

MINUTES OF A MEETING OF THE BUILDING REVIEW COMMISSION OF THE  
VILLAGE OF KENILWORTH HELD AT THE VILLAGE HALL, 419 RICHMOND ROAD  
AT 7:30 P.M. ON WEDNESDAY, JUNE 7, 2006.

Chairman Bossu was present and called the meeting to order at 7:30 p.m. Manager Slankard called the roll as follows:

Present:	Jackie Bossu	Chairman
	Rachel Noel	Member
	George Luscombe	Member
	Ray Drexler	Member
	Richard Schumacher	Member
Absent:	George Sola	Member
	Jane Hopper	Member
Other Village Officials Present:	Max Slankard	Village Manager
	Susan Criezis	Community Development Director
	Barb Adams	Attorney
Others Present:	Bill Welch	226 Essex Road
	Roy Martens	Reed-Martens
	Paul Konstant	Konstant Architects
	Antoinette Vigilante	140 Kenilworth Avenue
	Matthew Klein	attorney for Antoinette Vigilante
	Jack Scott	100 Oxford Road
	Mary Remien	542 Kenilworth Avenue
	Kathy Barnett	626 Wayland Avenue
	Curtis Barnett	626 Wayland Avenue
	Gwen Yant	706 Cummings Avenue
	Nefrette Halim	157 Kenilworth Avenue
	LiLi Duquette	322 Kenilworth Avenue
	Jack Barriger	155 Melrose Avenue
	Jane Fraleigh	244 Cunnor Road

Chairman Bossu started discussion regarding the cost analysis of renovation versus demolition for the houses at 315 Essex and 112 Oxford. She reported that the cost analyses from the applicant for each of the two houses were received by the Village past the deadline given by the Village and asked the applicant, Bill Welch, to comment. Mr. Welch said if the Commission feels the need to delay, that is their prerogative. Chairman Bossu said the cost analyses from the applicant were received too late to be sent out to Commission members prior to the meeting. The intent was for the Commissioners and the applicants to receive the analyses from the applicant and the construction company together so everyone would have ample time to review before the

meeting. Since the Village had not received the analysis from the applicant, none of the analyses were distributed prior to the meeting in order to avoid bias. Tonight is the first time the applicant and the Commissioners have had the opportunity to see and compare any of the analyses. She said in no way is this intended to be punitive, but everyone is at a disadvantage tonight, not having had time to properly review the analyses. Chairman Bossu said the purpose was for all of us to be able to take a hard look at the cost of renovation. She said we may find that renovation costs less than a new home or about the same. She said it is an investigative process. Chairman Bossu said everyone on the Commission and the applicant got copies tonight of 2 letters from the Village to Mr. Welch, a one-page letter from Mr. Welch and his partners stating their estimate to renovate each of the two properties, and a cost analysis folder by Reed-Martens Construction Company detailing the cost of renovating versus building new homes at each property. She proceeded to introduce Roy Martens of Reed-Martens Construction.

Mr. Martens reviewed examples of renovations he had done in Kenilworth. He described his cost analyses for renovating the properties at 315 Essex and 112 Oxford. Commissioner George Luscombe asked if they were based on the Walker Johnson plans? Mr. Martens said yes. Mr. Martens said the old wood should just be taken off on both houses. The Commission reviewed the comparisons. According to Reed-Martens, the profit from flipping would be \$500,000. The profit from remodeling or new construction would be the same.

Al Smith, Mr. Martens former partner, who builds new homes on the North Shore, told Mr. Martens new homes cost \$200.00 per square foot. Paul Konstant said they are \$250.00 to \$300.00 per square foot.

Roy Martens showed \$233 per square foot as a developer's break even point.

Commissioner George Luscombe asked if this included carrying costs? Mr. Martens said no.

Antoinette Vigilante asked who Mr. Martens was consulting with? Mr. Martens said Ms. Davril Scher of Baird & Warner Real Estate Company Ms. Vigilante asked if she had even been inside the house? Mr. Martens said no. This was off the computer. Ms. Vigilante said it was unfair that the realtor was not even in town and the information off the computer was not fair. Ms. Vigilante said in terms of analysis, there were many things not included such as plumbing and electric. She said you cannot believe what you find in the walls of older homes. She said it should be a minimum of \$250 per square foot.

Roy Martens said Ms. Scher is not unfamiliar with the community. Her office is in Winnetka. She markets properties all along the North Shore. He said with regard to plumbing and electricity, this is the cost per square foot. Antoinette Vigilante said it is too low. Mr. Martens said he does \$180 to \$230 for himself. He said he did look for special conditions. He said there was an issue with the Oxford Road house because of the lack of access, and they built in the cost for that.

Bill Welch asked if the cost included basement work. Mr. Martens said it does, but not the digging out of a basement.

Chairman Bossu said, again, this is not meant to be antagonistic but to allow for a thorough analysis. She said Mr. Welch had made it clear to the Commission that his goal was to make money, and if he could make as much money or more by renovating, then perhaps he would consider renovating instead of demolishing.

