

## Historic Preservation Commission

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

### HISTORIC PRESERVATION COMMISSION AGENDA REGULAR MEETING

April 14, 2016 - 6:30 p.m.

# LEMONT VILLAGE HALL 418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting March 10, 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.
- VI. APPLICATIONS
  - A. Certificate of Appropriateness for a sign at 238 Main St. (GoPolar Cryotherapy).
- 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

#### March 10, 2016

#### I. CALL TO ORDER

The March meeting of the Historic Preservation Commission was called to order on Thursday, March 10, 2016 at 6:30 p.m. by Chairman Barbara Buschman.

#### II. ROLL CALL

Commissioners Buschman, Batistich, Cummins, Roy and Yates present. Commissioners Flynn and Schwartz absent. Heather Valone, Village Planner, and Trustee Liaison Ronald Stapleton were also present.

#### III. APPROVAL OF MINUTES

Motion by Mr. Cummins, seconded by Ms. Roy, to approve the minutes of the February 11, 2016 meeting. Voice vote: 4 ayes. Motion passed.

#### IV. CHAIRMAN'S REPORT

#### V. PUBLIC HEARING

# A. 15-03 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 26, 2016 from Thomas Moore, attorney for the parish, was submitted requesting deferral for an additional 30 days to allow the parish more time in discussions with Mr. Stanton on his proposal for acquisition of the St. James Building. A demolition estimate was included with the letter, but two of the four requested items requested from the Archdiocese have yet to be received.

Motion by Ms. Roy, seconded by Mr. Cummins, to open the discussion. Voice vote: 5 ayes. Motion passed. Heather Valone noted that staff recommends the continuance with conditions.

Motion by Mr. Cummins, seconded by Mr. Batistich, to continue the Public Hearing until April 14, 2016, with the conditions that the Archdiocese provide by March 31 additional evidence of past marketing efforts, and submits information on the plan for the property if a certificate of economic hardship were granted. Voice vote: 5 ayes. Motion passed.

#### VI. APPLICATIONS

#### VII. PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR COMMENTS

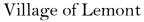
#### A. National Register Application

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. Commissioners reviewed photos of the buildings and determined the secondary style of each needed for completion of the application.

#### **AUDIENCE PARTICIPATION**

#### VIII. ADJOURN

Motion by Mr. Cummins, seconded by Ms. Roy, to adjourn the meeting at 7:10 p.m. Voice vote: 6 ayes. Meeting adjourned.





## 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: April 7, 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. Staff is recommending denial of the certificate of economic hardship.



#### **BACKGROUND**

The applicant filed a Certificate of Appropriateness application in February 12, 2015 to allow for the demolition of the academy and convent building and the garage, which was denied by the HPC. The HPC reviewed the thirteen standards in UDO Chapter 17.16 and found that the application met none of the standards to allow for demolition (see Attachment 2 for the Certificate of Appropriateness Findings of Fact). The garage is not historic and the HPC provided no findings or recommendations for the garage structure.

#### **CERTIFICATE ECONOMIC HARDSHIP**

**Application.** The applicant submitted a formal request for a Certificate of Economic Hardship on November 30, 2015. A public hearing was opened at the January 14, 2016 HPC meeting (see Attachment 3 for the January 14, 2016 meeting minutes). The HPC found that it did not have sufficient information to make a determination at that time. The hearing was continued to allow the applicant to:

- 1. Consider the pending offer of purchase for the subject property;
- 2. Provide additional evidence of past marketing efforts to sell or otherwise lease the property;
- 3. Provide documentation to support the applicant's stated estimate of demolition cost; and
- 4. Submit information regarding the future use of the property if a certificate of economic hardship were granted by the HPC.

Since the initial hearing, the applicant subsequently requested two additional continuances to allow the Archdiocese to continue to negotiate with Mr. Pat Stanton (a potential purchaser of the property) to allow for the sale of the subject property which would render the applied for certificates mute. That proposed purchase also, included the purchase of a vacant lot to the east of the subject site. The applicant has indicated that negotiations for the subject property and the lot to the east have concluded with Mr. Stanton with no contract being agreed upon. The applicant is requesting to proceed with their application for a Certificate of Economic Hardship. The applicant has indicated that the intended use for the property, if the certificate of economic hardship was granted by the HPC, will be additional parking and a prayer garden.

**Building Condition Report & Appraisal.** A June 2014 report entitled "St. Patrick's School Building Limited Condition Assessment" details the status of the building, noting failed and deteriorated roof rafters, breaches in the roof membrane, displaced stone units, and settlement of the entrance steps and retaining walls. The report concludes that the roof structure is unsafe and significant repairs are needed to the building in order to prevent further deterioration. The report does not indicate that the building is structurally unsound or that collapse is imminent. The report estimates the cost of immediately needed repairs to the building is in excess of \$1,000,000. The report does not include an estimate of a full building rehabilitation for any use, but notes that it would be significantly more than \$1,000,000. The applicant provided a detailed estimate for demolition, from Wreckon

Specs LLC., indicating a cost of \$118,500.25 prior to the March 10, 2016 HPC hearing. That estimate only detailed the cost of demolition and not the installation of any future proposed uses for the subject property.

The applicant has provided an appraisal by the Gorman Group, Ltd for the subject property and the adjacent lot to the east. The appraisal seeks to determine the current market value of both properties based on the applicant's appraiser's opinion of the highest and best use for each property. Citing the high estimated cost of repairs, the appraisal report concludes that the subject property's highest and best use is for sale as vacant land. The adjoining vacant lot to the east is valued at \$30,000. The report does not explicitly state the estimated value of the subject property; however, if the best and highest use is as a vacant lot, the valuation of the subject property would be likely the same as the adjoining lot to the east since both lots are the same size and located adjacent to each other. Therefore, staff must conclude from the Gorman Group Appraisal Report that the estimated value of the subject property, as the highest and best use of the property, would be \$30,000. The Gorman Group Appraisal Report does not include any estimate of the market value for the subject property in a redevelopment scenario that included the preservation of the existing building.

Marketing. The applicant asserts that in an effort to identify possible uses for the academy and convent building, the Parish worked with the Archdiocese of Chicago Real Estate Office (Archdiocese Office) to contact outside parties who may be interested in purchasing the subject property for reuse of the existing structure without demolition of the same. The efforts of the Archdiocese Office resulted in two parties, Glammony Group and PPK Architecture touring the property for more information. The Archdiocese Office also contacted the Center for Renewable Energy at Illinois State University to determine if their education program would be able to convert the space and use it for a Renewable Energy Power Generation Facility. The Archdiocese Office has stated that none of the interested parties determined that the building could be rehabilitated for their use.

In addition to the efforts of the Archdiocese Office, the St. Patrick Parish (Parish) also made the building available for tours and viewing. Per the Parish, the following individuals toured the building: Patrick Stanton, Joseph Turek, Kevin Peterson, and Scott Studebaker. One of these individuals, Patrick Stanton, has submitted a written offer for purchase of the subject property to the Archdiocese Office and engaged in verbal negotiations and further revisions to his offer, as detailed further in the "Current Offer" section of this report.

The Archdiocese Office has provided a written summary of their results of marketing the subject property. The application did not include documentation of the total marketing efforts taken by the Archdiocese Office that led to the documented results, nor did the applicant provide any details regarding the purchase price the Archdiocese Office was seeking for the property during its marketing efforts. At this time, it is unknown how many potential buyers were directly contacted by the Archdiocese Office; whether the property was listed on any real estate websites; any other tools of broad distribution; whether information or flyers on the property were sent to various real estate brokerages; or any other elements showing an effective and bona-fide attempt to market the subject property for purchase by a third party. In short, this report was incomplete and

more information is needed to properly address the applicant's Certificate of Economic Hardship.

As noted previously, the HPC continued the January 14, 2016 hearing in part to provide the applicant an opportunity to produce additional evidence of marketing efforts on behalf of the property. The applicant has not submitted any additional information to date.

Financial Conditions. Although the legal owner of the property is the Catholic Bishop of Chicago, that applicant has stated that all financial obligations related to the subject site are the responsibility of the local Parish. The applicant states that the Parish is experiencing financial hardship and does not have the resources to maintain the structure. According to the applicant's letter, over the last eight years, the Parish's net unrestricted operating income has reached a deficit of \$239,670.12. As of June 30, 2015, the Parish's debt balance was \$77,967; at the January 2016 HPC hearing, John Becerril, Chairperson of the Parish Finance Committee testified that this debt balance had been reduced to \$59,000. The Parish has also identified imminent capital improvement needs for the St. Patrick's church building that will cost in excess of \$150,000. Due to the Parish's current financial situation, the Parish has been unable to make its annual contribution to the parochial school it shares with St. Alphonsus. In addition to the current repairs need for the church building, the Parish's future capital improvements needs are in excess of \$350,000. The Parish has cited these financial hardships as justifications for not maintaining the building since its vacancy in 2005. The cost of demolition provided by the applicant is \$118,500, \$88,500 more than the value of the land on which the building sits. The demolition cost would further add to the Parish's already strained financial situation and increase its outstanding debt balance. The disposition of the subject property by the applicant, even for no revenue, would at least relieve the Parish of further costs and debts associated with the demolition or repair of the structure, which when added up are a significant burden upon the already financially troubled Parish.

**Current Offer.** Prior to the January, 2016 HPC hearing, Mr. Patrick Stanton of Patrick Commercial Real Estate and Stanton Enterprises, made a written offer to the Archdiocese to acquire the subject property and the adjoining lot to the east for rehabilitation and conversion of the building into multi-family residential housing. Mr. Stanton's original offer included \$1,000 non-refundable earnest money to place the property under contract, a 120 day due diligence period, and \$2,500 to purchase both lots at the end of the due diligence period. According to Mr. Stanton, the Archdiocese accepted the earnest money and began negotiations, although the parties did not enter into a written contract to purchase.

Mr. Stanton's plan included a conversion of the St. James Academy site to residential units, with a parking lot to be placed on the vacant lot to the east. Site and architectural plans were prepared and shared with the Archdiocese. The Archdiocese/Parish asked for the site plan to be revised to include a meditation/ prayer garden on the eastern lot and parking spaces for the Parish's use, to offset the seven (7) existing church parking spaces that would be lost under the redevelopment scenario. Mr. Stanton revised the site plan to include the garden, six (6) parking spaces for the Parish's use, and eight (8) parking spaces for the residential use (Attachment 4). Mr. Stanton has also indicated that

the parking lot could be redesigned to allow for three (3) additional parking spaces for the Parish's use, while still maintaining the prayer garden area.

According to an April 4, 2016 letter, the Archdiocese indicates that Mr. Stanton concluded the renovation of the St. James Academy building is not economically viable. According to staff conversations with Mr. Stanton, negotiations broke down over the ownership of the vacant lot east of the St. James Academy building as each party wished to own the lot and provide a lease agreement to the other for the use of the excess parking spaces. Mr. Stanton has informed Michael Dolce, with the Archdiocese Office, and staff that he is still interested in placing the property under contract and completing his due diligence period; however, he maintains he must control the lot to the east to accommodate parking for the proposed residential units.

The offer made by Mr. Stanton would prevent the Parish from incurring the high cost of demolition, preserve the historic school building, pay a nominal amount of cash to the Parish to defray the costs of transferring title of the property to the new owner, include the requested prayer/meditation garden amenity, and offset the seven existing parking spaces that would be lost under the redevelopment scenario. Furthermore, it would alleviate the additional costs of providing a parking lot on the subject property which has not been accounted for by the Parish in their application.

**Post Demolition Site Plan.** In response to the HPC's request for additional information on future plans for the property if the Certificate of Economic Hardship were granted, the applicant has stated they desire to convert both lots to a parking and prayer garden area. However, as stated above, the applicant has submitted no evidence or plan as to how they will fund the demolition and improvements.

The cost of demolishing the St. James Academy building, coupled with the outstanding debt and imminent capital improvement needs for the St. Patrick's church building total \$446,467 based on upon the initial application figures, or \$428,467 based on the revised figures presented by the Applicant at the January 2016 HPC hearing. At the January, 2016 hearing Fr. Kurt Boras, Priest of the St. Patrick's Parish, testified that the total congregation was around 800 parishioners, with roughly one-third being regular contributors. The Parish Financial Chair, Mr. Becerril, testified that in order to have the funds to demolish the St. James Academy building the Parish would have to seek second collections or postpone other needed projects in order to redirect revenue toward the demolition costs. Given the Parish's current financial position, it appears the Parish would need to seek additional debt or put off resolution of the imminent capital needs of the St. Patrick church building in order to fund the construction of a parking lot. No estimate of additional costs or expenses were provided by the Parish for the conversion of the subject property and the neighboring lot to the east into a parking area.

In the past, the Parish has had plans to construct additional parking, but those plans have not come to fruition. In 1999, the applicant applied for and received a permit to demolish the building at 224 Illinois St., the lot that is referred to elsewhere in this report as the vacant lot to the east of the St. James Academy building. The permit materials indicate that the proposed future use of the lot was to be parking. However, the parking area was only improved with the existing seven parking spaces along the public alley as mentioned previously. In 2013 the Parish applied for a certificate of appropriateness to demolish the building at 217 Cass Street and convert the property into a parking lot. The

applicant was granted the zoning entitlement; however, the parking lot was never constructed.

