



Village of Lemont  
*Historic Preservation Commission*

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

**HISTORIC PRESERVATION COMMISSION**  
**Regular Meeting**  
**AGENDA**

March 12 – 6:30 p.m.

LEMONT VILLAGE HALL  
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting February 12, 2014
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
- VI. APPLICATIONS
  - A. Certificate of Appropriateness for awning sign at Allegro Music & Dance studio 315 Canal St.
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN

**MINUTES  
HISTORIC PRESERVATION COMMISSION**

**February 12, 2014**

**I. CALL TO ORDER**

The February meeting of the Historic Preservation Commission was called to order on Thursday, February 12, 2014 at 6:30 p.m. by Chairman Barbara Buschman.

**II. ROLL CALL**

Commissioners Batistich, Cummins, Flynn, Roy, Schwartz and Yates present. Trustee Liaison Ron Stapleton and Charity Jones, Planning & Development Director, were also present.

**III. APPROVAL OF MINUTES**

Motion by Ms. Roy, seconded by Mr. Cummins, to approve the minutes of the December 12, 2014 meeting. Voice vote: 6 ayes. Motion passed.

**IV. CHAIRMAN'S REPORT**

The Chairman announced that the Application for 306 Stephen Street would be the first item on the agenda.

**V. APPLICATIONS**

**A. 01.15 – Certificate of Appropriateness**

**Exterior Reconstruction – 306 Stephen Street**

Applicant Virginia Swanson Urbikas was present. Samples were distributed of siding and trim materials. Staff presented the application which explained that the house had been severely damaged by heavy equipment during a sidewalk repair in July, 2014. Structural engineers advised the owner to remove a 12' front section of the house and rebuild. As part of the reconstruction, headroom on the 2<sup>nd</sup> floor of the section will be raised 24". Exterior siding will be replaced in the existing colors using the sample materials. The Commission reviewed the drawings submitted with the application. Mr. Flynn commented that raising the height of the visible portion of the building will give a better proportion to the building.

A motion was made by Mr. Batistich, seconded by Mr. Schwartz to approve a Certificate of Appropriateness for the exterior reconstruction per the drawings and samples submitted with the application dated 2/5/15. Voice vote: 6 ayes. Motion passed.

**VI. PUBLIC HEARING**

**A. 02.15 Certificate of Appropriateness for the demolition of  
Old St. Patrick's School and Convent – 220 Illinois Street  
Also known as St. James Academy**

Motion by Mr. Batistich, seconded by Mr. Flynn, to open the public hearing at 6:38 p.m. Voice vote: 6 ayes. Motion passed.

Applicant Archdiocese of Chicago was represented by General Counsel Maureen Murphy and Kevin Marzalik, and were sworn in to give testimony along with members of the audience wishing to give testimony.

Planning and Development Director Charity Jones presented an overview of the request for demolition of St. James Academy, convent and non-historic garage. Ms. Jones began with a presentation stating the 13 standards to be evaluated as outlined in the Unified Development Ordinance Chapter 17.16.050 Standards for Demolition in the Historic District, with a staff analysis of the building in comparison to the standards. The attached Staff Report contains the text of the presentation and a general analysis of the application with a recommendation to the

Commission.

The Chairman asked for comments from the floor.

**Maureen Murphy, General Counsel, Archdiocese of Chicago, 835 N. Rush Street.**

Ms. Murphy stated that the Archdiocese stands by its application for demolition based on supporting documentation. She stated that the building no longer has any value to the parish and it has been vacant for 10 years.

**Dale Boe, 701 Porter Street, parishioner of St. Patrick parish.**

Mr. Boe made several points, enumerating buildings that were successfully saved and re-purposed including Village Hall, Central School and the house at 508 Illinois Street. The Boe family has been in Lemont since 1867, and he asked for cooperation from the Archdiocese with attempts to restore the building

**Susan Donahue 920 Talcott Street, parishioner of St. Patrick parish.**

Ms. Donahue stated that there has to be a solution to rescue the building, stating that the entire community was involved in its construction. Europeans value their churches and historic structures which have suffered consequences of war and strife, yet manage to rebuild and restore them. Only a few of the limestone buildings remain, they should be preserved as a legacy from our ancestors.

