



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for January 24, 2019 at 7:00 p.m. in the 1st 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 13, 2018
- IV. Consideration of Certificate of Appropriateness Application – 1123 Franklin – Demolition
- V. Approval of Any Information to Request from the Applicant for Certificate of Appropriateness Application – 1123 Franklin – Demolition
- VI. Discussion of Additional Ways to Protect Significant Properties
- VII. Other Business
- VIII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

December 13, 2018

A meeting of the Historic Preservation Commission was held on December 13, 2018 at 7:00 p.m. in the Second Floor Conference Room at the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Popowits, Pritz, Dowling

Absent: Commissioners Graham-White, Raino-Ogden and Prestes

Also Present: Assistant to the Village Administrator Jon Pape

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, requested an update from the Commission regarding the map brochure of historic properties and the Jeanette Fields mural. Assistant to the Village Administrator Pape responded that the map brochure had been made available at Village Hall and copies had been provided to the Library and Frank Lloyd Wright museum. He stated he would follow up on the mural status.

Ms. Saeger followed up with a comment in regards to 7777 Chicago Avenue where she had noticed a historical society plaque displayed on the fence. She noted that the home is not on the River Forest significant property list.

Commissioner Raino-Ogden arrived at 7:05 p.m.

Jen Hense, Oakley Home Builders, spoke and explained that her firm represented the homeowners of 1123 Franklin. Mark and Sara Wienkes, also of 935 Thatcher, were present and confirmed that they were the homeowners of 1123 Franklin. Ms. Hense stated that they are planning to apply for a certificate of appropriateness for demolition of 1123 Franklin.

Ms. Hense commented that 1123 Franklin had been vacant since 2006. She explained that a project had been started at that time before the prior builder went out of business and that the home does not have any electric, gas, water, or sewer service to it. Ms. Hense noted that the Wienkes purchased the home from the bank earlier this year with the hopes of either renovating or building a new home and completed an exhaustive study of those two options. She explained that it was found that the condition of the house has degraded as it has gone without care and that there is very little left on the interior of the home and very little structural integrity left.

Ms. Hense shared with the Commission photographs of the interior and exterior of the home. She pointed out the slate roof that she felt was of huge concern as it was failing and has a lot of differential

Historic Preservation Commission Meeting Minutes
December 13, 2018

movement due to not being cared for or maintained. She cited past code violations on the property for it being uncared for.

Mr. Wienkes explained to the Commission that the neighbors had shared information about squatters who occupied the home during its vacancy. Ms. Hense noted that the interior had little to no finishes, walls or framing left, which she felt leads to the lack of structural integrity that has the home failing throughout. Ms. Hense explained that the hope was that a certificate of appropriateness was granted so that a new home could be built.

In response to a question from Commissioner Popowits, Ms. Wienkes stated that it is their intention to live in the home after it is built.

Mr. Wienkes elaborated on their exploration of rehabbing the home and decided they could not due to the lack of structural integrity. Additionally, they noted that the footprint of the current home is big for the land. He explained that they did not need or want a home that big. In response to a question from Commissioner Popowits, Mr. Wienkes stated that they are considering building a home 4,000 to 4,500 square feet. He cited the lot size as one of the elements that attracted them to this property.

In response to a question from Commissioner Pritz, the applicant said that they were working on drawings of the proposed new home. When asked to expand on the style of a proposed home, the applicant explained that they did not want something modern and that they want something that will be cohesive in the neighborhood.

Assistant to the Village Administrator Pape reminded the Commission that he met with the Wienkes in September shortly after they purchased the home to explain the ordinance.

Chairman Franek noted that the ordinance had a process for the application. He asked the applicant if the Commission would have an opportunity to view the property, both exterior and interior. The applicant shared that they would allow that, if the Commission or visitors released them of liability.

Commissioner Raino-Ogden explained that he visited the property and took some pictures. He stated that he was interested in the exterior, not the interior of the property. He said he felt that the home did have good structure left from what he could see from the exterior.

Assistant to the Village Administrator Pape explained the process of holding a meeting at 1123 Franklin to view the property and cited previous examples of the Commission doing so. He said he would look into the liability and insurance issue for the homeowners. The Commission and applicant discussed what the best possible time and day would be to view the property.