Based on the current financial position of the Parish and the past history of other planned parking improvements, staff finds it unlikely that a parking lot would be constructed on the subject property any time in the foreseeable future.

#### **CONCLUSIONS & RECOMMENDATIONS**

UDO 17.16.040.A states that a Certificate of Economic Hardship is issued upon the evidence that the structure or property cannot yield an adequate economic return unless the proposed work for which a Certificate of Appropriateness has been denied is allowed to proceed. For the current owner, the subject site has had no use aside from some incidental storage for over ten years. The current financial circumstances of the Parish make either repair or demolition of the subject building a heavy burden. Per the applicant's submitted reports, even with a Certificate of Appropriateness to demolish the building the Parish will spend at least \$88,500 more than the value of the land on which the building sits. At the time of application, the Parish had \$268,500 in outstanding debt and imminent capital improvement needs for the St. Patrick's church building, as well as a deficit of \$239,670.12 in unrestricted net operating income. The Parish's financial hardship is already impeding their abilities to fund current operations; the cost to repair or demolish the historic St. James Academy building would further add to the strained financial situation.

Once demolished, the applicant plans to convert the site in to additional parking and a prayer garden, but the applicant's financial records and past history indicate it does not have the resources to execute such a plan. Therefore, even if approval of the demolition was granted, the applicant will likely be left with a negative economic return on the property for the foreseeable future.

Based on these considerations, one would expect that the subject property to have been marketed for sale for little to no cost; however, the applicant has not provided documentation to support this expectation. As noted previously, the applicant has only provided the results that the subject property was marketed in some form or manner, but the content or extent of their marketing of the subject property is still unknown. Staff finds that the applicant has not demonstrated sufficient evidence to demonstrate listing of the property for sale or lease or asking price thereof.

The negotiations with Mr. Stanton have not yielded a contract of sale for both the subject property and the lot to the east. Mr. Stanton has stated to the Archdiocese Office and staff that he is still interested in the subject property and the neighboring lot to the east. The recent negotiations and continued interest by Mr. Stanton demonstrate that there may be a viable economic use of the subject property which may be feasible to maintain the current historical significance of the building and redevelop the site for residential use. Although ownership of the vacant lot to the east appears to have caused an impasse between the Archdiocese and Mr. Stanton that land ownership may not be an issue with other potential purchasers or lessees. Staff concludes that the applicant has not proven whether an adaptive reuse proposal is incapable of receiving an adequate economic return on the property.

As noted in the findings of fact for the Certificate of Appropriateness, if the St. James Academy lot were left vacant or if the lot were turned into a parking area, the resulting effect is that approximately 42% of the subject block along Illinois Street would be vacant. Such a significant breach in the streetscape is detrimental to the vitality of a key thoroughfare that serves as an entrance to Lemont's central business district.

Therefore, Staff recommends denial of the request for a Certificate of Economic Hardship. UDO 17.16.040. A provides that a certificate of hardship is to be granted only if there is evidence that the property cannot yield an economic return unless the proposed work for which a Certificate of Appropriateness has been denied is allowed to proceed. Staff finds that the applicant has not provided sufficient evidence to support their claim that an economic return is not possible unless the St. James Academy building is allowed to be demolished. In fact, the evidence shows that demolition of the subject property would result in a further financial drain on the already stressed finances of the Applicant.

#### **ATTACHMENTS**

- 1. Letter from Anderson & Moore, P.C. dated 4-4-2016.
- 2. Certificate of Appropriateness Findings of Fact February 12, 2015
- 3. Excerpt from the January 14, 2016 Minutes.
- 4. Patrick Commercial Real Estate Proposed Site Plan.
- 5. Patrick Commercial Real Estate email communication with Michael Dolce, Archdioceses Real Estate Office.

### Attachment 1

## Anderson & Moore, p.c.

Attorneys at Law

111 WEST WASHINGTON STREET, SUITE 1720 CHICAGO, ILLINOIS 60602

THOMAS S. MOORE JANE F. ANDERSON

April 4, 2016

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

#### 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:

Thank you for your emails. I'm told that Mr. Stanton has concluded the renovation of the St. James Academy building is not economically viable. While we are all disappointed that that option isn't working out, if no one can come up with an alternative viable plan, the Parish will proceed with its plan to use the two lots for much needed additional parking and a prayer garden. Father Boras has engaged an architect to draw a site plan. We will get that to you as soon as we are able.

At the last hearing someone questioned the veracity of the parish's monetary investment in the 224 East Illinois lot. Enclosed please find a letter from some country lawyer enclosing copies of the checks used to purchase the property and the invoice for the demolition and landscaping totaling \$146,577.76.

Let me know if you need anything else from us. Unless we hear otherwise from you, we will see you on April 14<sup>th</sup>. Thanks for your cooperation and assistance throughout this endeavor.

Sincerely,

Thomas S. Moore

TSM/bs

Enc.

cc:

Hortensia Carreira

Fr. Boras

Kevin Marzalik

Anderson & Moore, P.C.

Ma-

ATTORNEYS AT LAW

111 West Washington Street, Suite 1100 Chicago, Illinois 60602

THOMAS S. MOORE JANE F. ANDERSON

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

January 25, 1999

Ms. Maureen O'Brien Property Department Archdiocese of Chicago 155 East Superior Chicago, IL 60610

> Re: Schiera to Catholic Bishop 224 East Illinois, Lemont, Illinois

Dear Maureen:

As per your request, I attended the closing of the above-described property. Thus, please find enclosed:

- 1. A RESPA Statement showing all of the funds coming in and out of the transaction;
  - 2. An Ordinance for your file;
  - 3. Copies of your checks for \$130,000 and \$5,000;
  - 4. An original Affidavit of Title;
  - 5. An original Bill of Sale;
  - 6. A letter advising where to send rent payments;
  - 7. An original Assignment of Lease;
  - 8. An original Residential Lease;
- 9. An overage check made payable to The Catholic Bishop in the amount of \$981.32;

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## THE CATHOLIC BISHOP OF CHICAGO

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HARRIS TRUST AND SAVINGS BANK CHICAGO, ILLINOIS

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ATGF as qualified Intermediary for John & Wynne Schiera

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## INVOICE

#### LANDSCAPE • ENVIRONMENTAL

**ENGINEERING • MATERIALS** 

- Earth Moving and DrainageConstruction and Design
- Black Dirt
- · Decorative Stone/Steel Culverts
- Rockwood Retaining Walls
   Paving Brick Walk



630-257-6800 815-834-1848 FAX 630-257-0382 13305 W. 131st Street Lemont, IL 60439

LICENSED, BONDED & INSURED Professionals

No. 0646

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## 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 10<sup>th</sup> 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

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# FINDINGS OF FACT AND RECOMMENDATIONS SHEET CASE # 15-03 St. Patrick School Demolition

**BACKGROUND**. The Village Board of the Village of Lemont approved Ordinance O-67-03, which designated St. James Academy as an historic local landmark. (See Ordinance O-67-03 attached as Exhibit A to these findings of fact and recommendation).

Pursuant to Chapter 17, Article III of the Lemont, Illinois Municipal Code (also referred to the Unified Development Ordinance or the UDO), the Catholic Bishop of Chicago ("the Applicant"), submitted an Application for a Certificate of Appropriateness (the "Application") seeking to demolish the St. James Academy, convent, and garage located on the east side of the St. Patrick's church property, on the south side of Illinois Street (PIN 22-20-315-001-0000). As the garage has not been deemed an historic structure, the Lemont Historic Preservation Commission ("HPC") makes no findings or recommendations for that particular structure.

The HPC must consider the criteria established in Section 17.16.050.E et. seq. of the UDO, which states as follows:

Criteria to be Considered. When determining whether to approve a Certificate of Appropriateness for demolition, the HPC shall consider and may give decisive weight to any one or all of the standards of this paragraph. In addition to the criteria, demolition should not be permitted unless the building is beyond all economically feasible repair as determined by the HPC. The criteria are:

- 1. Whether the structure has significant value as part of the historic or cultural heritage of Lemont, Cook County, the State of Illinois, or the United States.
- 2. Whether the structure is identified with a person or persons who significantly contributed to the development of Lemont, Cook County, the State of Illinois, or the United States.
- 3. Whether the structure is representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction, or use of indigenous materials, especially the use of stone known as "Lemont limestone" or "Athens marble."
- 4. Whether the structure is a notable work of a master builder, designer, architect or artist.
- 5. Whether the structure has a unique location or singular physical characteristic that makes it an established or familiar visual feature, including presence in the Lemont skyline.

- 6. Whether the building is a particularly fine or unique example of a utilitarian structure, including but not limited to utilitarian, residential or commercial structures with a high level of integrity or architectural significance.
- 7. Whether the building, although it may or may not be designated as a landmark, is considered to be a contributing historic structure and whether it contributes to the overall character of the historic district.
- 8. Whether the demolition of the structure would create a breach in the visual streetscape of the historic district, or be detrimental to public interest and contrary to the general welfare of the historic district.
- 9. Whether any new structure proposed to be constructed upon demolition of a non-contributing structure is compatible with the buildings and environment of the historic district and would qualify for a Certificate of Appropriateness.
- 10. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, or whether there is a compelling health or safety reason to demolish the building or structure. Any hardship or difficulty claimed by the owner which is self-created or which is the result of failure to secure or maintain the property in good repair cannot qualify as a basis for a Certificate of Appropriateness.
- 11. Whether the building is 50 years or older unless it has no historic or architectural merit.
- 12. Whether the building or structure is within a grouping of similar buildings or structures that creates a distinctive pattern or historic rhythm of masses and spaces that would be significantly altered by the removal of one or more of its parts.
- 13. Whether the building has architectural characteristics associated with hand-built buildings, such as hand-hewn timbers, scroll saw cut architectural trim, finished stone trim, or any other stone features.

**FINDINGS**. The HPC held a public hearing on February 12, 2015, at the Lemont Village Hall. The following individuals testified during the public hearing, which was recorded by a certified stenographer:

- 1. Charity Jones, Planning & Economic Development Director for the Village of Lemont.
- 2. Maureen Murphy, General Counsel, Archdiocese of Chicago and representative of the Applicant.
- 3. Dale Boe, resident and parishioner of St. Patrick parish.
- 4. Susan Donahue, resident and parishioner of St. Patrick parish.

- 5. Steve Rosendahl, Lemont Township Supervisor and resident.
- 6. Richard Lee, Vice President of the Lemont Area Historical Society.
- 7. Linda Rybski, parishioner of St. Patrick parish.
- 8. John Quinn, resident and neighbor to St. James Academy building.
- 9. Scott Studebaker, resident.
- 10. Rev. Kurt Boras, pastor of St. Patrick parish.
- 11. Bernard Farrelly, resident and parishioner of St. Patrick parish.
- 12. Chris Camaliere, resident.
- 13. Pat Stanton, downtown property owner.
- 14. Nancy Uznanski, resident of unincorporated Lemont township.

Ms. Maureen Murphy, Rev. Boras, and Ms. Rybski all spoke in favor of the proposed demolition.

The remaining 10 individuals spoke against the proposed demolition. Those 10 individuals testified to the community's past successes in repurposing and preserving other limestone buildings in town and requested the Applicant to be flexible in considering alternative uses for the property, in lieu of demolition. Several individuals offered suggestions of potential alternative reuse for the building. One individual questioned whether the Applicant had considered the expense of demolition and that such demolition may be more costly than the Applicant might have assumed.

Based upon the evidence and testimony presented at the public hearing, the information provided in the application and the Village's staff report, the Historic Preservation Commission finds the following:

- The structure has significant value as part of the historic and cultural heritage of Lemont and for the County of Cook. The structure is a local landmark pursuant to local regulations enacted in 2003. Furthermore, this structure served as Lemont's first secondary school, and it is specifically included in the <u>History of Cook County</u> <u>Illinois: The Earliest Period to the Present Time, Complete in One Volume,</u> published in 1884.
- 2. The structure is identified with a person or persons who significantly contributed to the development of Lemont, Cook County, the State of Illinois, or the United States as follows:
  - a. Lemont's first Mayor John Wells, was active in the construction of the structure.
  - b. Lemont Mayor Francis Keogh was an alumnus of the school.
  - c. Mr. Horace M. Singer was a superintendent overseeing construction of the I&M Canal until dolomite limestone was discovered in Lemont in 1852. Mr. Singer, then founded his local quarry business, H.M. Singer & Co. Mr. Singer's quarry was in operation during the quarry labor disputes of 1880's. Mr. Singer was believed by some to be the individual who called in the

Illinois militia, which resulted in the Lemont Massacre of 1885, an important local historical event with connections to the Chicago Haymarket Riot, an event of national significance in the history of the labor movement. Mr. Singer also served as a member of the Illinois House of Representatives. The first recorded donation toward the construction of St. James Academy was given by Mr. Singer and as a prominent quarry owner it is possible that part of such a donation to St. James was in the form of materials, such as Lemont limestone.