**Steven Rosendahl, Lemont Township Supervisor, 30 year resident of Lemont.**

Mr. Rosendahl stated that he has served in elected office for the last 14 years, and believes in the historic preservation of the community. The building defines our heritage, and every effort should be made to re-purpose it.

**Richard Lee, Hillcrest Drive, Lemont, Vice President Lemont Area Historical Society.**

Mr. Lee spoke about the Old Stone Church at 306 Lemont Street, stating that instead of demolition of that building by the United Methodist Church, it was sold to the Lemont Historical Society as a museum, and proposed that St. James could also be preserved and re-used in a similar way.

**Linda Rybski, Parishioner, St. Patrick Church**

Ms. Rybski spoke about the financial obligations of St. Patrick's in supporting a building it no longer needs or can use. She endorses the demolition of the building.

**John Quinn, 309 Lemont Street, neighbor of St. James Academy.**

Mr. Quinn spoke about his family's connection to the building, and stated that the Village should be more pro-active in enforcing compliance with property and building maintenance to avoid buildings' deterioration to the point where demolition is the only solution.

**Scott Studebaker, 731 Woodcrest.**

Mr. Studebaker stated that more information is needed as to the exact condition of the building, along with access to the building to determine the extent of damage. It is possible that the building could be re-purposed. With the cooperation of the Archdiocese, perhaps a land swap to benefit both parties might be arrived at.

**Rev. Kurt Boras, 200 Illinois Street, Pastor of St. Patrick's Parish.**

Rev. Boras spoke about the capital campaigns and debts incurred because of the unused building which place burdens on future ministries. He thinks the building should be demolished.

**Bernard Farrelly, 721 Houston Street, parishioner of St. Patrick parish.**

Mr. Farrelly stated that nothing is impossible. There is character and history in the building and he has seen churches in Ireland completely destroyed and rebuilt. The Archdiocese needs to be more helpful in these local situations.

**Chris Camaliere, 423 Jane Court.**

Mr. Camaliere stated that a 3<sup>rd</sup> party that would invest in the property for a different use may be the best solution. He asked for a delay in the demolition until the end of the year to allow time to seek out a potential 3<sup>rd</sup> party.

**Pat Stanton, Building owner and developer, Lemont Historic District.**

Mr. Stanton owns three buildings: 102 Stephen (Community Christian Church), 106 Stephen (Tedens), and the Wend building at Stephen & Main. Two of the buildings were in

very rough shape when he acquired them and they are beautiful today. He stated that there would be a huge cost to demolish the St. James building, and it is an asset that can never be replaced. He asked for an extension of time to allow for 3<sup>rd</sup> party evaluation of the building.

**Nancy Uznanski, 12925 Archer Avenue.**

Ms. Uznanski asked that the Archdiocese remain open to third party ownership and sale of the building.

Charity Jones reminded the audience that this is the only public hearing that will be held so if there are additional comments, please come forward.

Members of the board were asked for comments. Rose Yates stated that given the testimony presented which made valid points on both sides of the issue, she would vote to either delay or deny the application. Mr. Flynn had questions regarding the information presented by the Archdiocese noting the lack of the 2005 evaluation. Chairman Buschman presented suggestions for alternative uses for the building, including retirement home for religious, senior living apartments, or a similar use that could co-exist with the parish. She asked the Archdiocese whether sale of the property or lease might be a possibility. The Attorney responded by saying if the Archdiocese wanted to sell the property, it would already have been listed. The Chairman mentioned a recent news article on a pilot program re-purposing a Chicago convent to senior living by lease to a non-profit. Mr. Batistich stated that delaying a vote would not change the vote so recommended calling for a vote at the conclusion of the public hearing.

