boras
Kevin Marzalik

WRECKCON SPECS LLC.
2115 Wesley Ave.
Evanston, IL 60201
Phone: 773-315-0719
Email: gip50000@yahoo.com



January 8, 2016

Attn: Andrew Fernandez
Archdiocese of Chicago
835 N. Rush St.
Chicago, IL. 60611-2030
Ph: 312-534-5310
Fax: 312-534-9805

RE: Revised St. Patrick Proposal

We propose to perform complete demolition operations at St. Patrick Parish, in Lemont, Illinois as follows:

Scope of Work:

- I. Dismantle remove and dispose of both buildings scheduled for demolition. Buildings included are as follows:
 - A. School and convent buildings. All building components scheduled for removal including foundations.
 - B. Dismantle, remove, and dispose of all walkways associated with structures being removed.
 - C. Fire escape removal completed and paid prior.
 - D. Fence materials and installation already purchased in prior work order. Will be reinstalled.
 - E. Asbestos completed by others and price below represents reduction.

- II. All depressions will be filled with stone layer up to grade.

- III. Site to be left broom clean and leveled.

- IV. Insurance, licensing, and permits:
 - A. Wreckcon will procure and pay for all necessary permits and licenses.
 - B. Wreckcon will provide all necessary insurance such as:
 1. Workers Compensation.
 2. General liability.
 3. Automobile liability.

WRECKCON SPECS LLC.

2115 Wesley Ave. Evanston, IL 60201

Phone: 773-315-0719 Email: wreckcon@gmail.com

- V. Permits fees and permit procurement are included.
 - A. Permits include right of way, sidewalk, street, EPA, Demolition fees, asbestos permits, and or etc. All permits required to do the work.
 - B. Water and sewer disconnections, permits, and fees are included.

- VI. All equipment, labor, and fuel included.
 - A. Wreckcon will provide our own electricity.
 - B. Wreckcon will procure water usage directly from the village unless an onsite solution is available.

- VII. All trucking and dump fees included.

- VIII. Exclusions:
 - A. Hazardous waste is not included. Underground tank removal, contaminated spoils removal, and or engineering is not included.
 - B. We will require the owner to request demolition disconnections for the gas, telephone, and electrical utilities, and provide associated affidavits.
 - C. Unforeseen schedule delays, such as historical holds, contaminated soil, underground tanks, and or etc...

- IX. Schedule:
 - A. Wreckcon will procure all required permits and pay all fees upon contract release. Approximately 15 business days.
 - B. Onsite work will be substantially complete within 35 business days.

- X. Payment:
 - A. Wreckcon will request monthly payments.

Wreckcon will complete all work for a lump sum in the amount of \$118,500.25.

Acceptance:

This agreement will stay in effect for a period of 90 days after 7.1.16.

Accepted by: _____ Date _____

WRECKCON SPECS LLC.

2115 Wesley Ave. Evanston, IL 60201

Phone: 773-315-0719 Email: wreckcon@gmail.com

Thank you for this opportunity. Please call 773/315-0719 with any questions or concerns. Thank you.

Sincerely,

John Gipson
Wreckcon Specs LLC.