



## **PUBLIC NOTICE**

A special meeting of the Historic Preservation Commission is set for January 16, 2020 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – December 5, 2019
- IV. Discussion of Additional Ways to Protect Significant Properties
- V. Other Business
- VI. Adjournment

# **VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

**December 5, 2019**

A meeting of the Historic Preservation Commission was held on December 5, 2019 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

## **I. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:03 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Raino-Ogden, Graham-White, Pritz and Prestes

Absent: Commissioners Forehand

Also Present: Assistant to the Village Administrator Jon Pape

## **II. PUBLIC TESTIMONY**

No public testimony was heard.

## **III. APPROVAL OF MEETING MINUTES – OCTOBER 24, 2019**

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Graham-White to approve the meeting minutes for October 24, 2019 as presented.

AYES: Chairman Franek, Commissioners Raino-Ogden, Graham-White, Pritz and Prestes

NAYS: None.

Motion Passes.

## **IV. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES**

Assistant to the Village Administrator Pape provided an update on window applications that had been reviewed by the subcommittee since the last meeting.

Assistant to the Village Administrator Pape explained that he spoke with the Village Attorney regarding the Women's Club and the preservation easement on it. He said in order to get a full understanding of the protection on the structure, more extensive research from the attorney would need to be ordered.

The Commission discussed the Women's Club pending foreclosure and possibilities for the future of the structure. Chairman Franek noted that he spoke with Landmarks Illinois in regards to the interior and exterior easements. He said they are willing to discuss any proposals from any potential buyers.

Historic Preservation Commission Meeting Minutes  
December 5, 2019

However, when he proposed some minor changes to the property, they indicated that they were far in excess of what they would allow.

The Commission discussed the zoning of the property as a residential use and the impacts that may have for potential buyers to use as something else. Further, hurdles for finding a potential buyer were discussed, such as the building of a garage.

Commissioner Pritz discussed ways that education on preservation and history of the architecture in the Village could be furthered. The Commission agreed on the importance of education but focused on ways that it could have high attendance and participation rates.

**V. OTHER BUSINESS**

The Commission noted that members had conflicts with the next regularly scheduled meeting of January 23, 2020 and determined that they would instead meet on January 16, 2020

**VI. ADJOURNMENT**

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Raino-Ogden to adjourn the December 5, 2019 meeting of the Historic Preservation Commission at 7:54 p.m.

AYES: Chairman Franek, Commissioners Raino-Ogden, Graham-White, Pritz and Prestes

NAYS: None.

Motion Passes.

Respectfully submitted:

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Jonathan Pape  
Assistant to the Village Administrator

Approved:

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David Franek, Chairman  
Historic Preservation Commission

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Date



**Village of River Forest**  
**Village Administrator's Office**

400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

**MEMORANDUM**

Date: January 10, 2019

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: November 2019, December 2019 – Historic Preservation Commission Staff Report

**Purpose**

Staff includes this monthly report to the Commission as a part of the Commission's meeting packet. The purpose of this memorandum is to summarize information that has been disseminated to the Commission.

If you have any questions or suggestions regarding this report going forward, please forward them to Staff at your convenience.

**Demolition**

Attached, please find the November and December 2019 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

**Permits**

The following permits were issued for significant properties or in the Historic District during the month of November 2019.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
902 Park Ave	Historic District	Roof	-	-	11/04/2019
620 Bonnie Brae	Historic District	Rebuild Two Decks	-	-	11/05/2019
755 William	Significant Property	Fence	-	-	11/05/2019
1044 Forest	Significant Property	Garage Windows	-	-	11/05/2019
558 Forest	Historic District	Rear Addition	-	-	11/05/2019

838 Keystone	Historic District	Fence	-	-	11/06/2019
620 Bonnie Brae	Historic District	Fence	-	-	11/06/2019
7902 Chicago	Historic District	Water Service	-	-	11/07/2019
558 Keystone	Significant Property	Fence	-	-	11/07/2019
755 Monroe	Historic District	Roof	-	-	11/08/2019
739 Clinton	Historic District	Brick Pavers	-	-	11/08/2019
707 Bonnie Brae	Historic District	Concrete Sidewalk	-	-	11/08/2019
610 William	Historic District	Addition and Remodel	-	-	11/12/2019
750 Park Ave	Historic District	Roof	-	-	11/12/2019
614 Park Ave	Historic District	Drain Tile and Sump Pumps	-	-	11/19/2019
751 Monroe	Significant Property	Roof	-	-	11/19/2019
827 Keystone	Historic District	Drain Tile	-	-	11/21/2019

The following permits were issued for significant properties or in the Historic District during the month of December 2019.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
842 Forest	Historic District	Replace Copper Valley – Roof	-	-	12/02/2019
720 Forest	Historic District	Gutters	-	-	12/04/2019
608 Clinton	Historic District	Windows	-	-	12/05/2019
621 Ashland	Historic District	Sewer Repair and Clean Out	-	-	12/10/2019
936 Forest	Historic District	Fence	-	-	12/16/2019
823 Ashland	Historic District	400 AMP Underground Elec Service	-	-	12/16/2019
1302 Jackson	Significant Property	Tuckpointing	-	-	12/20/2019
605 Forest	Historic District	Kitchen Remodel	-	-	12/27/2019



## Village of River Forest

### Village Administrator's Office

400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

## MEMORANDUM

Date: December 3, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – November, 2019

The Village issued 91 permits in November, 2019, compared to 90 during the same month in 2018. Permit revenue collected \$48,408 in October, 2019 totaled, compared to \$35,844 in October. Fiscal Year-to-date building permit revenue is 97% of the \$999,740 budgeted.