Motion by Mr. Flynn, seconded by Mr. Batistich to close the public hearing. Voice vote: 6 ayes. Motion passed.

Mr. Batistich presented a motion to issue a Certificate of Appropriateness for the demolition of Old St. Patrick's School and convent (220 Illinois Street), seconded by Mr. Cummins.

The Chairman called for a roll call vote: Buschman, no; Batistich, no; Cummins, no; Flynn, no; Roy, no; Schwartz, no; Yates, no. Motion denied.

Motion by Ms. Yates, seconded by Mr. Flynn to approve the Findings of Fact as prepared by staff based on the staff report included with the agenda. Voice vote: 6 ayes. Motion passed.

## **VII. NEW BUSINESS**

### **A. Draft Annual Certified Local Government Report to IHPA.**

Development Director Charity Jones presented a draft annual report of the Certified Local Government for the IHPA. The Commission reviewed the document and approved it, authorizing staff to forward it to the IHPA.

## **VIII. PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR COMMENTS**

Charity Jones stated that the school demolition issue may or may not be presented at a Committee of the Whole meeting, so it could possibly be on the agenda for the second March meeting. She will keep the commission posted.

## **IX. AUDIENCE PARTICIPATION**

### **X. ADJOURN**

Motion by Mr. Cummins, seconded by Mr. Schwartz, to adjourn the meeting at 7:55 p.m. Voice vote: 6 ayes. Meeting adjourned.



Village of Lemont  
*Planning & Economic Development Department*

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

TO: Historic Preservation Commission  
FROM: Martha M. Glas, Village Planner  
THRU: Charity Jones, AICP, Planning & Economic Development Director  
SUBJECT: 3/12/15 HPC Agenda Packet  
DATE: March 6, 2015

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**SUMMARY**

Attached please find an agenda packet including the following:

**Certificate of Appropriateness Application** for an awning sign at 315 Canal St, Allegro Music & Dance Studio

Allegro dance design idea



black fabric black and white with larger valance and graphics on valance.

Wednesday, February 18, 2015  
Shine-Awn

**VILLAGE OF LEMONT**

- APPROVED
- APPROVED AS NOTED
- NOT APPROVED

Date

Signature

22' 8"

ALLEGRO  
MUSIC & DANCE

630 257 6964 1.38

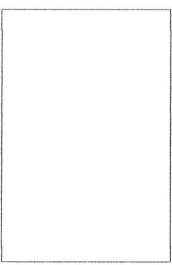
Music & Dance Classes

allegro-academy.com

4.17

2.08

51.82 PD MAX  
11.94 ✓



12.68 in

33"

60"

10"

6"

48.06 in

4'10"

0 in

48"

13.53 in

13" 4.33

# Shine-Awn Incorporated

(708) 484-0558 (fax)  
 (708) 484-0551 phone  
 6631 W. 16th Street  
 Berwyn, IL 60402

shineawn@sbcglobal.net

# Estimate/Proposal

DATE	ESTIMATE NO.
8/1/2014	6056

NAME / ADDRESS
Allegro Music and Dance Academy Lori and Tim Gardner 315 Canal St. Lemont IL 60439 630 257 6964 tim@allegromusic.biz



<i>THIS ESTIMATE INCLUDES STANDARD LABOR AND INSURANCE. THIS ESTIMATE DOES NOT INCLUDE: Lights, electric, eggcrating, bottom covers, special shop drawings, or any city, village or town permits, including public way.</i>	P.O. NO.	TERMS	REP	JOB LOCATION
		20% plus cod	Jerry	same