- d. Reverend J.E. Hogan was the first resident pastor of St. Patrick's Church and also featured prominently in the Lemont Massacre, defying threats from the state militia to tend to a fallen laborer.<sup>2</sup> Reverend Hogan is credited with calling for a secondary school in Lemont and then eventually directing the construction of the St. James Academy to serve as its first secondary school.
- 3. The structure is representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction, and use of indigenous materials including the use of stone known as "Lemont limestone". The structure's exterior is entirely constructed of locally quarried "Lemont limestone". The school structure is also representative of Italianate style architecture that was popular in the 1850's to 1880's which coincides locally with the general timeframe of the I&M Canal's functional life (opened in 1848 and supplanted by the Sanitary and Ship Canal in 1900); a period of vital importance to Lemont's history.<sup>3</sup>
- 4. The structure is not a notable work of a master builder, designer, architect or artist; however, it is the work associated with John Wells, Lemont's first Mayor and an engineer of note involved in the construction of the I&M Canal.
- 5. The structure does have a unique location and singular physical characteristic that makes it an established or familiar visual feature in the Lemont skyline. The building's imposing presence is clearly visible to those entering Lemont from the north; it is also highly visible from Illinois Street, a main thoroughfare into and out of downtown Lemont. The structure's presence in the Lemont skyline is evidenced in many photos and other artwork, including the main banner on home page the Village of Lemont's official website and a mural that hangs in the Village Board Chambers. The Village skyline, comprised of limestone buildings and church towers nestled into the hillside along the Des Plaines River Valley, is a key identifying feature of the community and a unique asset the Village seeks to preserve. The skyline is immediately visible to those that enter the Village and one of the major identifying traits of the Village, in addition to the use of Lemont limestone as construction materials.

<sup>&</sup>lt;sup>1</sup> Sonia Kallick, Lemont and Its People (Louisville: Chicago Spectrum Press, 1998), 163.

<sup>&</sup>lt;sup>2</sup> Kallick, Lemont and Its People, 163.

<sup>&</sup>lt;sup>3</sup> From: <a href="http://architecturestyles.org/italianate/">http://architecturestyles.org/italianate/</a>, accessed February 9, 2015.

- 6. The building is a contributing presence in the historic district and a fine example of Italianate institutional construction utilizing Lemont limestone.
- 7. The Village of Lemont approved Ordinance O-67-03, which designated St. James Academy as an historic local landmark. The local historic district survey classifies the structure as historically significant for its associations with educational history in Lemont. The building is a fine example of Italianate style architecture and the historic district survey notes that it would be an "exceptional" local example of an Italianate-style school building in limestone if the non-historic windows were replaced. The building is also listed as a contributing structure within the local historic district, under the National Register rating system.
- 8. The structure is a prominent feature along Illinois Street and its demolition would create a breach in the streetscape. If the structure were demolished, approximately 187 ft (42%) of the block face would be vacant, with 131 ft (30% of the block face) concentrated midblock.
- 9. No proposed new structure has been submitted or discussed by the Applicant and therefore, the criteria established in UDO §17.16.050.E.9 is not applicable to the proposed demolition.
- 10. Although the application materials clearly indicate deterioration within the building, the hardship or difficulty claimed by the applicant is a result the applicant's own failure to maintain the building for at least ten years, and is therefore self-created. Furthermore, the alleged deterioration of the structure does not indicate that the entire structure is structurally unsound, rather just the roof of the structure which is replaceable.
- 11. The building was constructed in 1883 and is therefore over 50 years old.
- 12. St. Patrick's Church and St. James Academy building are situated near one another and constitute an imposing mass within the 200 block of Illinois Street, near the Village's downtown area. As both buildings are over one hundred years old, their presence is a well-established historic massing along the block and the demolition of the St. James Academy building would significantly alter the historic massing along the block.
- 13. The structure is constructed of Lemont limestone and as such the stone would have been hand laid.

#### Section 17.16.050.E of the UDO states:

In addition to the criteria in paragraph E of this section, demolition of a building that contributes to the district's historic appearance should not be permitted unless the HPC determines that it is not economically feasible to repair the building. An evaluation may be required by the HPC, performed by an analyst experienced in historic restoration, at the expense of the applicant for demolition

The Applicant only provided a preliminary estimate of the cost to repair the building, which were noted in the Application as approximate only. The Applicant provided no estimate of the cost of demolition. Therefore, the HPC did not consider the economic feasibility of the repair of the building since the information provided by the applicant was incomplete.

Based upon the HPC's findings above, the Application for a Certificate of Appropriateness is denied. The Applicant has the right to appeal this determination to the Village Board of the Village of Lemont within 60 days of the issuance of this opinion as provided by the Chapter 17, Article III of the Lemont, Illinois Municipal Code.

CHAIRMAN

LEMONT HISTORICPRESERVATION COMMISSION

22

MR. THOMAS FLYNN, MEMBER;

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MS. SUSAN ROY, MEMBER;
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     MR. RON STAPLETON, VILLAGE TRUSTEE;
 3
     MS. CHARITY JONES, AICP
 4
 5
         Planning & Economic Development Director;
 6
     MS. HEATHER MILWAY,
 7
         Village Planner;
 8
 9
     ALSO PRESENT:
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     MR. THOMAS S. MOORE
11
         on behalf of the Lemont Parish.
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22
     REPORTED BY: GAY DALL, CSR NO. 084001169
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1	CHAIRWOMAN BUSCHMAN: Next is the
2	certificate of economic hardship for the
3	demolition of Old St. Patrick's School and
4	Convent, 220 East Illinois Street, also known
5	as St. James Academy.
6	MS. YATES: So moved.
7	CHAIRWOMAN BUSCHMAN: A second.
8	MS. ROY: Second.
9	CHAIRWOMAN BUSCHMAN: Roy.
10	All in favor.
11	(Series of ayes.)
12	Opposed?
13	(No response.)
14	Okay. Charity.
15	MS. JONES: Thank you for coming.
16	I'm going to go through a brief
17	presentation outlining what's in the staff
18	report for the benefit of those that are in the
19	audience tonight.
20	So today we have an application for
21	a certificate of economic hardship, as you
22	mentioned, to demo the St. James Academy and

Convent building on the St. Patrick's Church campus on the south side of Illinois Street.

2.0

The applicant -- as a note to everyone. The applicant is technically the Catholic Bishop of Chicago, the property owner; however, throughout the staff memo and the presentation tonight, you'll hear me refer to the parish's financial obligations and responsibilities. This is because it's our understanding from the Archdiocese that all maintenance and other responsibilities and obligations of the property belong to the local parish. Although, technically, if you look in the recorder of deeds, the owner of the property is the Catholic Bishop of Chicago.

So just a clarifying point before we get started.

So a little bit of background.

There was an application for a certificate of appropriateness that was submitted January 12th, 2015 -- or I'm sorry -- January 8th, 2015. That is also an error in

the staff memo. We have the wrong date for the initial application. It was submitted on January 8th, 2015. And then there was a public hearing with the Historic Preservation Commission on February 12th, 2015.

2.0

After that, the hearing could be concluded or continued. In that circumstance, the hearing was concluded, and the certificate of appropriateness was denied, based on the historical significance of the building.

The actions that you can take after a certificate of appropriateness is denied per our code, you can appeal to the Village Board, or you can request a certificate of economic hardship, which is the application before us today.

So today we're not dealing with whether the building is historically significant or not. That fact has already been established through the certificate of appropriateness process. Today we are dealing with the certificate of economic hardship and

its criteria.

2.0

November 30th of 2015, for a certificate of economic hardship. We're here for the hearing today. It may be concluded this evening or it may be continued. The HPC may choose to approve or approve with modification the request, deny the request or delay the decision per our code. Post that decision, if the applicant so chooses, they may appeal to the Village Board.

So there is really only one standard as far as criteria for a certificate of economic hardship. And that is that there's evidence that the structure or property cannot yield an adequate economic return unless the proposed work for which a certificate of appropriateness has been denied, is allowed to proceed, so that — that there's evidence that the property cannot yield an adequate economic return, unless the building is allowed to be demolished in this circumstance.

Just to get into a little bit of the staff memo and hit some of the key figures and highlights. We have from the applicant both a building condition report and an appraisal. The appraisal is -- I'm sorry. The building condition assessment is from 2014. And it estimates that the cost of immediately needed repairs to the building is in excess of \$1 million. It does not estimate a cost for full rehabilitation, but does state that, obviously, that would be in excess of the million dollars needed to make the immediately necessary repairs.

2.0

We have a statement from the applicant that the cost to demolish the building is between a hundred thirty and \$147,000. We don't have a quote or other documentation to back that up, but we do have a statement from the applicant to that effect.

We also have an appraisal provided by the applicant prepared by the Gorman Group that looks at both the property on which the

St. James Academy building sits and the property immediately to the east.

2.0

The property immediately to the east is valued at \$30,000. The report does not explicitly state the estimated value of the subject property on which St. James Academy sits, but does state that its highest and best use would be as vacant land, which is what the property immediately to the east is.

And due to the fact that they are immediately next to one another and the same size, we conclude that the estimated value base on that appraisal would be \$30,000 for the subject property as well. So each of those lots and estimated value is vacant land of \$30,000 a piece.

As far as the financial conditions of the St. Patrick's Parish, we have a letter from the applicant stating they have a net unrestricted operating income with a deficit of \$239,670. A debt balance of -- I'm sorry. A debt balance of \$77,967. I don't know where

that -- that 130,000 is an error on the slide.

2.0

The estimated cost for imminent church building improvements that are needed to the St. Patrick's Church building, not the St. James Academy building, is in excess \$150,000. And estimated cost of future capital needs is around \$350,000.

So either the demolition or the repair of the St. James Academy building would add further strain to the parish's already strained financial situation and increase its outstanding debt balance.

The applicant has provided some documentation of their results of their efforts of trying to market the property for other potential reuse. The Archdiocese's Real Estate Office mentions that they had two different parties that were interested enough to tour the property for further information, that includes Glammony Group and PPK Architecture.

The Archdiocese also reached out to the Center for Renewable Energy at Illinois

State University to determine if their program would be able to convert the space, and use it for a renewable energy power generation facility. The Archdiocese states that none of those panned out; that they were not viable for those parties.

2.0

Additionally, St. Patrick's Parish made the building available for viewing. Per the parish, there were four individuals that toured the building. Of these individuals, one, Pat Stanton, has submitted a verbal offer, which we'll discuss in a moment.

To summarize, however, staff does recognize that the applicant has provided a summary of their results of the steps that they've taken to market the property. However, we feel that what's been submitted really is incomplete. It doesn't say how many buyers — potential buyers were contacted; whether the property was listed for sale on any real estate type Web sites or other tool of broad distribution. Whether information or flyers on

the property were sent to various real estate brokerages. There's really more information that's needed to properly address the applicant before us with regard to the efforts taken to sell the property.

2.0

Okay. As I mentioned, one of the individuals that toured the building, did make a verbal offer on the property, Patrick

Stanton, from Patrick Commercial Real Estate, informed staff that he made an offer on the subject property and the adjoining lot to the east for reuse with the existing historic structure as residential living.

At the time of the report, I did not have the exact dollar figures as part of his offer, but we have distributed it to all of the commissioners, a written summary of Mr. Stanton's offer. He could not be here tonight, but he submitted this written summary that he submitted an offer to purchase the St. James Academy building and the vacant lot immediately to the east with the terms of a

thousand dollar nonrefundable down payment to place the property under contract. 120 day diligence period. And at the end of that due diligence period, if he found that he was still interested in purchasing the property, he offered \$2,500 to execute the purchase.

2.0

I did speak to Mr. Stanton today.

He indicated that the Archdiocese has declined his offer, but, hopefully, the Archdiocese can speak to that a bit more tonight.

Again, as we mentioned, there's just one criteria related to a certificate of economic hardship, and that's that the structure or property cannot yield an adequate economic return unless the building is allowed to be demolished.

For the current owner, the subject site has had no use aside from perhaps some incidental storage for over ten years.

The parish's financial hardship is already impeding their ability to fund current operations. The cost to repair or demolish the

historic St. James Academy building would further add to the strained financial situation.

2.0

The applicant has indicated no plans or means for an alternative use of the subject site. Therefore, whether the structure is repaired or demolished, the subject property provides no use or economic return to the current owner.

The value of the subject property's land is estimated to be \$100,000 less than the applicant's minimal estimated cost to demolish the building, and \$770,000 less than the applicant's minimal estimated cost to repair the building.

The disposition of the subject property by the applicant, even for no revenue would at least relieve the parish of further costs and debts associated with the demo or repair of the structure, which when added up, are a significant burden upon the already financially troubled parish.

So staff concludes and recommends
that the hearing be continued to allow the
applicant to consider the pending offer on the
property, to provide additional evidence of
past marketing efforts, to provide some
documentation to support their estimate of the
cost of demolition, and to submit information
on the plan for the property if a certificate
of economic hardship were granted by the HPC.
CHAIRWOMAN BUSCHMAN: Okay. Thank
you, Charity.
Does someone from St. Patrick's
parish want to address the board?
MR. MOORE: Well, yes. So the
are we my name is Thomas Moore. I'm not a
saint. I just happen to have the same name.
MS. JONES: I think we need to
swear everybody in.
MR. MOORE: Pardon me?
MS. JONES: I think we should swear
everybody in.
CHAIRWOMAN BUSCHMAN: Okay.