Antoinette Vigilante said for a house to sell, a basement is critical. She said they must be dug out or added. Mr. Martens said he agreed and this could lower the profits. Ms. Vigilante said it is critical in today's market. Mr. Martens said a person would make more money by flipping the house.

Bill Welch said he already has \$300,000 in carrying costs. The product will eventually sell for over \$5,000,000.

Chairman Bossu said Mr. Welch did not identify the cost of building a new house in his cost analysis. Mr. Welch said between 1.5 million and 1.6 million. Chairman Bossu said based on the analysis done by Reed-Martens Construction Company, renovation would not cost that much. Mr. Martens said no, it would not.

Commissioner Luscombe said let's split the Oxford and the Essex house. He said Oxford would be a very different house. Bill Welch said there is no comparison between them.

Nefrette Halim asked Antoinette Vigilante how she saw 528 Roslyn, a new house that has been on the market longer than any other house in Kenilworth. The asking price has been reduced several times. Ms. Vigilante said 528 Roslyn was built specifically for the owner's lifestyle. She said there is a pool in the basement and a pool in the back yard.

Roy Martens said his understanding from realtors and builders was that houses costing over 2 million dollars take about 2 years to sell on the North Shore. He said developers must take that into consideration. Nefrette Halim said new houses are more compelling than rehabs to some builders but that does not mean they are more desirable to buyers.

Chairman Bossu said that the architect, Walker Johnson, who presented an alternative plan to demolition has been in the restoration and rehabilitation business for over 30 years, and he, too, thought the cost of renovation was less than demolishing and building new. His estimate for renovating was similar to that of Mr. Martens.

Bill Welch asked if this estimate from Reed-Martens Construction was a guaranteed price which included general contractor fees, profit, and overhead? Mr. Martens said the price cannot be guaranteed because it is a price based on schematic drawings, and yes, everything is included. Mr. Martens said the wild card is the conservatory and kitchen. Mr. Welch said and the deck. Mr. Welch said the powder room is \$5,000 to \$10,000. Mr. Martens said he did not include steam showers, and he was not saying Mr. Welch couldn't spend 1.5 million, but he thought renovation could be done to Kenilworth standards for \$900,000.

Commissioner Rachel Noel asked Mr. Welch how much he could sell 315 Essex for and what would be the profit? She also asked how much he generally got to take home? Mr. Welch said

he did not think you could make money rehabbing this house. He said \$500,000 at the low-end with a 3 to 4 million dollar investment.

Chairman Bossu said Mr. Welch stated he is building a brick Colonial home on Essex . She asked if Mr. Welch thought he would attract a buyer? Mr. Welch said the area is not all the same style. He said he thought the house has appeal. Antoinette Vigilante said people do not buy because a house doesn't match the neighbor's.

Jack Scott of 100 Oxford Road asked Mr. Welch what he wants to put up at 112 Oxford? Mr. Welch said a brick Colonial. Mr. Scott asked what the construction cost would be? Mr. Welch said 1.5 to 1.6 million. Jack Scott said so your total investment is \$3 million. Mr. Scott asked if it would be a 3 bedroom house? Roy Martens said 1 story homes are sought after. Mr. Scott told Mr. Welch he would find interest if he sold the house as a ranch and would only put in \$150,000. He said the grass has not been cut in 4 weeks and the property has been allowed to be run down. It does not seem to Mr. Scott as though Mr. Welch is serious about selling the property.

Chairman Bossu asked if there were any questions or comments? There were none. Chairman Bossu asked if everyone would like to think about this case some more? Commissioner Ray Drexler suggested continuing the issue to the next scheduled meeting on June 19<sup>th</sup>.

Commissioner Richard Schumacher said the Commission should ask Bill Welch if there is anything he has seen that he would want to think about. Mr. Welch said no, mainly because of the premium paid for new construction and it is not comparable for the same cost.

Commissioner Schumacher said the goal is a win/win situation. He said he was disappointed there were not more neighbors at the meeting. He said in the spirit of a win/win situation, has anyone heard anything from the neighbors. Mr. Welch said he can look at the numbers, but he is not the most experienced person on his team. He does not want the 6 month period extended. Chairman Bossu said this is as frustrating for us as for you, and none of us have had time other than tonight to review, compare, and think about the cost analyses.

Mary Remien said this meeting was not well publicized, so neighbors may not have known about the meeting.

Nefrette Halim said people are sad to lose a good home such as the one on Essex that could so easily be renovated. She said this is a business undertaking. She said she has people who do pro-bono work and offered those pro-bono services for renovating 315 Essex.

Antoinette Vigilante said she has done more renovations than teardowns.

Jack Scott thanked the Commission. He said the neighbors think nothing can stop this teardown.

Chairman Bossu said the Commission needs to consider the delay issue. She said she was inclined to agree to review this case again on June 19<sup>th</sup>.

