



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for January 25, 2018 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 5, 2017, December 13, 2017
- IV. Other Business
- V. Adjournment

VILLAGE OF RIVER FOREST
Historic Preservation Commission Special Meeting
December 5, 2017

I. CALL TO ORDER

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

Present: David Franek, Michael Pritz, Brian Prestes, Tom Zurowski, Al Popowits, Carla Graham-White, David Raino-Ogden

II. PUBLIC COMMENT

None.

III. PUBLIC HEARING – Application #17-01 - Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 747 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.

Chairman Zurowski stated the Commission is meeting to consider the approval or denial of a Certificate of Appropriateness for the demolition of 747 William. The Chairman stated that there will be an opportunity for public testimony and that the Applicant will have a chance to speak first and that everyone may ask questions.

Chairman Zurowski entered a letter into the record from an architectural historian named Mr. Storrer, a letter from Harry Robinson, who is believed to be related to the original architect, a petition from the 700 block of William, an ad from Garden Revolution, a couple of newspaper articles, an article from the Chicago Tribune, and an article from the Wednesday Journal called Right of the People. He stated that the Commission also has before it a number of books, being the Anonymous Franky Lloyd Wright, Storrer with Johnson and Watts, also the Life and Work of Harry Franklin Robinson, by James Alexander Robinson.

Those wishing to speak at the meeting were sworn-in.

Chairman Zurowski asked for an explanation of the context around the application. It was explained that the Commission's ordinance details the options before them. The Commission may issue the Certificate of Appropriateness, the Commission may choose to withhold the certificate and issue a demolition delay of 6 months, from the October 25, 2017 application date, or may issue a Certificate of Appropriateness with conditions that would allow for a lesser demolition delay.

The Applicant, Robert Sarvis, the owner of 747 William Street spoke first. He is planning to demolish the property. The property is in severe disrepair. To renovate it, is not an option for him. It's beyond repair and homes have changed in how they've been designed since 1913. He believes this home is too far gone to save.

Chairman Zurowski allowed those present to question the Applicant.

Jan Dressel, 750 Bonnie Brae, asked why the Applicant purchased the home if it was beyond repair. Jean suggested that the Applicant bought the home to tear it down. She asked if he knew it was in bad condition before he bought it. The Applicant said he knew its condition but it turned out to be much worse than he originally thought.

Markie Reitz, local resident, asked the Applicant if he was still planning on providing a drawing that reflected what he would build in place of the home. The Applicant stated he would build a home incorporating Prairie-style influences. Markie said the Applicant promised to provide drawings, and the Applicant denied that he ever made such a promise.

Vicki Witt, local resident, asked the Applicant for drawings again. The Applicant stated that he is trying to build something that fits in with the other Prairie-style homes in the area. Vicki again asked for a drawing. The Applicant agreed that he would see how this meeting went then discuss the issue of drawings.

The Chairman asked for comments from the public.

Tom Bierzychudek, 754 William, said it was widely acknowledged that there are 24 of these style homes built by Henry Hogan on the 700 block of William in River Forest. He stated that tonight's discussion was not about the destruction of one home, but of the collection of the 24 homes. He stated that tonight was about setting a precedent for future home buyers in River Forest. He asked that this demolition permit be denied.

Sue Blaine, 803 Monroe, said she's opposed to the demolition of the home. She stated that the block is a unique collection of homes not found anywhere else. She stated there are alternatives to demolition, such as renovating the home. She provided a variety of proposed updates that could be made within the Commissions' ordinance. She stated the home was an integral part of the block.

Pat Heiman, 714 William, addressed comments made in previous sessions. To comments made about buyers looking for modern amenities in homes, she adds they are also looking for character and history. She refers to a home that was recently renovated without tearing down the home. She says cultural heritage of River Forest is tied to these homes.

Mark Witt, 710 William, asked a question to the Commission. He asked if the Commission had agreed to discuss the amount of money it would take to renovate the home. The Commission said they had a drawing of a possible way to add on to the house with figures.

Mark Zinni, former resident of River Forest and architect, in his experience, he truly believes this home could be renovated and be profitable for the community. He encourages this and offers to give some free time to help the Applicant and his architects with the renovation.

Joe Bobak, 751 William, states he's conflicted between demolishing and preserving the home. He proposes saving the house from demolition by filing a lawsuit claiming their block is a historically significant block.

Bill McDonald, 803 Bonnie Brae, opposes demolition of the home because of the consistency of the design on the block.

John McDonnell, 738 William, opposes demolition because he just moved onto the block and one of the things that encouraged him to buy a home on the block was the cohesion of the design on the block.

Tony Leg, 722 William, opposes demolition because losing the house would be detrimental to everyone on the block through his involvement with the Preservation Trust.

Jan Saeger, 435 William, quotes a survey that properties have in the past have been rehabbed and redone to preserve the home. She references other homes that are also on the market that may be threatened with demolition. She hopes the owner agrees to rehab the home with guidance from the Commission.

Jan Dressel, 750 Bonnie Brae, the President of the Historical Society, spoke of a firehouse that was in a bad state and they agreed to restore it. They have worked on it for 5 years and received over a million dollars for renovation costs. She states that at some point, everyone must put their foot down and ask, "Is this worth saving?" She states that this building is special because it's on a special street. She, as a citizen, is taking a stand.