1	MR. MOORE: Well, here, let's
2	decide what we're doing first. Your
3	recommendation was to continue.
4	MS. JONES: Correct.
5	MR. MOORE: And so you want a
6	reaction to that; is that your
7	MR. BATISTICH: We just want some
8	discussion. That's their recommendation.
9	CHAIRWOMAN BUSCHMAN: That's just
10	the recommendation of the village staff. We
11	would, you know, want discussion from you.
12	MS. JONES: They would like to hear
13	what the applicant's position is.
14	MR. MOORE: As to that issue I
15	mean, if we're continuing it, then there's not
16	a lot more to discuss tonight. If we're going
17	to get more evidence of value and the
18	demolition and all the things that Charity just
19	discussed
20	MR. BATISTICH: Well, we can
21	provide those things tonight. We don't need to
22	continue. Are you prepared to bring some of

the information?

2.0

MR. MOORE: Well, we were going to present Father and the financial chair really to amplify and enhance some of the things

Charity just described in her report.

And that is that the parish is, you know, just barely treading water. It is just staying afloat operating-wise. It has a whole list of things it has to do from a capital point of view to make its worship space, which is its primary mission and responsibility, viable and keep it viable. It's been there for 175 years. In order to keep it going into the next 175 years, it has to have priorities, and it has to spend the money on those priorities.

And, in our opinion and the finance chair's opinion, it cannot yield — this building, this structure, cannot yield a reasonable return unless it's demolished because it's a drain, and it's a noose around the neck of the parish.

But if this committee wants more

evidence about -- you know, detail about how 1 2 we've marketed it or tried to market it or all 3 the other things that Charity described, then 4 that's a different route to go, isn't it? 5 MR. BATISTICH: Well, yes. Ιt 6 sounds like you're not adding anything to the 7 conversation. The same thing -- you're bringing today the same information that we've 8 had prior. 9 10 MR. MOORE: Well, but through real 11 live people who are living it. Yes. 12 MR. BATISTICH: Okay. 13 No. I wouldn't say MR. MOORE: 14 we're not adding anything. We'll add things. 15 MR. BATISTICH: Well, I mean, at 16 this point, I mean, it's, like --17 MS. JONES: There's nothing to 18 preclude you from taking public testimony, and 19 continuing the hearing after taking testimony. 20 So if you would like to hear from the people 21 that are here tonight --22 MR. BATISTICH: We would.

1	MS. ROY: Yeah.
2	CHAIRWOMAN BUSCHMAN: Yeah, we
3	would.
4	MR. MOORE: Okay. In that case,
5	maybe you should swear them in.
6	MS. JONES: And anyone else who
7	would like to speak, can you all just stand,
8	and the chairwoman will swear you all in.
9	Everybody stand and raise your
10	right hand that plans to speak.
11	(The witnesses were duly sworn.)
12	MR. MOORE: So I would ask Father
13	Boras to come be heard.
14	KURT DENNIS BORAS,
15	being first duly sworn to testify to the truth
16	and nothing but the truth, was examined and
17	testified as follows:
18	DIRECT EXAMINATION
19	THE WITNESS: My name is Kurt D.,
20	for the middle initial, Dennis, Boras.
21	Presently I'm the pastor of St. Patrick's
22	Church in Lemont.

I'm completing my sixth year there as the pastor, and recently I received a letter that I have been re-upped for another six years to continue as pastor there from Archbishop Blase.

## BY MR. MOORE:

2.0

- Q. So, Father, through all of this, the committee has heard much of it before, but to personalize it, would you tell us a little bit about the parish itself and it's history.
- A. Sure. We just recently celebrated our 175th anniversary as a parish community. The reason on a personal note, the reason I re-upped and wanted to become remain the pastor of St. Patrick's is that I love this community and want to see this parish be viable for the next 175 years into the future.

There's a lot of good things happening in Lemont and a lot of wonderful people.

Q. How about the history of the parish as a part of Lemont?

A. Well, it certainly is one the first sites you see as you come off the expressway.

It is a wonderful site. The founders of the parish were the Irish immigrants who came to build the Cal Sag Canal, and we were considered the Irish church.

My personal opinion, although I might look 175, I'm really not. My guess is that they probably hand-built a lot of that structure, bringing their own bricks, hands, hearts, sweat, and actually built that church with a lot of their own love for the lord.

- Q. Okay. And what is the parish's mission? What does the parish do?
- A. The parish mission is to help those grow closer to God in the main points of their lives. So that could be either the baptism of a child, the death of someone very close to you, marriage, anniversaries. Sometimes people just want to feel closer to God. So it involves spiritual direction or reconciliation.

We touch a lot of people through

the sacraments, but as a parish community, we also have outreach. We're involved in not just keeping our ministry contained to the walls of the church, but as Catholic Christians, we're called to reach out to those in need.

2.0

And I think many of you know that we work hand and glove with things here in Lemont, like, the Lemont — the Hope and Friendship with Terri O'Neill. We hold clothing drives for those who don't have proper clothing for the winter. We hold turkey events where people donate turkeys for those who don't have proper food on their table for Thanksgiving. We have an advent giving tree when people adopt a family who wouldn't have a Christmas without us trying to reach out to them.

So our mission is to proclaim the gospel, as we see it, through Jesus Christ, and the teaching of the church to the world, to our community, and to our families.

Q. And so how many ministries do you

have besides the services you provide?

2.0

A. We have 27 ministries that serve both within the parish and outside the parish. And I'm hoping to grow more. Those are all volunteers, along with my pastorial staff, we oversee those.

But some of those ministries include women's club, men's club. We socialize together. We feed the hungry. We reach out to the poor. We provide education, religious education for our next generation, our young people. We love them very much, and try to share with them how God has touched our lives, so that they can make this world a better place.

- Q. Now, you talked about the next generation. Many Catholic schools that -- Catholic parishes that we're aware of have their own school. What happened to the parish school?
- A. We were no longer able to have a parish school on our own. And so we joined

with St. Alphonsus. So we have a combined school, which is on neither of the properties. We have an unique situation where our school is on the old brown barrack (phonetically) across the bridge on Davey Street.

2.0

We have in the past subsidized that school very generously, as I have looked through the records going back at least ten years. We believe in the education of our children. We want them to have the best to be prepared, you know, for the world and for, you know, life with the Lord. And we just realized we could no longer keep up that commitment with all the other demands put on us in terms of keeping our church viable.

So, unfortunately, which saddens me quite a bit, we -- for this fiscal year and this year, we are not able to subsidize the school in any way. We are giving zero dollars to that school.

Q. Your hope is to do it in the future again?

A. Yes. And we're working very hard to change things for the future. We're having fundraisers and that, but, unfortunately, we can only stretch a dollar so far.

2.0

- Q. So out of all of those ministries that you've described and community activities and ways you participate in the community, what is the primary ministry of the church?
- A. Well, I believe as a pastor, the primary is to get them into the church. That's where they experience God and where they can grow in faith of God. And where they're touched by the gospel, where they're touched by others who are believers. And from there, they go out into the world.

So my mission is to keep the parish central in mind. Yes, the school is very important, and it's part of the ministry, but the real ministry is to keep the church viable because that's where it all starts, in my opinion.

O. So most of the committee have

probably been in the church. But just for the record, and for those who might not have been, tell us about the church, the building itself.

A. I like to refer to myself as a simple country pastor. It reminds me of a -- like, just a small parish community. The structure seats about 350. It has wooden pews. Beautiful stained glass windows. We photograph beautifully in wedding pictures, all of that.

There's a lot of spirit. A lot of people have great pride in that parish, as I do. And there's a lot of things that we need to take care of to make that space viable to worship in and a welcoming space.

- Q. Why? Why do you have to spend money keeping the actual parish church up like that?
- A. Well, as the person who is the overseer of that particular church through the -- you know, through the office of the archbishop who sent me there, that's where, I think, everything begins. If people don't

enter that church, I don't have a chance of touching their hearts, touching their lives, getting to know them. So when things break down, when things look shoddy, I think people look at that, and say if that's how they care about a worship space worshiping God, how do they care about their people? And that concerns me.

2.0

- Q. So you talked about getting people in. Was there a problem getting people into the church?
- A. I think some people find it difficult when they see certain --
- Q. Well, physically, though, you -have you had to spend capital -- some of your
  funds on capital improvements, and was getting
  into the church a problem?
- A. Yes. When I first arrived -- and I'm probably known as the pastor who's had the longer stair project in history. When I arrived, people could not even enter the church from the Illinois Street entrance. Very

cracked, very unsafe.

2.0

A lot of times we would have to surround it with cones. At one time we put crime tape. When people come to worship on a Sunday and see crime tape around the front of your church, that doesn't exactly excite them about coming.

We also were in need of a boiler. We had a capital campaign, and we did replace that boiler to keep our people warm in the winter months, as well as cool in the summer.

At present, we are just finishing the solicitation stage of our three year capital campaign, and we are not, I believe, easy access for the elderly of our parish. And our parish is getting older. We don't have — we have a very old lift system that constantly breaks down that costs us a lot of money to repair.

And sometimes people have to be carried into the church in wheelchairs that are motorized that weigh in excess of 400 pounds.

If you have a 200-pound person in there, you're talking about lifting someone 600 pounds. And I'm putting people in jeopardy by doing something like that.

2.0

- Q. Are there any other improvements or necessities that you still -- besides adding the boiler and fixing the stairs to get into the church, are there any other things that have to be done to make the church continue to be viable?
- A. Well, we're always -- you know, just like you run your houses, there are always things that break down, but my goal in the future is to look at the interior of the church. It is -- it has not been painted probably in about 20 years. That will be a costly measure to either clean and/or paint it. That's a major thing that we need to do.

The carpeting, if you notice, has been patched and is unsafe in certain areas.

We are looking at --

Q. Unsafe because people can trip on

the --

2.0

A. Can trip on the -- you know, they've been patched and some of the ends, you know, meet up. We're looking at that, exploring that.

We are working with the Fire

Department of Lemont to make us compliable with

the -- we don't have, like, a smoke detector

system that would be protective of the people

there. We have had bids. We're working on

that, but that is going to be costly as well.

And that is coming from our capital campaign.

- Q. So why -- you've described some things you've done recently and some things you need to do. Why would you want to spend money on those things instead of repairing or maintaining the old school building?
- A. I believe that the old school building, as of now, we don't have a vision for that building. If we just brought it up to code, that would be very costly. And we would

have to let go of some of the main missions of the church. And what we would get in return would be a very small return that I don't think would help our community.

We don't even use another building that we are responsible for. We call it the ministry building, which is the newer school. And that is only used a couple of nights a week, and only when we have major school parties — or church parties.

So we're not even using that to capacity, why would I go to another, you know, entity -- pour money in that and not have a use for it, when I'm not even using something that is relatively being used now, and is not used to capacity.

- Q. Okay. And so why are you asking the committee to allow you to demolish it?
- A. I have issues around safety. As a pastor, that is a main concern for mine. If you look at the condition, I think you might have some pictures of that. All you need to do

is drive around the corner. You see the condition of the property. It is unsafe.

2.0

I believe that there are -- because of the way it's situated next to the church, it is a wonderful place for our young people, what they believe could be fun, doing fun things, and be hidden from people who might be able to help them.

Q. I didn't understand that.

So you're saying if it was gone and you have that property, it would be a space that the parish community could use.

- A. Could use, yes.
- Q. And how about, are there other reasons you would like to see it demolished?
- A. Again, safety. We tried to ask permission to build a fence around it just to keep it contained and keep it safe while we were deciding what to do with it. We were denied that by village code. And then after that, we were told that it's safe enough when we were at another hearing. I feel very

uncomfortable with that. 1 2 Secondly, I'm not sure of what 3 exhibit it was, but I was hand-delivered a registered letter by the fire chief who said 4 5 that if anything would happen in that building 6 fire-wise, he would not send in any of his 7 personnel. He would only fight the fire from the outside, so it wouldn't spread to the 8 9 church building or anything like that. 10 God forbid that a fire person or a 11 young child or somebody young there would be 12 caught in that building. That's how unsafe --13 I mean, when you're hand-delivered a letter 14 that says something like that, that will catch 15 your attention. 16 So I've handed the members of the 17 committee copies of a couple of documents. 18 And the letter you're referring to 19 is Exhibit B; is that right? 2.0 (The document was tendered to 21 the witness.)

Yes, that's correct.

Α.

- Q. And how did you receive that?

  A. That was hand-delivered to me in an envelope through registered mail.

  Q. Okay. So at least the fire chief thought it was serious enough to make sure you
  - A. Correct.

got it on registered mail?

2.0

Q. And also I'll show you what we've marked as Exhibit A. What is that?

(The document was tendered to the witness.)