Ms. Hense asked when they could submit an application. Assistant to the Village Administrator Pape explained that an application can be submitted at any time and the process of determining that an application is complete.

In response to a question, Mr. Wienkes stated that they had not had a structural engineer through the property. He said they spoke to others who had a structural engineer through the property and decided not to bid on it, but that the information was second hand.

Historic Preservation Commission Meeting Minutes
December 13, 2018

In response to a question from Assistant to the Village Administrator Pape, Ms. Hense stated that the materials provided to the Commission would serve as their submitted application for a certificate of appropriateness for the demolition of 1123 Franklin. Assistant to the Village Administrator Pape explained that the Commission would review the application at their next meeting.

In response to a question from the applicant, Assistant to the Village Administrator Pape shared that he thought the applicant had a good understanding of the ordinance and hearing procedure and also that the viewing of the property was not a part of that process but instead voluntary by the applicant.

III. APPROVAL OF MEETING MINUTES – NOVEMBER 1, 2018

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Dowling to approve the meeting minutes for November 1, 2018 as presented.

AYES: Chairman Franek, Commissioners Popowits, Pritz, Dowling, and Raino-Ogden

NAYS: None.

Motion Passes.

IV. VILLAGE COMPREHENSIVE PLAN DISCUSSION

Paul Finn from Houseal Lavigne Associates presented to the Commission a working draft of the Village's Comprehensive Plan. They discussed the draft plan and the Commission's role in it. In response to question from the Commission, Mr. Finn explained who the audiences of the Comprehensive Plan may be. Commissioner Raino-Ogden suggested showing all significant properties on a map rather than only the historic district. The Commission requested and suggested that information be added to call attention to the Commission's process for certificate of appropriateness applications, especially for demolition. Additionally, the Commission requested that an emphasis be put on the preservation through education efforts.

V. CONSIDERATION OF POLICY INTERPRETATION – DEMOLITION OF SECONDARY AND ACCESSORY STRUCTURES ON RESIDENTIAL SIGNIFICANT PROPERTIES

Assistant to the Village Administrator Pape noted that this solution is still being worked on as a potential small amendment to the ordinance in order to accommodate the issue with the least impact.

VI. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Assistant to the Village Administrator Pape shared that brochures were available to go to other locations at recommendation of the Commission.

In regards to the certificate of appropriateness process, the Commission discussed awareness of the ordinance.

Historic Preservation Commission Meeting Minutes
December 13, 2018

Commissioner Raino-Ogden inquired as to potential code violations at 1123 Franklin for not having windows closed up. He expressed that he was by the house a took pictures where he noticed this. He noted that he felt the slate roof was in great shape.

In response to a question from Commissioner Pritz, Commissioner Raino-Ogden expressed that he felt that home at 1123 Franklin was salvageable.

The Commission reviewed the process of determining that the application is complete.

VII. OTHER BUSINESS

The Commission agreed to evaluate availability for a walkthrough at 1123 Franklin on January 12, 2019 and for the regularly scheduled meeting on January 24, 2019.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Dowling to adjourn the December 13, 2018 meeting of the Historic Preservation Commission at 8:16 p.m.

AYES: Chairman Franek, Commissioners Popowits, Pritz, Dowling, and Raino-Ogden

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: January 16, 2019

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: December 2018 – 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 December 2018 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 December 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
222 Gale	Historic District	Patio, Firepit and Grill Enclosure	-	-	12/04/2018
627 Bonnie Brae	Historic District	Windows	-	-	12/04/2018
633 Park	Historic District	Fence	-	-	



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: January 4, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - December, 2018

The Village issued 51 permits in December, 2018, compared to 71 during the same month in 2017. Permit revenue collected in December, 2018 totaled \$18,992, compared to \$19,961.35 in November. Fiscal Year to date building permit revenue is 62% of the \$514,500 budgeted. The following noteworthy permits were issued by the Building Department in December, 2018:

- 7756 Madison Street -

Planned Development Project Updates

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

Approved:

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the interior of the unoccupied townhomes continues. Occupancy permits have been issued to 14 of the 29 units.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The Village Board granted a major amendment regarding setback requirements in March, 2018. Under the terms of a minor amendment that was granted in January, 2018, the developer had been required to commence construction by July 30, 2018. On July 9, 2018, the Village Board of Trustees approved a second extension to construction commencement deadline to March 30, 2019.
- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage (Approved July 9, 2019) – A permit was issued for this project in August, 2018. Under the Planned Development Ordinance, the University has until April 9, 2021 to complete construction for the permit to remain valid.
 - West Annex/Christopher Center Link (Approved July 9, 2019) – Plans have been submitted for a construction permit and are currently under review. After receiving bids for the project the University contacted staff about some minor changes to the

project that did not require a major amendment. Under the Planned Development Ordinance, the University has until April 9, 2019 to obtain a building permit, October 9, 2019 to commence construction, and April 9, 2021 to complete construction for the permit to remain valid.

- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the Planned Development Ordinance, the developer has until June, 2019 to obtain a building permit.
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Under the Planned Development Ordinance, the developer has until July, 2019 to obtain a building permit.

Pending: None.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
May	113	124	178	128	205
June	104	144	179	153	135
July	112	150	140	194	131
August	84	144	145	123	170
September	111	180	130	152	116
October	120	149	140	119	118
November	55	72	98	79	90
December	43	79	55	71	51
January	24	66	107	69	
February	22	67	87	58	
March	41	109	120	93	
April	78	97	148	136	
Two Month Comparison	98	151	153	150	141
Fiscal Year Total	907	1,381	1,527	1,375	1,016

Real Estate Transfers

	December 2018	December 2017	FY 2019 YTD Total	FY 2018 Total
Transfers	7	10	172	232

Residential Property Demolition

	December 2018	FY 2019 YTD Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	1	4	7

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

Address

n/a

Architectural Survey Notes

n/a



EXISTING FRONT ELEVATION

1123 Franklin Avenue - River Forest
Application for Certification of Appropriateness
Application for Demolition

Application for Certificate of Appropriateness Application for Demolition

1. Applicant's Name: Mark + Sara Wienkes
2. Owner's Name: 1123 Franklin LLC
3. Street Address and legal description of the site: 1123 Franklin Ave, River Forest, Illinois 60305.
Lot 9 in Block 2 in the subdivision of part of Northwoods, being a subdivision of the North half of the East half of the southwest quarter of section 1, Township 39 north, Range 12 East of the third principal meridian, in Cook County, Illinois.

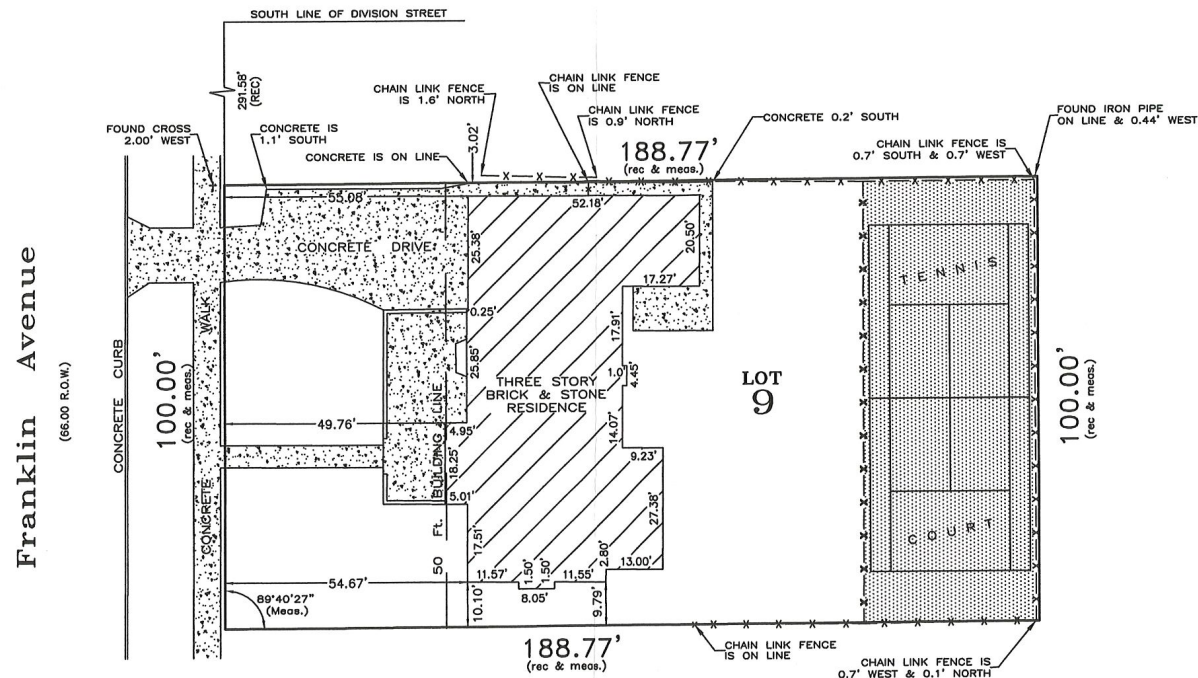
Application for Certificate of Appropriateness Application for Demolition