Bill Welch said he would like the record to reflect that he has been cooperative and only missed the deadline by 1 day. Chairman Bossu said he missed the deadline by 19 days. After missing an original deadline of May 18, the Village gave him an extension to June 1, and his analysis was delivered 5 days after the deadline for that extension. Mr. Welch said Roy Marten's analysis was dated May 31<sup>st</sup>. Chairman Bossu said if the Village had received Mr. Welch's analysis that early, both analyses would have been disseminated to the Commission members and to Mr. Welch and his partners, Mssrs. Callegari, Galioto, and Sandler, giving a reasonable amount of time for all to study before the meeting tonight on June 7. Since Mr. Welch's analysis was not received until the afternoon of the day before the meeting, there was not time for the Village staff to copy, compile, and deliver the analyses to all the pertinent parties. Mr. Welch asked if Chairman Bossu was being uncooperative. The Commission said no.

Attorney Adams explained the extension.

Commissioner Drexler said the record should show that Bill Welch was cooperative through the delay process. Mr. Drexler made a motion to extend the time 4 days only to June 19<sup>th</sup>. Commissioner Luscombe seconded the motion which was unanimously carried. Mr. Luscombe said the reason was because the applicant failed to comply with providing detailed cost information following a 10 day notice. Chairman Bossu reported that at the last meeting, Mr. Welch said the numbers did not work for renovating either home. The implication to the Commission was that Mr. Welch and his partners had already done a cost analysis at that time.

Next, the Commission reviewed ordinance changes.

Commissioner Luscombe said the Commission is trying to effect change when people are already a long way down the road. He asked Bill Welch and Antoinette Vigilante how that might change? Commissioner Luscombe said it seems other communities that have been successful have historic districts and a list of significant homes.

Bill Welch pointed out that a lot of effort and time goes into applications.

Antoinette Vigilante said if the Committees have incentives available, you would see less houses coming down. She suggested dealing with incentives first.

Bill Welch said the thought occurred to him that several homes that were gone years ago would not be allowed to be recreated according to Kenilworth's zoning code.

Commissioner Luscombe said the upshot of everything is that our ordinance is almost doomed to fail.

Kathy Barnett said the great unknown is what is going up there.

Former Commissioner Elizabeth Duquette said she would like the escrow money to be larger amounts, notice to be posted on the property, and the delay period for significant homes to be extended to one year.

The Committee discussed the notice issue.

Commissioner Richard Schumacher said the Commission should specify that proof of noticing is required under #5 of the proposed ordinance.

Antoinette Vigilante said she had gone door to door for her Kenilworth Avenue property. She said it is difficult.

Chairman Bossu said usually neighbors don't find out a demolition application has been filed until the Building Review Commission is ready to meet. Commissioner Schumacher said neighbor pressure is a big thing in Kenilworth.

Commissioner Noel said it makes common sense to have a notice go up. She said it's only fair to the neighbors to be notified that a demolition application has been filed.

The Commission agreed that signs should be posted on the property, notifying the community a demolition application has been filed.

Susan Criezis had a question on tree protection plans, and the Commission discussed whether that is necessary until the demolition permit is issued.

Chairman Bossu said it could be helpful to have plot plans to understand what is on either side of the proposed demolition. We need at least 2. A long discussion followed about the number of plot plans required.

Commissioner Schumacher asked if this was pertinent. Bill Welch said the owner adjacent to him will not allow him on his property. Commissioner Luscombe said he thought that was an unreasonable burden. Commissioner Drexler said we only need basic measurements.

Commissioner Schumacher suggested removing section b of the proposed ordinance. Susan Criezis recommended removing the utility plan (c), as that is not needed until the Village is ready to issue a demolition permit.

Chairman Bossu said the current escrow fee is \$2,500. Antoinette Vigilante asked who needs the information provided by the consultants. Chairman Bossu said the Commission did. Ms. Vigilante said why doesn't the Commission pay the fee then. She thought the Village should bear the burden. Commissioner Drexler said the Village takes the burden attributed to losing the house

Next, the timeline was discussed. Antoinette Vigilante said the longer it takes and the more it costs, the more committed she becomes to a teardown. She said there are lots of houses on the market. It isn't that easy to sell, and there is uncertainty. Commissioner Schumacher asked if 6 months would make a difference?

After a lengthy discussion on an adequate amount of time for a delay period, Chairman Bossu moved to extend the demolition delay period for significant homes to 1 year. Commissioner Drexler seconded the motion. Ms. Vigilante asked why the Commission won't listen to her?

Commissioner Luscombe said until we landmarking, he is troubled by longer periods of time.

Commissioner Schumacher suggested reviewing this again at the next meeting on June 19<sup>th</sup>, as he thought the Commission should perhaps be considering a 2 year delay period such as Lake Forest has.

Commissioner Drexler moved to recommend 12 months without any delay. Chairman Bossu seconded the motion which passed 4-1. The recommendations will go to the Board of Trustees.

Commissioner Drexler moved to adjourn. Commissioner Schumacher seconded the motion which was unanimously carried.

Respectfully submitted,

Max Slankard