A. This is -- I'm looking over it quickly, but these are ways that I want to show you how we took it seriously to open up the facility to see if anyone could come up with a viable -- I don't want to bring it down, you know, if I don't have to, but I do have to choose priorities.

And until this last minute attempt by Mr. Stanton to come up with a proposal, which happened just two weeks ago. By the way, I've had no personal conversation at all with

1 Mr. Stanton through this whole time. 2 Well, but it was communicated to 0. 3 you? 4 Α. It was. 5 And how much was the offer? 0. 6 My understanding is that he wanted Α. 7 the property with other contingencies, meaning 8 the building, but also the property behind it, which at this point is, as you mentioned there, 9 10 \$30,000. 11 That's a current appraisal. 0. Current appraisal. 12 Α. 13 Q. How much did your parishioners pay 14 for that property? 15 Our people had a fundraiser, Α. 16 capital campaign, to raise \$122,000. 17 0. And are the people who paid the 18 122,000 still around? 19 Some of them might be, but 2.0 certainly families -- because many generations

and they have come forward to tell me that,

live here in Lemont. They would remember that,

21

1 that they have given to that -- that was a major fundraiser for them. 2 3 So to give the two properties away for \$2,500, when one is appraised at 30,000, 4 5 and the other you spent 122,000 on, do you 6 think that's a reasonable deal? 7 I do not, and I think that would be 8 voiced very clearly. My people are pretty honest. And I think they would let me know 9 10 that that's like giving it away. 11 So as the pastor, what is -- with Ο. 12 regard to resource -- the allocation of 13 resources, what's your responsibility? 14 I'm not sure I'm understanding your Α. 15 question. 16 0. So you're the pastor of the parish? 17 Α. Yes. 18 You're the captain of the ship? Q. 19 Α. Yes. 2.0 And what's your -- and you have to, Q. 21 along with your advisers, you're parish --22 Α. Yes.

1	Q council, you have to decide
2	where to spend money, and where not to spend
3	money; is that right?
4	A. Exactly, exactly.
5	Q. And so in terms of allocating
6	resources towards the church, which you've
7	described as your primary worship space?
8	A. Yes.
9	Q. You're primary ministry versus this
10	building you've described as a drain on
11	resources and not really useable anyway
12	A. Yes.
13	Q what is what do you believe
14	is your responsibility, you're fiduciary duty
15	in terms of that allocation of resources?
16	A. In consultation I meet monthly
17	with both my parish council and my finance
18	board. They believe that the church has to be
19	the priority that has to be taken care of and
20	made a welcoming facility.
21	The next is to hope to help
22	subsidize you know, get back on track

financially so we can subsidize the school. 1 2 They would not see this as a major 3 plan of action that would be positive for the 4 parish. They would not -- they don't have much 5 conversation about that. 6 So in terms of the one standard that Charity talked about, do you believe that 7 8 that structure can yield an adequate economic 9 return, if you're not allowed to demolish it? 10 No, I do not. Α. 11 0. And why is that? 12 I think just think the funds aren't Α. 13 there, and the funds that our parish as a 14 whole, which I take my leadership very 15 seriously. I consider myself a collaborative 16 pastor. Those funds need to be placed 17 elsewhere in priority to keep the parish viable for the next 175 years and beyond. 18 MR. MOORE: That's all I'd ask, 19 2.0 Father. 21 CHAIRWOMAN BUSCHMAN: Okay. Thank

you very much, Father.

,	
1	Is there someone else that want
2	to
3	MR. MOORE: Yeah, we have the
4	finance chair as well.
5	THE WITNESS: Does anybody want to
6	respond to me or anything?
7	No.
8	AUDIENCE: I have a question for
9	you.
10	When you say that somebody thinks
11	they paid one hundred twenty, do you have any
12	records of that property sale?
13	MS. JONES: I'm sorry. What's your
14	name?
15	MR. QUINN: I'm sorry. My name is
16	John Quinn. I live at 309 Lemont Street.
17	Is there any records of when you
18	bought that place, when you bought that lot?
19	MR. MOORE: Yes, there are records.
20	MR. QUINN: Do you have them with
21	you?
22	MR. MOORE: No, I don't have them

```
1
       with me.
 2
                   MR. QUINN: Then you could say a
 3
       half a million dollars.
 4
                   MR. MOORE: No. Are you saying
 5
       that the pastor is making up a number?
 6
                   MR. QUINN: I'm saying you're a
 7
       lawyer. So bring the paperwork.
 8
                   MR. MOORE: I am, and I'm proud of
 9
       it.
10
                   MR. QUINN: Good for you.
11
                   MS. JONES: I would like to make a
12
       couple of clarifying points --
13
                   CHAIRWOMAN BUSCHMAN:
                                         Okav.
14
                   MS. JONES: -- with regard to the
15
       safety issue and the fire district letter.
16
                   It is standard practice for the
17
       fire district when a roof structure is failing,
       which we all acknowledge that the roof on this
18
19
       structure is failing. When a roof structure is
2.0
       failing, it is their standard practice, in my
21
       experience of eight years with the Village of
22
       Lemont, to not -- to make it policy to not go
```

1	into the building. It would be unsafe in case
2	of a fire for the firefighters to go in the
3	building.
4	It does not reflect the structural
5	integrity of the building as a whole
6	necessarily.
7	CHAIRWOMAN BUSCHMAN: Okay.
8	THE WITNESS: With all due respect,
9	I've been a priest 30 years, with all due
10	respect, Charity. That's the first letter I've
11	ever received like that from a fire chief.
12	MS. JONES: I would hope so. I
13	hope your other buildings don't have their
14	roofs falling in.
15	THE WITNESS: I just want to put it
16	in context.
17	BY MS. ROY:
18	Q. Could I ask one question?
19	A. Yes.
20	Q. How many years have you been
21	subsidizing the joint school and how much money
22	has St. Pat's put into that?

A. I don't know if I want to share that publicly, but it's been a substantial amount. Well in excess of -- in the ten years that I have gone back to the records, which is all I can find right now. I mean, since I've only been there six, it's well in excess of a million dollars.

2.0

- Q. I just wonder why you would want to put money into another building not on a parish property when you have a building on your own property that maybe you could have used for that school, and you have the other -- you have two buildings that you really don't use full-time?
- A. In all honestly, to your question, the pastors who made that decision are no longer the pastors of this area. That's all I can tell you. However that decision was made, I was never part of that, you know.

  BY MR. MOORE:
- Q. You spent a million dollars on the children from the parish; is that right?

1	A. That's correct, yes.
2	Q. And you're you described your
3	priorities, one is the worship space, second is
4	the would be the education of the next
5	generation of the Christian children?
6	A. Yes.
7	Q. And so that money is not investment
8	in a building, it's investment in the progeny
9	of the parish?
10	A. That's correct.
11	CHAIRWOMAN BUSCHMAN: It's been a
12	joint school for it's got to be 50 years,
13	isn't it?
14	AUDIENCE: Yes.
15	MS. YATES: Not that long. It was
16	sometime in the '70s.
17	CHAIRWOMAN BUSCHMAN: When they
18	joined together?
19	MR. MOORE: But that
20	CHAIRWOMAN BUSCHMAN: Separate
21	schools.
22	MR. MOORE: That million dollars

1	goes towards the operating of the school.
2	THE WITNESS: That's their
3	operating, correct.
4	CHAIRWOMAN BUSCHMAN: The operating
5	of the school and the teaching and everything
6	else?
7	MR. MOORE: Yes, yes.
8	(Simultaneous colloquy.)
9	THE WITNESS: And please remember
10	when I say that, that we come from a very small
11	parish community of less than 800 families. I
12	think they have my people have shown their
13	willingness to educate the next generation
14	generously.
15	BY MR. MOORE:
16	Q. Are all of those 800 families able
17	to make regular contributions?
18	A. They are not.
19	Q. What proportion of the 800 families
20	are able to make regular contributions?
21	A. I would say on a regular basis,
22	between 250 to 300, which is about a third of

1	the families who contribute regularly.
2	CHAIRWOMAN BUSCHMAN: Okay. Did
3	you want to bring up
4	MR. MOORE: Yes.
5	THE WITNESS: Thank you for your
6	time.
7	CHAIRWOMAN BUSCHMAN: Thank you,
8	Father.
9	(Witness excused.)
10	JOHN BECERRIL,
11	being first duly sworn to testify to the truth
12	and nothing but the truth, was examined and
13	testified as follows:
14	DIRECT EXAMINATION
15	BY MR. MOORE:
16	Q. Okay. Will you tell the parish who
17	you are. Personally, who are you?
18	A. My name is John Becerril. And I
19	work I'm a certified public accountant. And
20	I serve on the St. Patrick's parish finance
21	committee as their finance chair. I'm a
22	resident of Lemont for only three years, and

1	I've been part of the parish for only three
2	years as well.
3	Q. Why did you choose Lemont to come
4	and live?
5	A. You know not because I'm Irish,
6	Tom, but because I'm we actually decided to
7	build a house about three years ago in the
8	subdivision of Glens of Connemara.
9	CHAIRWOMAN BUSCHMAN: Another
LO	Irish.
L1	THE WITNESS: Yes, because I'm
L2	Irish.
L3	And my wife and I were looking for
L 4	a parish. And I know there was thee Catholic
L5	parishes. And I just randomly chose
L6	St. Patrick's, and I haven't been able to get
L 7	out since then.
L8	BY MR. MOORE:
L 9	Q. Okay. And you told us you are a
20	CPA.
21	Will you tell us a little bit about
22	your professional background.

A. Yes. So I've been in the accounting profession for over 25 years as a certified public accountant. I started my career earlier auditing Fortune 500 Companies, auditing municipalities, not-for-profits. I currently work for a publicly traded company in Illinois.

2.0

I'm registered with the Illinois

Department of Financial Regulation as a

certified registered public accountant. I'm

also a member of the Illinois CPA Society. I

served on their accounting principle boards for

two years. And I'm also a certified management

accountant and a member of the Institute of

Management Accountants.

- Q. And do you have any other degrees?
- A. I have a master's -- I have an MBA in finance from Loyola University.
- Q. Okay. And so when you wandered into St. Pat's parish, what happened to you?
- A. Well, when I registered and filled out the application, they saw my financial

background, they immediately asked me to joint the finance committee, and so I did.

2.0

- Q. And once you joined the finance committee, what did you do?
- A. Well, upon joining the finance committee and from the first meeting and the agenda items that the parish were facing, I decided to look at -- do a financial analysis of the history of the parish going back ten years, and try to, you know, construct exactly what happened over time to understand how the parish got into the financial instability it is today.

And the primary driver for that was because we were currently funding the school, and the church was having trouble meeting their financial obligations. So we had to do something quick to understand how we could turn around the parish and meet our mission.

- Q. And so for the last three years -- how did you become the chair?
  - A. Well, shortly thereafter, they got

me to be a chairperson.

2 CHAIRWOMAN BUSCHMAN: It's easy.

THE WITNESS: It's not an easy job.

BY MR. MOORE:

2.0

Q. And so for the last three years, you've been intimately involved in all of the pluses and minuses and the income and the expenses?

A. That's exactly right.

So every month we reviewed the financials of the parish, the incoming revenue; the outgoing expenses, the cash flow. So we look at the actuals, compare the budgets. And we try to manage, do some of the emergency things that happened throughout the year. And how we would fund those things. And, you know, reach out to parishioners, raise funds. Do whatever we can to keep the church above water, which has been very, very difficult.

Q. So how would you describe -- based on your background and your study for the ten years and living with it for three years, how

1 would you describe the financial condition of 2 the parish? 3 It's -- I would characterize it as Α. barely making -- barely generating enough cash 4 5 flows to keep the parish going forward. They 6 have great difficulty breaking even, given 7 their capacity for fundraising, and the capacity to -- you know, for the weekly 8 9 offering. Very difficult, so -- but we're 10 trying to -- really trying to manage that 11 today. 12 Okay. And Charity described the 13 deficient and the current debt, and that was 14 approximately right, right? 15 Yeah, approximately. Yes. Α. 16 She said 77,000, you might have 0. 17 paid that down a couple of thousand dollars? 18 Α. 59,000. 19 MS. JONES: I just took it straight 20 from the letter. 21 BY MR. MOORE: 22 0. No, that's right.

1 But the letter was written a couple of months ago, so you continued to try to pay 2 3 down debt? 4 That's exactly right. 5 And the father talked about the 0. 6 boiler that had to be put in. Do you know 7 approximately what that cost? 8 Α. That was about \$71,000. 9 And how about all the work he 0. 10 talked about doing, the stairs -- the long job 11 of doing the stairs so people could enter the 12 place safely? 13 Right. The stairs were \$45,000 on Α. 14 top of that. 15 And there was new fence, was there? 0. 16 Α. The fence was \$38,000. 17 Q. Okay. And an immediate list that the council would like to do of various things, 18 19 some of which Father talked about, how much is 2.0 needed to fund those things? 21 Well, we have a long list of Α.

capital projects. As you're aware, the church

is 175 years old. I mean, every day something is going on with the church that needs to be replaced or fixed.