4. Site Plan:

Plat of Survey of

LOT 9 IN BLOCK 2 IN THE SUBDIVISION OF PART OF NORTHWOODS, BEING A SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1123 FRANKLIN AVENUE, RIVER FOREST, ILLINOIS.



Application for Certificate of Appropriateness Application for Demolition

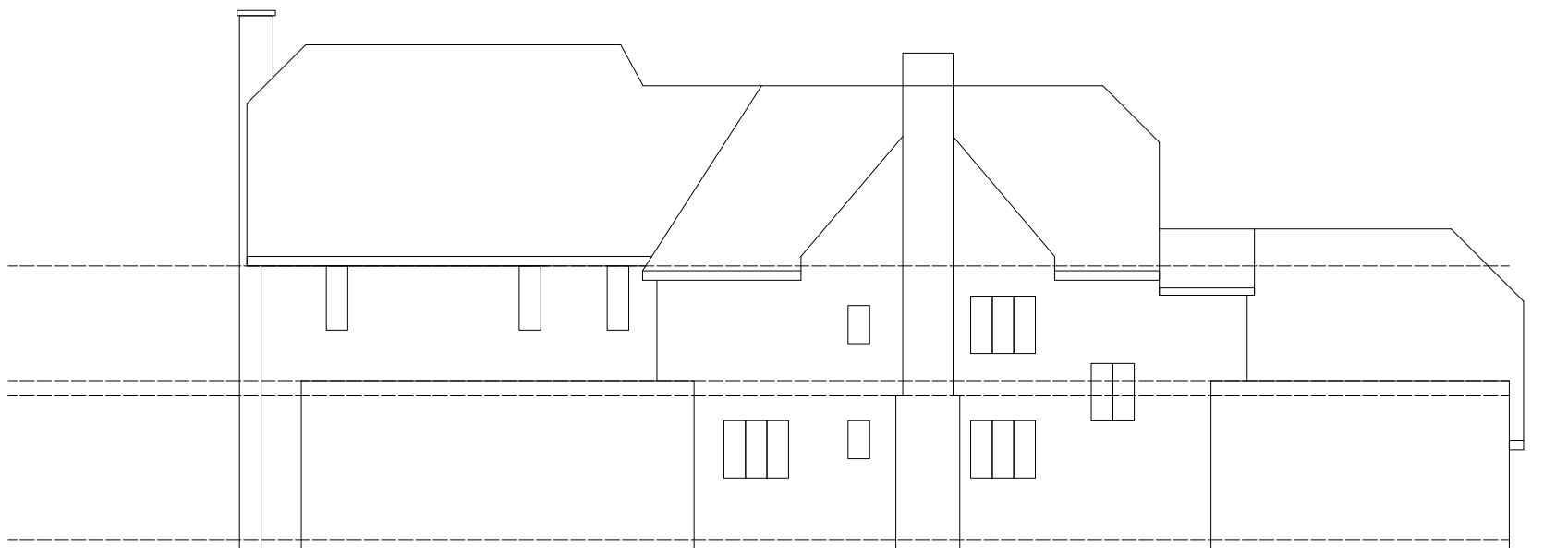
4. Front Elevation:



EXISTING FRONT ELEVATION

Application for Certificate of Appropriateness Application for Demolition

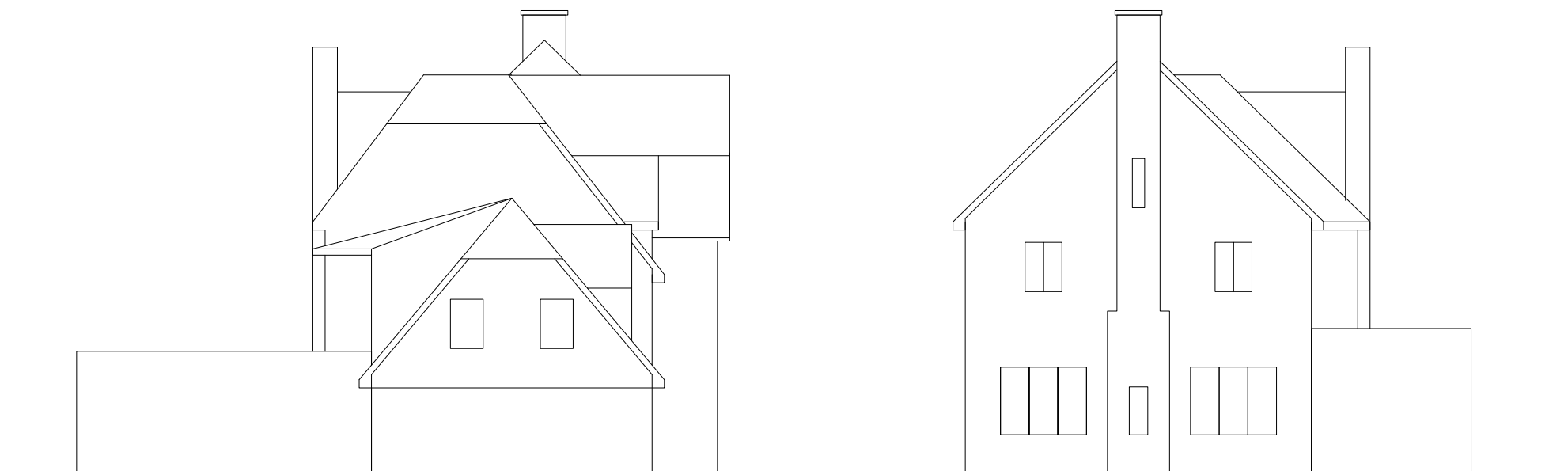
4. Rear Elevation:



EXISTING REAR ELEVATION

Application for Certificate of Appropriateness Application for Demolition

4. Side Elevations:



EXISTING SIDE ELEVATIONS

Application for Certificate of Appropriateness

Application for Demolition

5. Brief Description: The existing home at 1123 Franklin is a Tudor style single family residence built in 1925. Per the 2013 River Forest Village Wide Architectural and Historical Survey, the home was listed as a significant property. Unfortunately, the home has been vacant since January 2006 when a previous Owner took possession and began demolition for a proposed remodel. That development company unfortunately went out of business in 2008 without finishing the proposed renovation and thus leaving the home vacant and unfinished for over a decade. The renovation work left the home without any interior walls, finishes or mechanical systems. With no care or maintenance the home has suffered and now shows serious signs of loss of structural integrity. The Village of River Forest has issued in excess of \$30,000 in fines and tickets against the property for neglect and code violations. Gutters without attention were clogged and overflowing, which contributed to water damage at the foundation and basement. The home is without several windows, which were attempted to be boarded up, but still allowed access for small animals and rodents, as well as some unlawful human inhabitants. The roof sheathing and shingles are visibly sagging from the exterior. Our hope is to be approved for the application for Demolition.

Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness
Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

5. Existing photographs:



Application for Certificate of Appropriateness Application for Demolition

6. Detailed Description of Demolition: Our request is for Approval of the Certificate of Appropriateness for Demolition of the existing single family residence at 1123 Franklin. The homeowners will be filing for a building permit for a new single family residence.

7. Builder for the New single family residence: Oakley Home Builders