### **Planned Development Project/Development Review Board Updates**

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

#### *Approved:*

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the terms of the redevelopment agreement, the developer has until December 15, 2019 to submit a completed building permit application. Project updates are available on the Village's website ([www.vrf.us/lakeandlathrop](http://www.vrf.us/lakeandlathrop)).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website ([www.vrf.us/chicagoandharlem](http://www.vrf.us/chicagoandharlem)).

#### *Pending:*

- 1101-1111 Bonnie Brae Place: The Developer appeared before the Development Review Board for a pre-filing conference on November 7, 2019. They plan to submit their official

application soon and are hoping for a public hearing in early 2020. Information regarding this application is available on the Village's website ([www.vrf.us/bonnieandthomas](http://www.vrf.us/bonnieandthomas)).

### **Zoning Board of Appeals Updates**

Below please find a summary of the activities of the Zoning Board of Appeals:

- Cannabis Business Establishments: The Zoning Board of Appeals held a public hearing on October 17, 2019 and adopted its findings of fact on November 14, 2019. The Board will consider their recommendation at its December 14, 2019 Village Board meeting.
- There were no public hearings in November and the December Zoning Board of Appeals meeting was cancelled due to lack of a quorum.

### **Permit and Real Estate Transfer Activity Measures**

#### **Permits**

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	91
December	79	55	71	51	
January	66	107	69	80	
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
<b>Two Month Comparison</b>	<b>221</b>	<b>238</b>	<b>198</b>	<b>208</b>	<b>221</b>
<b>Fiscal Year Total</b>	<b>1,381</b>	<b>1,527</b>	<b>1,375</b>	<b>1,403</b>	<b>867</b>

#### **Real Estate Transfers**

	November 2019	November 2018	FYTD 2020 Total	FY 2019 Total
<b>Transfers</b>	16	18	151	232

#### **Residential Property Demolition**

	Nov. 2019	FYTD 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
<b>Residential Demolitions</b>	0	4	2	4	7

Demolition permit(s) were issued for the following single family home(s):

Address

Architectural Survey Notes

n/a





**Village of River Forest**  
**Village Administrator's Office**  
400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

## MEMORANDUM

Date: January 2, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – December, 2019

The Village issued 63 permits in December, 2019, compared to 51 during the same month in 2018. Permit revenue collected in December, 2019 totaled \$12,219, compared to \$48,408 in November. Fiscal Year-to-date building permit revenue is 98% of the \$999,740 budgeted.

### **Planned Development Project/Development Review Board Updates**

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

#### *Approved:*

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has submitted a building permit application and the plans are under review. Project updates are available on the Village's website ([www.vrf.us/lakeandlathrop](http://www.vrf.us/lakeandlathrop)).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website ([www.vrf.us/chicagoandharlem](http://www.vrf.us/chicagoandharlem)).

#### *Pending:*

- 1101-1111 Bonnie Brae Place: The Developer appeared before the Development Review Board for a pre-filing conference on November 7, 2019. An application was submitted but the Village has asked for additional information before a technical review meeting and public hearing are held.

Information regarding this application is available on the Village's website ([www.vrf.us/bonnieandthomas](http://www.vrf.us/bonnieandthomas)).

### **Zoning Board of Appeals Updates**

Below please find a summary of the activities of the Zoning Board of Appeals:

- No meeting was held in December. There will be two public hearings in January to consider text amendments regarding beauty salons and micropigmentation as directed by the Board of Trustees. There will also be a public hearing to consider a zoning variation at 243 Park Avenue.

### **Permit and Real Estate Transfer Activity Measures**

#### **Permits**

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	91
December	79	55	71	51	63
January	66	107	69	80	
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
<b>Two Month Comparison</b>	<b>151</b>	<b>153</b>	<b>150</b>	<b>141</b>	<b>154</b>
<b>Fiscal Year Total</b>	<b>1,381</b>	<b>1,527</b>	<b>1,375</b>	<b>1,403</b>	<b>930</b>

#### **Real Estate Transfers**

	Dec. 2019	Dec. 2018	FYTD 2020 Total	FY 2019 Total
<b>Transfers</b>	8	10	159	232

#### **Residential Property Demolition**

	Dec. 2019	FYTD 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
<b>Residential Demolitions</b>	0	4	2	4	7

Demolition permit(s) were issued for the following single family home(s):

Address

Architectural Survey Notes

n/a