But in addition to that, some of the capital improvements are well in excess of \$150,000. And that's all we could afford right now given the pledges. I mean, you know, we only have so much — so much capacity to raise funds, but we have much more projects on top of that. That just — I mean, that's just the available money.

- Q. And Charity talked about a \$350,000 figure, that's the dream if you could do everything you wanted to do that's currently on the list?
  - A. Correct.

2.0

- Q. Okay. And so one of the asset -- as an accountant, you list assets and liabilities; is that right?
  - A. That's right.
- Q. One of the, at least physical assets of the parish, is this old school

1 building that we're here to talk about; is that 2 right? 3 CHAIRWOMAN BUSCHMAN: The academy 4 or the old school building on --5 MR. MOORE: The old school building 6 that we're talking about here. 7 THE WITNESS: Well, I wouldn't 8 characterize the old school building as an asset. It's really, you know, a liability to 9 10 the parish, given the money that we have to 11 spend to maintain the facility. Any -- I have 12 been advising the parish to try to essentially 13 downsize its facilities so it can maintain a 14 much smaller structure -- or building campus, 15 so we don't have to maintain all these 16 facilities. We just don't have the cash flow 17 to do that. So it's not an asset. In my mind, it's more -- of a burden to --18 19 CHAIRWOMAN BUSCHMAN: Not now. 2.0 THE WITNESS: Today -- today. And 21 I don't see anything in the future as well, 22 given our demographics.

### BY MR. MOORE:

2.0

- Q. So why don't you -- why can't you -- to eliminate it as a liability, why can't you spend the million or million and a half it would take to fix the structural -- make the structural repairs?
- A. You know, it would be great if we had that kind of funding, we had that kind of revenue generating parish, but we don't. And so when you look at all the options we have, verses keeping the parish viable, then the second is religious education for our school children.

You know, we can't spend a million or a million five just to get the St. James building structurally to code. It just seems not financially feasible.

- Q. Where do you get the figure of the million or the million five?
- A. That was an estimate from Ms. Janey (phonetically).
  - O. So that's our --

1	A. Exhibit C, I believe.		
2	Q. That's our Exhibit C		
3	A. Yes.		
4	Q that we've given.		
5	CHAIRWOMAN BUSCHMAN: We have that.		
6	THE WITNESS: It's been submitted		
7	to the committee.		
8	BY MR. MOORE:		
9	Q. And was that to renovate the		
10	building and make it a viable, useable		
11	building?		
12	A. No. That's just to also there's		
13	a lot of there's a long list of items that		
14	we just need to get the building to a certain		
15	stage before you can even really start to		
16	you know, doing something with the facilities.		
17	CHAIRWOMAN BUSCHMAN: Yes, we		
18	realize that because we've been working on that		
19	building for many years trying to get the roof		
20	fixed.		
21	THE WITNESS: Yes.		
22	CHAIRWOMAN BUSCHMAN: Probably		

about 13 or 14 years this commission has been working on that.

### BY CHAIRWOMAN BUSCHMAN:

2.0

Q. I have just one question since you're -- because it bugs me. I have to -- I have to ask it. You're the finance man.

Where would the money come from if we or someone would let you demolish that building? Where would the money come from to demolish it? You don't have the money for --

A. The same way that we're paying down our debt today is we're asking for second collections to pay down the debt. And we're also working on more aggressive strategies on fundraising.

So we believe we have a certain amount of capacity, but, unfortunately, what the problem is, we're going to have to postpone some of these projects or some of the other things that are more viable for the parish to actually pay for the demolition. But it makes sense in a way because it releases that burden

long term for the parish.

2.0

So, in essence, it will free us of some of the expenses that we're incurring today. Over a longer period of time if we demolish it, we won't have to service that old building today. And so that's why it makes economic sense to do something like this now.

BY MS. JONES:

Q. Can I ask a question then?

Does that same logic not apply to disposing of the property? If you dispose of the property entirely, you're relieved of the obligation.

A. Are you talking about the offer?

So the -- I also believe that if we had a viable offer, that might, you know, present itself to the parish that they might feel that that might be a better option as well. So we're open to these options as well.

But I think the question around the offer that we've seen is, you know, unfortunately, we paid a certain amount of

money for the adjacent lot. And so that offer almost is -- it's very under -- I think under-market from our perspective.

Q. Well, you have \$130,000 minimum liability, and the value of the land is \$60,000. So you still would be relieved of a significant liability even if -- I'm not advocating that you take this specific offer. I don't know the extent -- the application materials did not say what the asking price was for the property, when it was being marketed, the extent of the marketing efforts.

But certainly it seems from just an assets and liabilities standpoint, that just disposing of the property even at no revenue to the parish would relieve you of a substantial liability.

A. Yeah, there's credibility to that statement.

So I'm going to answer you in two ways. In terms of the marketing, I'm not really close to that. But the fair value

market of that land today is at the point in time, it doesn't speak to the future value of what that land could be, you know, if we do retain it.

In addition to that, it gives us an option really to do something with that land, which I think is — it could be viable, if we're able to grow our parish and stay in the community and not shut our doors down.

And so that's part of our strategy, Charity, is it's more of a longer term view, versus, well, yes, at a point in time, I could say, yes, you're right. The economics — that was an intelligent statement, but, you know, we're looking more long term around that.

And I think that makes sense given our mission and our motivation to stay viable in our community. So that's the strategy.

BY MR. MOORE:

Q. When you say, "mission," so the question and the answer you were just giving us is kind of a like an economic -- you know, and

Charity's question was, you know, economics, 1 2 but the mission is something beyond --3 Absolutely. It's very hard for a Α. 4 finance person to function in a parish because 5 you're dealing with emotion, religion and 6 history. And so you have to work with all 7 those forces. How do you put a dollar price on a 8 0. space that can be used as an extension of a 9 10 ministry? 11 It's invaluable to the ministry. Α. 12 0. Okay. And --13 MS. JONES: But your application 14 states that you have no plans for the property 15 at this time? THE WITNESS: Well, there's no big 16 17 vision. But I think, you know, we've 18 19 been -- we've always talked about what we can 2.0 do with that property, how we can -- what are 21 our options, right.

And so we collectively decided the

22

first thing to do is, let's demolish it, right.

And then we could start putting a vision behind
it.

I know you're asking for that, what are we going to do?

Some of the things that we've been talking about have been — one of the issues that we have in the parish is our parking, which is really terrible. So that might be an opportunity. And there's probably a hundred other opportunities we can do something with that — with that land. And so I think there's a strong basis for that.

And, again, I think looking at a point in time might be the wrong way of looking at it. I've seen these transactions before, and, you know, having a longer view makes more sense for our parish.

I don't know if I've adequately answered your question, Charity. I'm trying to really get you what you need.

MS. JONES: I think you've answered

2.0

it based upon your view point, which differs from the village's position on the criteria for a certificate of economic hardship, which is an economic question.

MR. MOORE: Well, the two are -CHAIRWOMAN BUSCHMAN: It's all
economic.

in a way. And the way to look at it is to try to maximize the parish with their -- with their available assets, and how would we could best maximize that for the parishioners and for the school children. I think that's the connection that we're trying to make.

And the connection we're trying to make with the committee today, that's really where our heart is. It's not to abolished any motivation — okay, we know, it's this historical building, but, you know, we do have a mission that we need to carry out. It's always been here for over 175 years.

MR. MOORE: I had two more

2.0

1	questions.	
2	CHAIRWOMAN BUSCHMAN: Okay.	
3	BY MR. MOORE:	
4	Q. And one is, hypothetically,	
5	magically, if a billionaire came in and said,	
6	okay, I'll restore that building, would you	
7	recommend that the parish accept that?	
8	A. No, I don't think I don't think	
9	we would do that.	
10	Q. Why?	
11	A. You know, because of the size of	
12	our parish, our capacity to generate cash flow	
13	would never be enough to maintain or sustain a	
14	facility of that magnitude, and, plus, we'd	
15	have to spend more money on top that.	
16	BY CHAIRWOMAN BUSCHMAN:	
17	Q. But they wouldn't be restoring it	
18	for you, if someone came in. It's almost what	
19	you said	
20	A. Well, if someone offered a million	
21	dollars	
22	Q. No. They want to restore it to	

2.0

If someone restored it for the parish, would he want to take it? And he said, no, because they'd still have to maintain it, and it would continually cost --

CHAIRWOMAN BUSCHMAN: Right, right.

BY MR. MOORE:

Q. So I have one more question.

Based on your training and experience that you've told us about and your knowledge of the parish and the parish finances, in your professional opinion, can this structure yield an adequate economic return if the parish is not allowed to demolish the building?

A. No. Like I said, our capacity to generate cash flow is just not there. We're barely operating above our expenses, you know.

1	It's going to take one pipe busting that we're		
2	back in the red. And, you know, it's just		
3	we just don't have the financial means today to		
4	do something like this. It just doesn't make		
5	any sense.		
6	CHAIRWOMAN BUSCHMAN: Okay.		
7	THE WITNESS: And I mean that with		
8	apology because it's not to		
9	CHAIRWOMAN BUSCHMAN: I know.		
10	BY MR. MOORE:		
11	Q. You wish you had the money?		
12	A. And it's not to aggravate this		
13	committee. It's really just to state the		
14	facts.		
15	MR. MOORE: So that's all I would		
16	ask.		
17	CHAIRWOMAN BUSCHMAN: Okay. Is		
18	there any		
19	MR. MOORE: That's all the evidence		
20	we were going to produce tonight.		
21	CHAIRWOMAN BUSCHMAN: Okay. Okay.		
22	MR. BATISTICH: Thanks, John.		

1 CHAIRWOMAN BUSCHMAN: Thank you, 2 John. 3 Is there anyone in the audience that would like to speak? 4 5 Would you give your name, please. 6 MR. BOE: My name is Dale Boe, 7 B-O-E, 701 Porter Street. 8 And for those of you on the 9 commission, you might hear a couple of the same 10 things. We have some new faces in the 11 audience. 12 But I'm a lifelong member of 13 St. Patrick's Parish. I've been an usher at 14 noon mass for about the last 25 years. My mom 15 was a member of the parish, and volunteered as 16 a librarian for the school back in the '60s. 17 We love our parish life. I look 18 forward to attending and helping out at noon 19 mass. We love our pastor. Father Kurt, as I 2.0 mentioned in the past, when father came along 21 to us, we needed to be a family again, which we 22 hadn't had since our pastor emeritus, Father

Shannon, was there. So father came along at a perfect time. And as I said, we do love him.

2.0

I'm also a member of the Lemont
Area Historical Society since the society
started back in 1970. I participated in SOS,
which was a Save Our School Committee, which
was formed to prevent -- Barb, I know you were
on that. It was to prevent Old Central School
from being hit by the wrecking ball.

My ancestors came to Lemont in 1867. Tom's place, for those of you who have been there, is my ancestor's funeral home. It gives a whole new meaning to the term stiff drink.

I'd like to at least make it a little bit lighter tonight. I know it's a bit intense with all we're discussing about the old school, but I would like to publicly thank the commission for getting our building listed on -- I have to get it right -- on the Illinois 2015 most endangered history places.

I'm glad that we did that. Rose,

rumor has it that you were the -- did all the grunt work, and with some help got the paperwork in at the last minute. And I appreciate your work, and God bless you for that.

2.0

Is there -- do we renew that?

MS. YATES: No. Once you're on the list, you're on the list. We don't start a new list, but that doesn't mean that you're off.

MR. BOE: Here's what we do good in Lemont for those of you who may have not lived here in the past, I can give you two quick examples. We do good at working out deals and saving our historic buildings.

Old Central School back in 1982 was sold for \$117,000, and we can debate that. It was a deal cooked up between District 113 and the buyers at that time. We can discuss if that money was right or not. Keep in mind in 1980 Lemont was a very, very growing village at that point in time.

So whether that was a lot of money

or not, I don't think even in 1980 that was a lot of money for the enormity of that building and property, that was probably a super good deal.

2.0

Let's also not forgot that Lemont United Methodist Church sold their church building to a group that was to become the Lemont Area Historical Society. They sold their church for \$10 back in 1970.

Here's what we don't do good. We didn't do good when we rip buildings down because we unfortunately rely on the owners of the property.

About five or six years ago, here was a rundown building at 306 Main Street. The building was between the Lemont National Bank and the Main Inn. The building was rundown. There was an effort to find a buyer and fix the building up. There was an argument that parking was needed because of the bank or the Main Inn, whatever the situation is. I don't even know who owns the property, but I don't

1 know if the commission was involved in that, 2 trying to save that building at the time --3 CHATRWOMAN BUSCHMAN: We were. 4 MR. BOE: Was it about five or --5 (Simultaneous colloquy.) 6 CHAIRWOMAN BUSCHMAN: More than 7 that. MR. BOE: Well, here's what we 8 9 don't do good: You know when -- you know, when 10 the building was taken down, there was just 11 some gravel thrown on a main street in our historic downtown district. You know when that 12 13 lot was paved? Six months ago. 14 CHAIRWOMAN BUSCHMAN: And we know 15 that, too. 16 MR. BOE: We don't do good in 17 taking historic buildings down. 18 Tonight, I request that the board 19 extend this hearing, obviously. Tonight I 2.0 appeal to the Archdiocese of Chicago to work 21 out a deal. As you know, we have a person, Mr. Pat Stanton. He'd like to acquire the 22

building. The math I'm hearing tonight doesn't make sense. You can -- I own two old properties. You can put tons of money -- look at this village hall. Tons of money. Is it really worth it? Is that property in St. Pat's old building, is the worth 147,000? Those are crappy pieces of parcels, those two lots.