ITEM	DESCRIPTION	TOTAL
Custom Awning	<p>Per proposal, excluding extras/permitting. Permitting will be pulled and added at the back end of billing.</p> <p>Before we can totally confirm this job we will have to try and permit as this is a historic building. If not allowed you would only be charged for the time and any costs for trying to pull permit. Less than 100.00.</p> <p>This awning will be made from non rusting aluminum with welds on at least three sides per connecting joint. All welds in contact with fabric will be ground and sanded smooth.</p> <p>The fabric will be fabricated using the best of current industry standards from Sunbrella line of fabric. All sewing on this awning will be done to the best of industry standards to fit the frame perfectly.</p> <p>Installation is included with this bid.</p> <p>Frame size is 22'8" wide by 4' tall and 2'6" projection. <i>3' per Jerry 2/25</i></p> <p>Graphics to read Allegro Music academy. Design not fully established at this time.</p> <p>Thank you for meeting with me and let mw know if you have any questions direct at 708 373 5361, Jerry.</p> <p>If you want we can do partial trade for this job. My girl takes dance classes with you.</p>	2,626.00

REVISED

	<b>TOTAL</b>
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After the company goes into production of the above mentioned work, the contract cannot be cancelled and the purchaser is responsible for the whole amount contracted herein. The merchandise is the property of Shine Awn, Inc. until the whole amount of the contract is paid in full, whether on the truck, in the shop, or installed at location. A service charge of 1-1/2 percent monthly will be added to any unpaid balance beginning 30 (thirty) days after the date of installation.

SIGNATURE \_\_\_\_\_



# Shine-Awn Incorporated

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 6631 W. 16th Street  
 Berwyn, IL 60402

shineawn@sbcglobal.net

# Estimate/Proposal

DATE	ESTIMATE NO.
8/1/2014	6056

NAME / ADDRESS
Allegro Music and Dance Academy Lori and Tim Gardner 315 Canal St. Lemont IL 60439 630 257 6964 tim@allegromusic.biz



<i>THIS ESTIMATE INCLUDES STANDARD LABOR AND INSURANCE. THIS ESTIMATE DOES NOT INCLUDE: Lights, electric, eggcrating, bottom covers, special shop drawings, or any city, village or town permits, including public way.</i>	P.O. NO.	TERMS	REP	JOB LOCATION
		20% plus cod	Jerry	same

ITEM	DESCRIPTION	TOTAL
	Breakdown of \$1000 cash and the 1626.00 on trade.  NOTE: Some of the graphics packages have a bit extra time involved. The current versions would be about \$200 extra.  Please call me with any questions. I can be reached at 708 373 5361, Jerry.	

	<b>TOTAL</b>	\$2,626.00
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After the company goes into production of the above mentioned work, the contract cannot be cancelled and the purchaser is responsible for the whole amount contracted herein. The merchandise is the property of Shine Awn, Inc. until the whole amount of the contract is paid in full, whether on the truck, in the shop, or installed at location. A service charge of 1-1/2 percent monthly will be added to any unpaid balance beginning 30 (thirty) days after the date of installation.

SIGNATURE \_\_\_\_\_

FOR: *Allegro Dance Lament.*

SHEET TITLE: *Dimensions. SHINE-AWN*

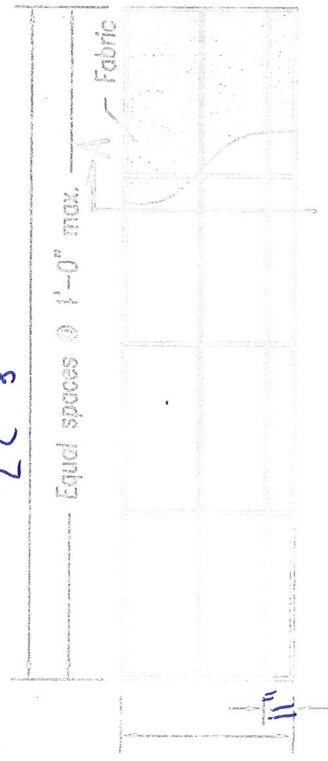
Awning Details

SHEET NUMBER:

DATE:

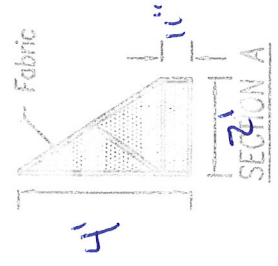
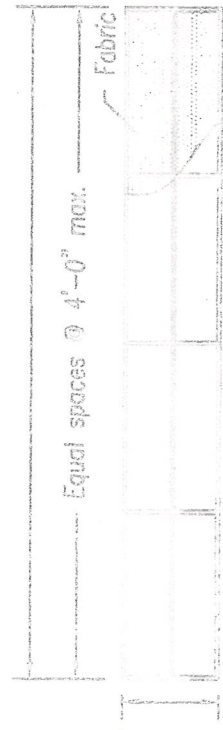
*Feb. 18-15*

*22' 8"*



FRONT ELEVATION

*2' 0"*



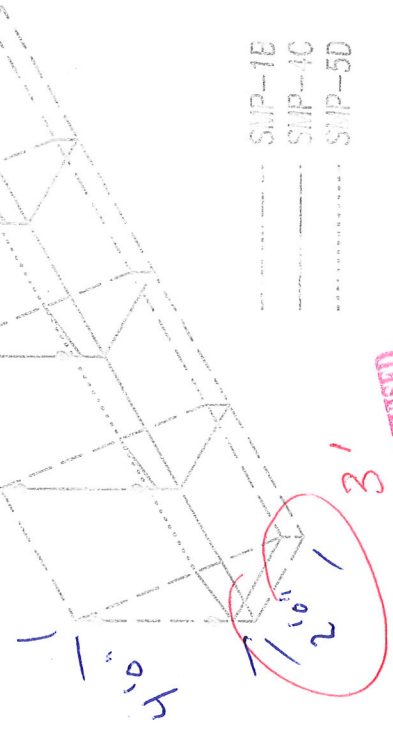
NOTES:

Awning frames to be from mill finish aluminum extrusions.

All welds to be 1/4" fillet welds on 3 sides where possible.

*1" 8/122*

Fasteners (typ)

