



ARIEL E. REBOYRAS
Alderman, 30th Ward

Service Office
3559 N. Milwaukee Ave
Chicago, IL 60641
(773) 794-3095
(773) 794-8576 (Fax)

City of Chicago
City Council
City Hall, Room 200
121 N. LaSalle Street
Chicago, IL 60602
(312) 744-3304/3305

COMMITTEE
MEMBERSHIPS

Aviation
Budget and Government
Operations
Committees and Rules
Contract Oversight and Equity
Economic, Capital and
Technology Development
Finance
Public Safety
Transportation and Public Way
Zoning, Landmarks and Building
Standards

April 30, 2021

Mr. Maurice Cox
Commissioner
Department of Planning and Development
121 N. LaSalle St, Room 1000
Chicago, IL 60602

RE: 3728 North Springfield Avenue

Dear Commissioner Cox:

Let this letter serve notice that I have no objections with Mr. Piotr Lasak and his plans to remodel the property known as 3728 N. Springfield Ave., as long as the work being done meets with Landmarks Historic District Commission's regulations and zoning rules.

Sincerely,

Ariel E. Reboyras
Alderman, 30th Ward

cc: Mr. Lawrence Shure, Planner

May 3, 2021

Emily Barton
City of Chicago, Department of Planning and Development
Historic Preservation Division
121 North LaSalle Street, 10th Floor, Suite 1000
Chicago, IL 60602

RE: 3728 N. Springfield Ave, Chicago, IL in the Villa Historic District

Dear Emily:

The Villa Improvement League (VIL) is overall in support of the proposed restoration plan presented by homeowner Piotr Lasak and architect Andy Kacprzyński for 3728 N. Springfield Ave in the Villa. It appears that the proposed architectural plan is consistent with the aesthetic of the original façade of the home as well as multiple surrounding homes in the Villa. In addition, the drawings seem to envision a home that will be a major improvement from the current structure. However, our support is contingent on the proposed plan's compliance with existing zoning and Landmark District regulations.

The VIL is specifically concerned with the following areas:

Dormers

The plans appear to call for two sets of dormers on each side of the house, which is contrary to the dormer rules the Landmarks Commission has established for dormer additions in the Villa. If Landmarks approves multiple dormers, we request that Landmarks please indicate the reasoning behind approval and send the VIL an updated version of the dormer guidelines.

Original Stained Glass Window

The plans appear to reflect the demolition/removal of an original stained-glass window on the North elevation of the house. At the VIL meeting on April 29, 2021, Mr. Kacprzyński assured the VIL that the window will instead be preserved and restored. We ask that the approved plans include the original (restored) stained glass window.

Exterior Materials

As noted below, the exterior materials proposed are modern materials, which are inconsistent with the historic preservation principles governing the renovation of landmarked homes.

- Windows
Specifically, the plans provide only for "aluminum-clad" windows (without specification of the manufacturer or model), and allow a "substitute" for other windows. (See plans, A-5, Window Note 1.) Aluminum-clad windows are not

acceptable for historic preservation of landmarked homes, and wood windows or wood-clad windows should be required. The proposed windows should be specifically identified by manufacturer and model nos. before receiving any approval from Landmarks.

- Exterior Siding

The exterior siding specified on the plans is only "new fiber cement" board, which is a modern material usually inconsistent with historic preservation. In addition, at the April 29th VIL meeting, Mr. Lasak and Mr. Kacprzyński admitted to having not opened up the current siding to see the material or condition of the original siding. As indicated by the photo we received from the VIL historian, the home was originally constructed with cedar siding and stucco, which we believe should be used for the home's historic preservation. It is our understanding that Landmarks has become more open to "fiber cement" materials depending on the specific style used. Before receiving approval from Landmarks, the original siding should be assessed, and any new siding materials should be wood and/or include clear specifications for the type of "fiber cement" board.

We also are concerned that the homeowner, Piotr Lasak, has misrepresented himself to our neighborhood regarding his intentions. On February 23, 2021, Mr. Lasak told an immediate neighbor that he was planning to "build an addition to the house and then sell it." He sent that neighbor a picture of his original plan, an oversized tear-down project, which the VIL then forwarded to Landmarks. Nonetheless, Mr. Lasak stated during the April 29th VIL meeting that he was always planning to live in the home, but has only decided to renovate and sell it due to his inability to build the over-sized structure. After more questioning, he acknowledged being a developer, who has recently "flipped" other houses in the area, specifically one on Eddy St. south of the Villa. The VIL does not have an issue with his decision to not live in the house, but it is clear Mr. Lasak was not being truthful with us at the meeting, thus it is reasonable to be concerned if he will be truthful with the VIL and the City regarding other aspects of this project.

Thank you to the Historic Preservation Division for giving the Villa Improvement League the opportunity to provide feedback on the proposed plans for 3728 N. Springfield. The VIL values our continuing partnership with Landmarks, and continues to be dedicated to the beautification and maintenance of the physical assets of our neighborhood, and increasing awareness of the Villa's architectural heritage.

Sincerely,
The Villa Improvement League

s/Reetu G. Sanders
President