The financial report, as we know, back in June showed that the St. Pat's Parish owes the Archdiocese \$77,000.

The estimates to demolish the building is a hundred and thirty to \$147,000. Up for debate is what each lot would be worth. Estimates of \$30,000 each, which, I guess, that's part of the debate tonight.

My parish can use parking, I agree 110 percent. But with a potential owed amount because if the Archdiocese pins us with \$147,000 bill to take that building down, I can guarantee you there's no time in the near future we're going to put parking on land that goes like this (indicating).

And I assume if the Archdiocese does pin the cost of demolition on St. Pat's, I will only assume that there is probably a long term plan to close the parish.

2.0

Let me say a couple of words about Pat Stanton. I don't know Pat Stanton. Although, I have communicated with him on the telephone over the last month and a half. He's good for Lemont. His buildings downtown are beautiful. I've been in them.

And to the Archdiocese, do you know who one of Mr. Stanton's tenants are? It's Community Christian Church. It's a beautiful place of worship. I've seen the worship area.

I would personally welcome Pat as our next door neighbor to my church and parish at St. Pat's. And I sincerely hope that this deal may get reconsidered and worked out.

Finally, to end my comment tonight,

I would like to leave with you this: There was

one day -- it was a couple of days after our

last public hearing in February in regards to

this building. And I was going down where I live on Porter Street, headed west toward Stephen Street. And prior to getting to Stephen Street, there was a vehicle in front of me that stopped and started, stopped and started.

2.0

And I would -- I had a couple of four letter choice words, which I can't tell you about tonight, because my pastor is in the audience. Finally, the vehicle pulled out on to Stephen Street, and I still was miffed at what's the guy's problem? Was he sick?

The gentleman gets out of the car. And he was an Asian fellow. About 25 to 35 years old. And he gets out a formal camera with a formal telescoping lens. What is he — and then I realized, he was photographing Old Central School.

Isn't that what this is about? Thank you.

CHAIRWOMAN BUSCHMAN: Thank you.

Is there anybody else that would

1 like to speak from the audience? 2 MS. DONAHUE: Susan Donahue, D-O-N-A-H-U-E, 920 Talcott, Lemont. 3 4 I happen to be part of the Lemont 5 Area Historical Society, and I've spoken 6 before. And I find this very interesting. understand that the parish is in trouble; that 7 8 we are not doing well. I happen to be a member 9 of St. Patrick's Church, but I still would very 10 strongly recommend that you postpone any 11 decision on this matter as far as demolition is 12 concerned, especially when there is an offer 13 that may be viable, that may actually solve all 14 the problems so that the building can be 15 restored and that it can be used. 16 It is very important to the 17 landscape of Lemont. It is, as father has said, 175 years old. We need to respect the 18 19 people that went before us. The school was a 2.0 beacon for many people in the early years. 21 And if there is any chance 22

whatsoever that this can be restored, that it

can be used, I think that we need to definitely seriously consider this.

2.0

I have spoken to some developers, no offense to the Archdiocese of Chicago, but in mentioning who they would have to deal with, and saying that it is the Archdiocese of Chicago, people go, okay. I'm not -- I've heard some really interesting things about them. They're not easy to deal with.

I've talked to other developers who have said that they have tried to connect with the Archdiocese, and for whatever reason, phone calls are not returned.

And so I would suggest to you that when you're dealing with this issue, that you continue with it, so that at least we can understand, and we can get all the information that we need from Mr. Stanton or whoever else needs to -- might be interested in doing this, so that we just don't close the door on this.

And I would definitely recommend that you -- as I said, you know, that you give

1 this proposal a chance. And I would really 2 like to find out too where exactly the Archdiocese is advertising this, and what type 3 4 of advertisement or connections that they're 5 making to the real estate market. 6 Thank you very much for your time. 7 CHAIRWOMAN BUSCHMAN: Thank you. 8 MS. ROY: Thank you. 9 CHAIRWOMAN BUSCHMAN: Anyone else 10 in the audience? 11 John. MR. QUINN: John Quinn, 309 Lemont 12 13 Street. 14 Everything I heard here tonight, I 15 can't believe that anybody would think, if 16 you're in that parish, man, let's get rid of 17 that thing. 18 You said that you could fulfill all your projects for \$300,000. Well, you're going 19 2.0 to spend \$150,000, and not fulfill any of it. 21 You'll have two vacant lots that are worth 22 nothing. And you're going to be 150 grand in

debt. That makes no sense. And we're going to lose a building. That's a lose lose.

You got a guy that's going to come in and build that building, you're going to be -- you'll have \$150,000. You can fill half of your dreams -- your projects and stuff like that. That doesn't -- it makes no sense at all.

I went to St. Pat's School. I went to the church for years. It's a great church, but if you paid \$200,000 for that land, you know what, talk to everybody that got foreclosed and left their house. They lost their houses. And, you know what, that's the economy. It's not worth that anymore. It's not worth nothing. That property as it is, is not worth anything.

To have somebody save you \$150,000, keep the historical building, I don't see anything -- I can't understand it.

And when I was here -- I don't know anybody heard it, but when I was here at the

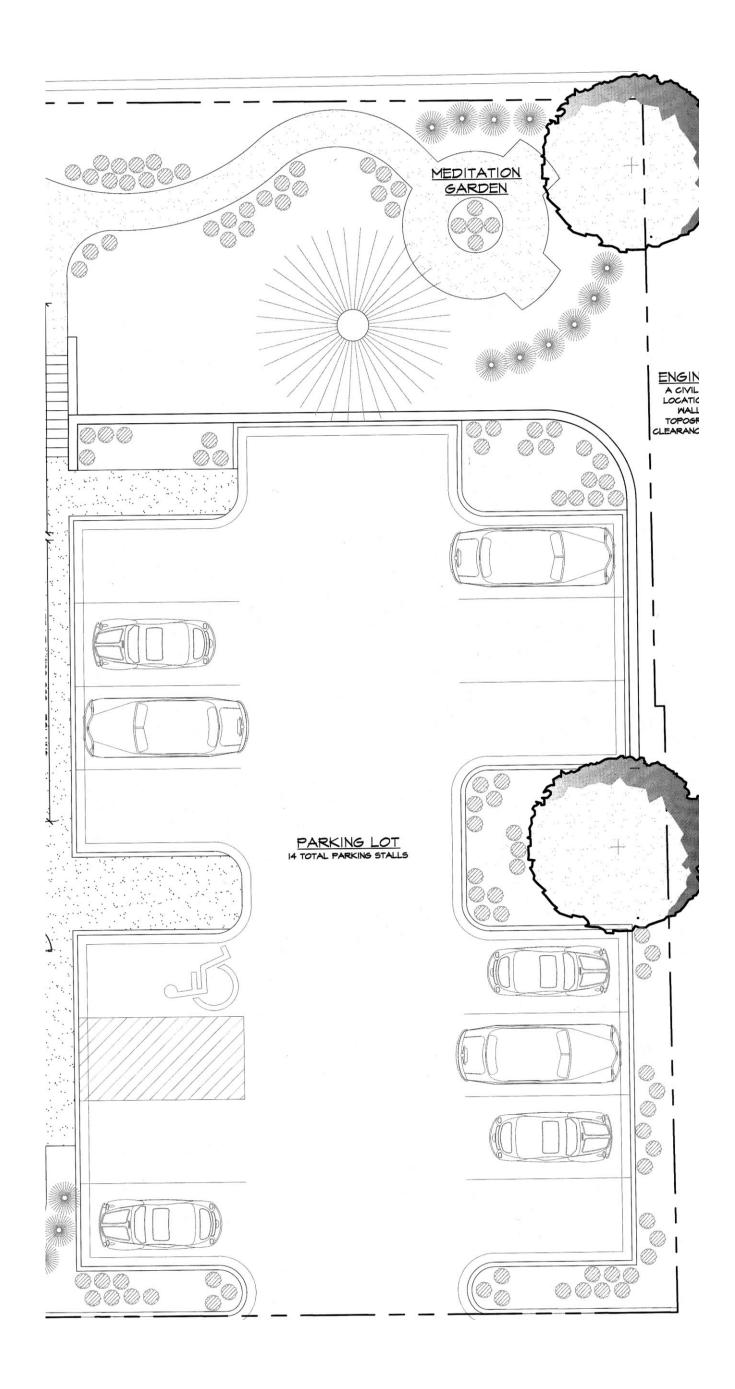
1 first meeting, one the lawyers said, the 2 Archdiocese doesn't sell priority like that. That was -- that's what they said. So if 3 that's their attitude, that's the under-minding 4 5 attitude of this whole thing. We're not 6 selling. We're not letting anybody tell us 7 what to do. So I think it's baloney. I mean, 8 9 here's a chance for St. Pat's to save \$150,000. 10 You don't have to maintain it. You don't have 11 to maintain the lots. It will all be taken 12 care of. You'll have good neighbors. 13 If you walk through that -- Pat 14 Stanton's building down there, it's amazing. 15 We had a program down there, the Historical 16 Society, it's amazing. I mean -- but, I mean, 17 that's all I got to say. 18 CHAIRWOMAN BUSCHMAN: Thank you, 19 John. 2.0 MS. ROY: Thanks, John. 21 CHAIRWOMAN BUSCHMAN: Anyone else 22 want to address the board?

1	(No response.)
2	Board members? Any of you want to
3	make any comments?
4	MR. BATISTICH: I want to thank
5	staff for the report. I think it's thorough
6	and good.
7	Personally, I would go along with
8	the recommendation at this point. Let's get
9	some more information.
10	CHAIRWOMAN BUSCHMAN: Anybody?
11	Want to make a motion? We have to
12	close
13	MS. JONES: No. You want to
14	continue the public hearing to your next date.
15	CHAIRWOMAN BUSCHMAN: Okay.
16	MS. JONES: You have to continue it
17	to a date certain. So I will give you the date
18	of next month's
19	CHAIRWOMAN BUSCHMAN: The next
20	date.
21	FATHER BORAS: Can I make just one
22	more comment?

1 CHAIRWOMAN BUSCHMAN: Yes, Father. 2 FATHER BORAS: And it is about 3 safety for my people as pastor. 4 The longer we delay this and 5 continue to talk about it, please look --6 please actually look at the sagging of that 7 If we do get hit with a major snow roof. 8 storm, I'm not sure that that roof will remain. 9 And my concern is the village has 10 told us no fence. It's safe enough. I think 11 that's easy to say, but when you're a pastor 12 and you love your people, anything can go. And 13 that would be my concern to drag this out. 14 CHAIRWOMAN BUSCHMAN: I understand. 15 FATHER BORAS: That is all I -- I 16 understand, and I'm sensitive to your concerns, 17 but you have to also know my concerns about 18 that roof, as it exists today. 19 CHAIRWOMAN BUSCHMAN: I understand 2.0 what you're saying, and I understand what John 21 said. He said, probably just what I would like 22 to say or will say. To me, it's a win-win

situation, but I know it goes back to the 1 2 Archdiocese. And -- so that's all I can say. 3 4 I will entertain a motion. 5 MR. BATISTICH: Do you have a date, 6 Charity? 7 MS. JONES: Your regular meeting date would be February 11th. You could set an 8 9 earlier date, if you so chose, if the applicant 10 felt like they could get the information 11 together in a shorter time frame than waiting 12 the full month. That's at your discretion, but 13 your next regular meeting date would be 14 Thursday, February 11th. MR. FLYNN: I'll make a motion to 15 16 continue the public meeting to February 11th to 17 give the applicant --18 CHAIRWOMAN BUSCHMAN: At 6:30. 19 MR. FLYNN: At 6:3 p.m. to allow 2.0 the applicant to consider the pending offer, 21 also to provide additional evidence of past 22 marketing efforts, documentation to support the

1	applicant's stated estimates and demolition
2	costs. And to submit information on the plan
3	for the property, if a certificate of economic
4	hardship were granted per the staff report.
5	CHAIRWOMAN BUSCHMAN: Is there a
6	second?
7	MS. ROY: Second.
8	CHAIRWOMAN BUSCHMAN: All in favor.
9	(Series of ayes.)
10	Opposed.
11	(No response.)
12	Motion passed.
13	(The above-entitled matter
14	was continued to Thursday,
15	February 11, 2016, at 6:30
16	p.m.)
17	
18	
19	
20	
21	
22	