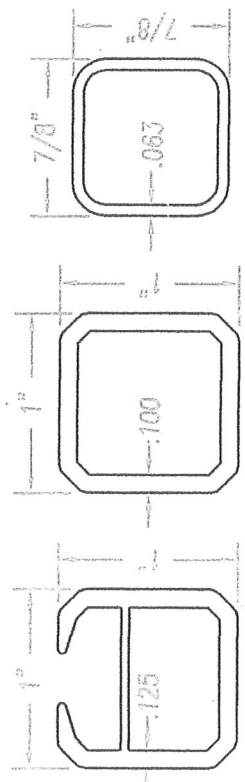


- SMP-1E
- SMP-1C
- SMP-5D

REVISED

*per Jerry  
2125 phone*

PLAN



SMP-1E SMP-1C SMP-5D

# PLAT OF

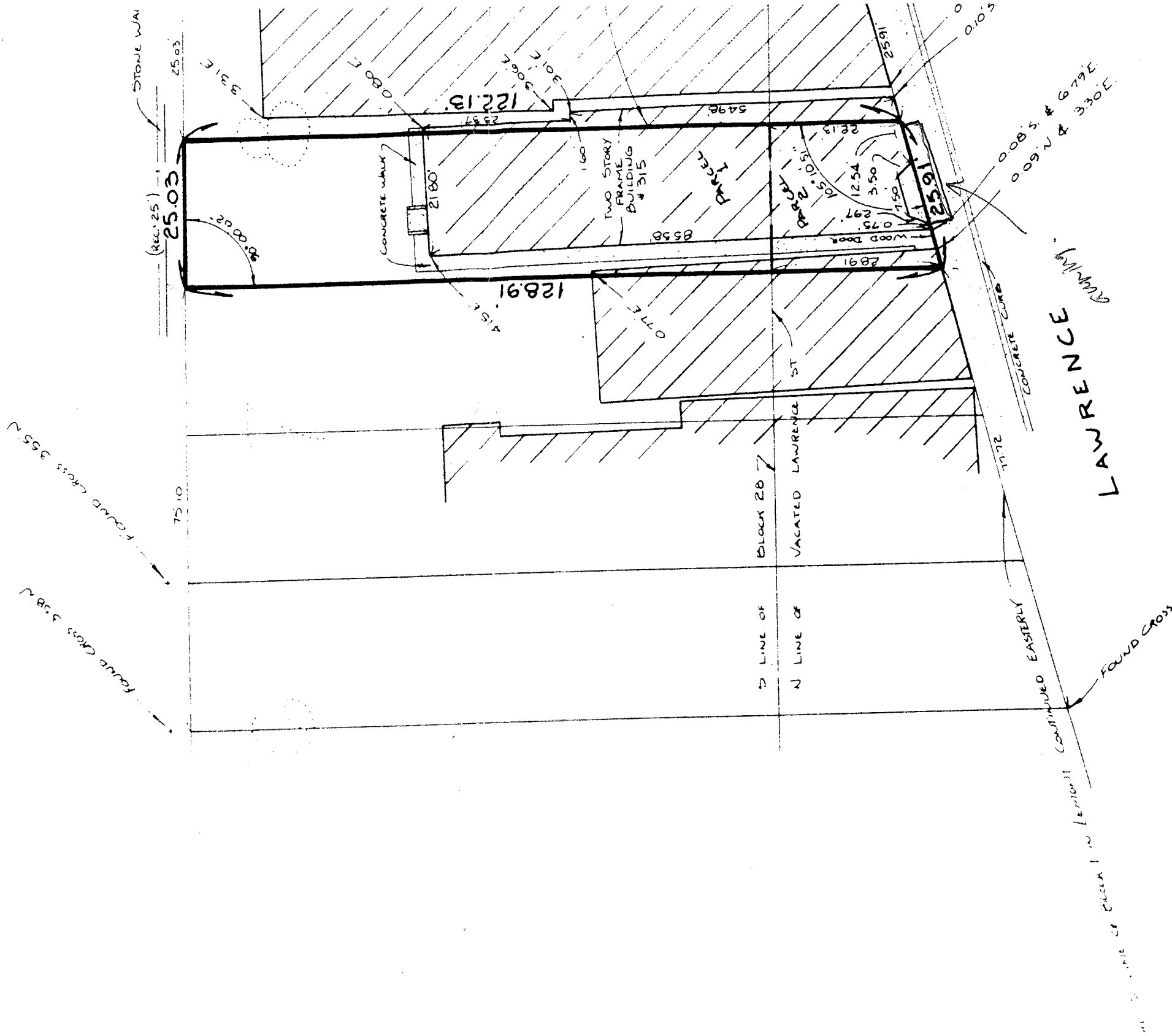
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**PARCEL 1**

THE WEST 1/2 OF LOT 8 IN BLOCK 28 IN KEE TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE ILLINOIS.

**PARCEL 2**

THE NORTH 1/2 OF THAT PART OF VACATED L THE WEST 1/2 OF LOT 8 AFORESAID AND NOR CONTINUED EASTERLY AND BETWEEN THE EAS AFORESAID EXTENDED SOUTH, ALL IN COOK C



1" EQUALS 20 FEET  
 DRAWN BY  
 11-11-23

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE BUILDING LINES, EASEMENTS, AND OTHER RESTRICTIONS TO YOUR ABSTRACT, DEED, CONTRACT, ETC.

\* NO DIMENSION SHALL BE ASSUMED BY SCALE MEANS