'e label

More

Pat Stanton Sr. | left two messages on your phone. Call me: 630-26 | Feb 17

Michael Dolce Good morning: My apologies! I thought I had given ye Feb 17

Patrick Stanton, Sr. <patsr@patrickcommercial.com

Mar 17

to Michael

MIKE

IN ORDER FOR ME TO BUY THE ST PATRICKS PROPERTY, I MUST CONTROL THE LOT TO THE EAST, I WILL NEED THIS LOT FOR PARKING

Click here to Reply or Forward

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	Village of Lemont
<b>Application for Certificat</b>	e of RECEIVED   Cemont Historic Preservation Commission   18 Main Street   Lemont, Illinois 60439   phone (630) 257-1595
	418 Main Street Lemont, Illinois 60439 phone (630) 257-1595
Appropriateness	MAR 1 4 2016 phone (630) 257-1595 fax (630) 257-1598
APPLICANT INFORMATION	Lemoni 45
1 to	Lemoni Lemoni
Applicant's Name Soanna Gal	<u> </u>
Applicant's Address 238 Main St.	Lemont, 1L 60439
Applicant's Telephone # 708 - 218 - 33	000
Applicant's E-mail Address GoPolarCrus	otherapy@comcast.net
V	
CHECK ONE OF THE FOLLOWING:	and the last of the same of th
Applicant is the owner of the subject propert  Applicant is the contract purchaser of the subject.	
Applicant is the contract purchaser of the sub-	
Applicant is a tenant on the subject property.	
PROPERTY INFORMATON	
ALL (0.11 ) A (0.01 ) A (0.01 )	
Address of Subject Property/Properties 238	Main St. Lemont, 1L 60439
Parcel Identification Number of Subject Property/Pr	roperties
PROJECT INFORMATION	
Proposed Construction, Renovation, Demoltion (che	eck all that apply):
Toposad constitution, nemovation, bemoration (and	con an ende appropri
Change in height of structure	Change in fenestration (window arrangement)
Change in footprint of structure	Replacement of windows, awnings
Addition to structure	Replacement of exterior details
Change in exterior materials on a structure	Installation or alteration of a fence
Change in roofing materials	Construction of new structure
Additon of or change to a signX	Demolition of s structure
Brief Statement of Proposed Work:	
Install asign for a new business	

# Application for Certificate of Appropriateness, page 2 of 2

Village of Lemont

### SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. SUBMIT 10 COPIES OF ALL DOCUMENTS. The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

FOR VILLAGE STAFF USE ONLY	
Application received on:	Ву:
Project information (drawings, elevations, etc) received	<b>!:</b>
AFFIRMATION	
documents herewith submitted are true and corremake all reasonable inspections and investigation.	ethorize the filing of this application and that all information, exhibits, and ect to the best of my knowledge. I permit Village representatives to us of the subject property during the period of processing of this is non-refundable, and that prior to approval of grant reimbursement I the Village of Lemont.
will be expected to enter into an agreement with	the vinage of Lemont.
	1 1
James Cal	3/14/16

## Did you know....?

The Village of Lemont offers grants for the renovation of commercial property within the Lemont Historic District. Inquire with the Village's Planning & Economic Development Department or ask for a brochure and application.





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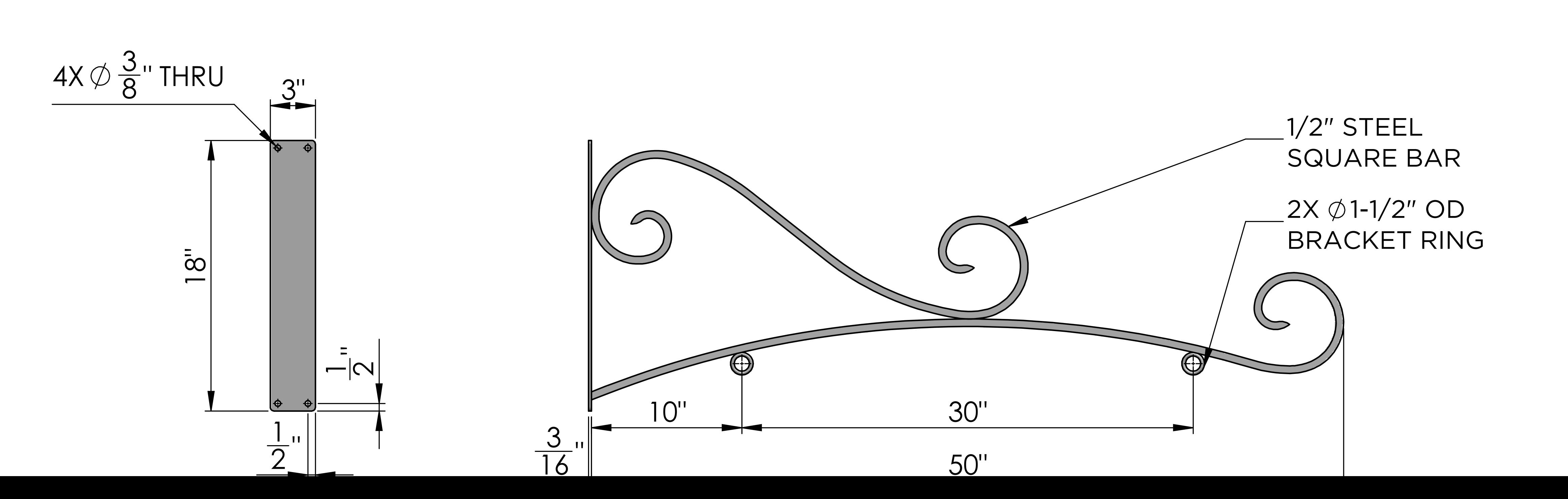
Custom Fabricated Exterior Hanging Sign

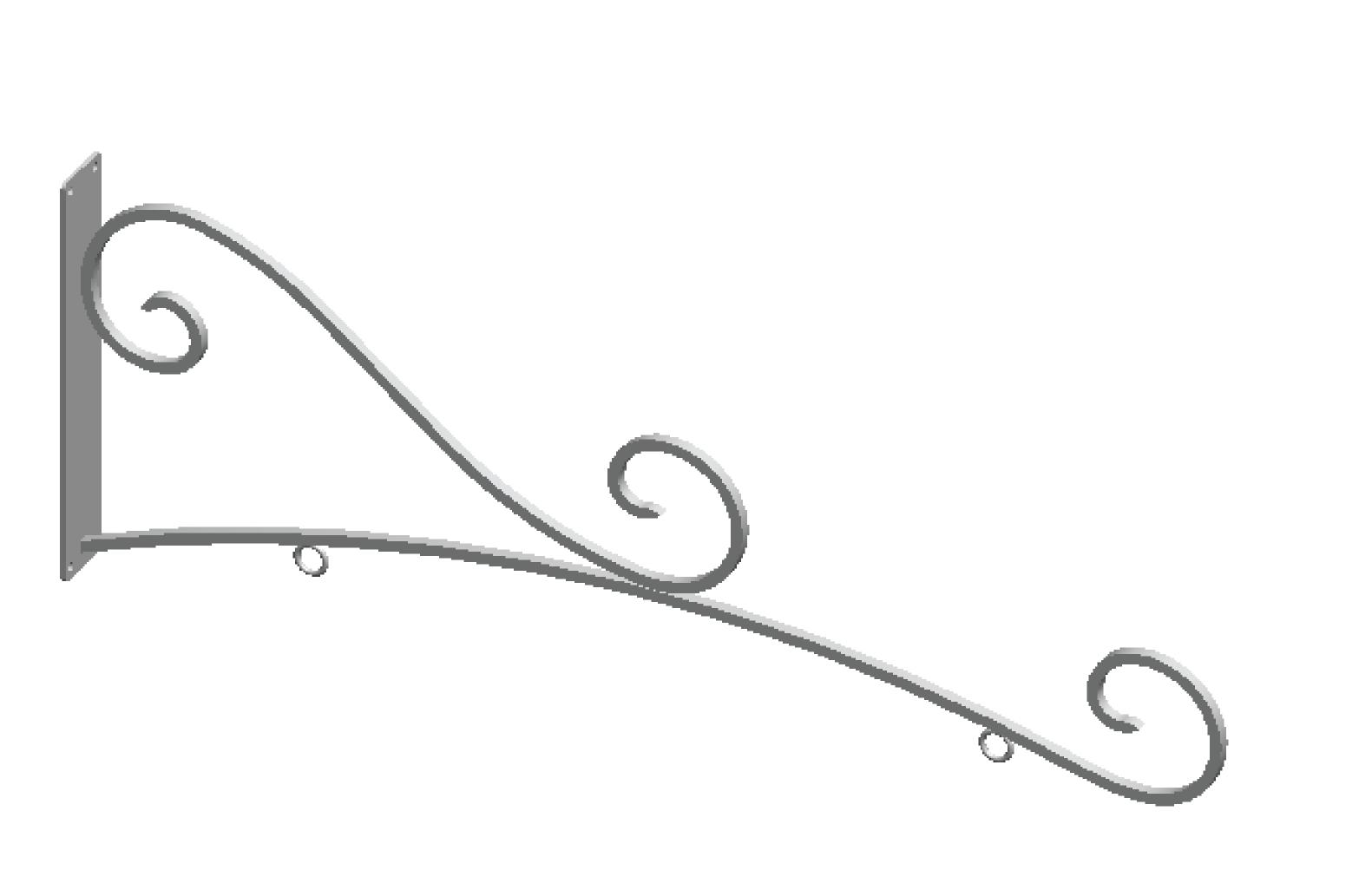
1.5" Sandblasted Western Red Cedar

Painted with 3 Coats of Oil Paint



GoPolar° Cryotherapy





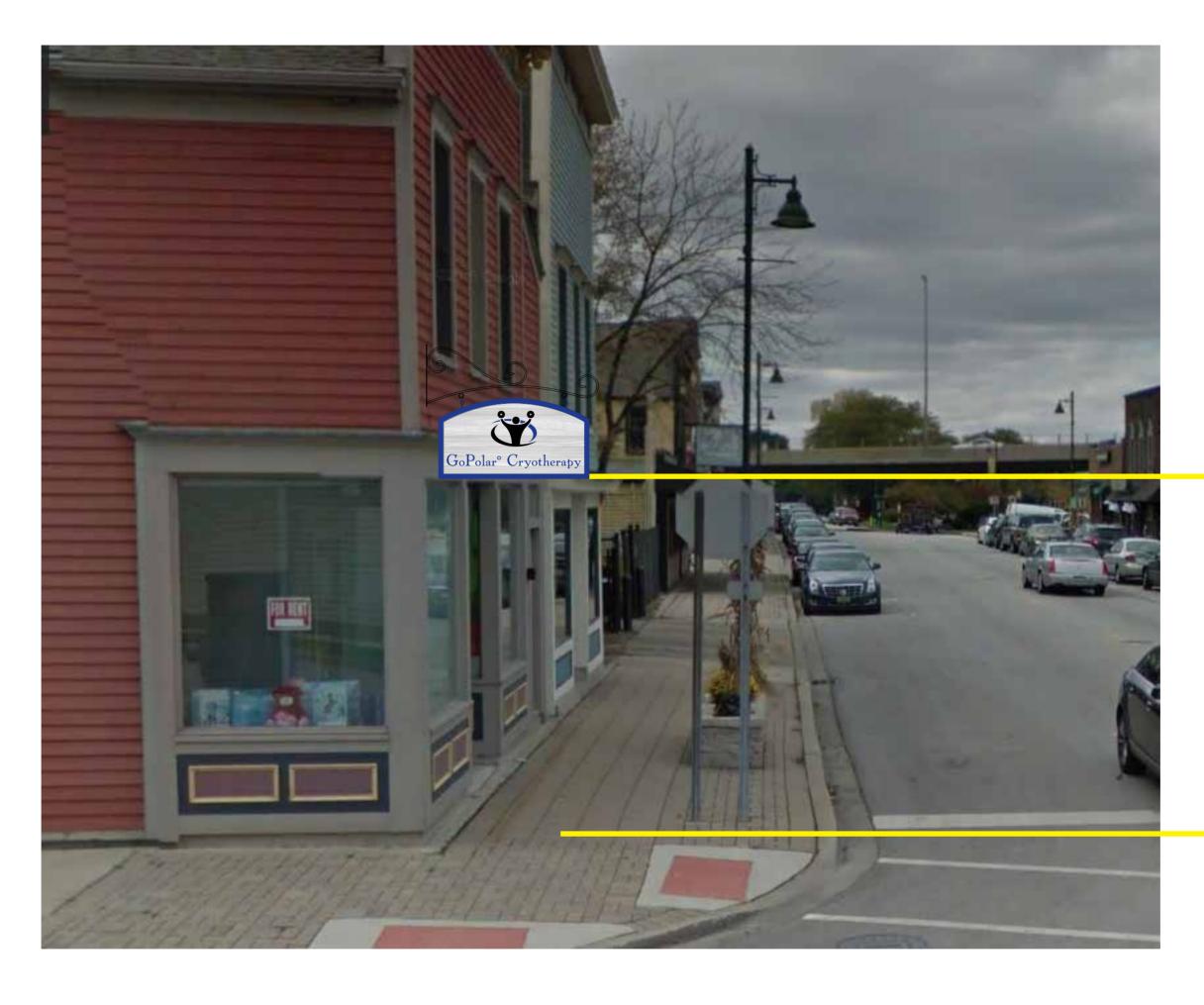


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