Bill McNeil, 731 William, would like to see the house stay in its style, but he states that he house is coming down one way or another, even if it's delayed 3 or 6 months.

Lindsay Rask, 742 William, is opposed to the demolition but she fully realizes that there may not be much everyone can do to stop the demolition now or later.

Ron Hines, 714 William, states the only thing they can really do is delay the demolition. He states the Applicant has the ability to stop the demolition.

Fred Hess Jr., formally of 747 William, 407 Franklin, insists renovation can be done but he hasn't seen the figures for either demolition or renovation. He notes that other houses on the block have been renovated. He also quotes a news story from Hinsdale about properties that cannot afford their property taxes and he wouldn't want to see this happen in his neighborhood.

Ms. Ambrosino, 755 William, notes the specialness of the block. She admits the home needs repairs but she states that her home needed major repairs as well.

Chairman Zurowski then closed public comment and opened up discussion and deliberation by the Commission.

IV. DISCUSSION AND DELIBERATION

Commissioner Raino-Ogden discussed a sketch from a residential architect as example of the possibilities that exist for the home. He encouraged the Applicant to take a look at the preservationist response.

The Applicant stated he did see the sketches but still has issues with the structural issues. He insisted the sketches only address the design issues, rather than the substantial structural issues.

Commissioner Raino-Ogden stated that the structural issues are not beyond repair in that house.

Commissioner Popowits stated that there is no angel that will come down and save this property. He commended the Applicant for his forthrightness and his honesty in this process. He stated that if River Forest actually values historic properties, the Village needs to come up with procedures for valuing the homes because these issues will come up again. He stated that the Village needs to put money where their mouths are.

Commissioner Prestes stated they are steward of the Commission ordinance that outlines and defines the parameters of their roles. He stated the issue is narrow: whether to authorize or delay the demolition of the property. He stated that the question becomes, "Is it appropriate to preserve this property?" He stated they have heard all the testimony and evidence of successful renovations that were previously thought to be too far beyond repair. He believed they ought to issue a delay to the demolition.

Commissioner Franek noted the challenges with renovating old, unique homes. He noted other types of properties that had challenges and notes that they were able to be restored and repaired. He doesn't believe the entire structure should be demolished because renovation has been able to be achieved before.

Commissioner Graham-White questioned why the Applicant purchased a property located on a significantly historic block when there were many other cheaper properties available on the market. She hopes the Commission votes to delay the demolition and find another solution, perhaps another buyer to obtain the property and finance the renovation. She believes the Applicant won't just destroy one home, but 24 architecturally significant homes.

Commissioner Raino-Ogden noted that this Prairie-style block is unique in the neighborhood. He noted the audacity of the Applicant for wanting to tear this home down.

Commissioner Pritz noted that they cannot stop the demolition of the home even though it pains him and the rest of the Commission to watch this home get demolished. He noted they can't stop the Applicant from demolishing the house. He notes two options: deny the Certificate, allowing for a six month demolition delay, or reach an agreement, for example that the Applicant meets some of the requirements proposed by the renovation architects to meet the character of the neighborhood. If the Commission does not vote for an agreement, they leave the home open to being demolished.

Chairman Zurowski stated the purpose of the 6 month delay is to seek creative options to save the home. He wants to find a solution to satisfy 95% of the people who showed up at the meeting tonight. He is unsure if they are ready to vote on this.

Jan Dressel, 750 Bonnie Brae, stated that the Oak Park Historic Preservation Commission has teeth and that this would never happen in Oak Park. She states that the Commission needs to have power over this matter.

Tom Bierzychudek, 754 William, asked if the Applicant is open to reselling the house. The Applicant responded that he is open to reselling the home.

Pat Magner, architect for the Applicant, has noted that he has redone homes in River Forest and Oak Park that feel exactly like the homes in the neighborhood without losing character.

Tom Bierzychudek, 754 William, stated they are still destroying a collection of homes.

Village Attorney, Michael Marrs, was asked how a negotiation with the Applicant would take place. The Village Attorney discusses the options of a collaborative process. The attorney stated that the Commission may shorten the delay period if they agree to certain conditions with the Applicant. These conditions need to be voted on and approved in an open meeting. The attorney says the Applicant would be bound by these conditions until they are met and the delay period could be shortened.

Markie Reitz, local resident, asked whether the conditions of demolition can be made to include new building materials of stucco and wood. A Commissioner stated that they could ask the Applicant if those materials be used but he would have to agree to that. Ms. Reitz stated that the Applicant said he would never use those materials and would be in favor of better materials.

The Applicant stated that he never said he would not use those materials.

Pat Magner, architect for the Applicant, agreed to submit the addresses of the homes he built in River Forest and Oak Park if the Commission asked him to. This way, the residents could see the work he's done to see how they feel exactly like the originally built homes.

Vicki Witt, local resident, pleaded with the Applicant to not demolish the home. She insisted he would be a hero in the community to set such a precedent.

Commissioner Popowits moved to close the public hearing. Commissioner Pritz member seconded the motion. A vote was held to close the public hearing.

Ayes: Pritz, Popowits,
Nayes: Franek, Prestes, Zurowski, Graham-White, Raino-Ogden

Motion failed.

V. DECISION REGARDING CERTIFICATE OF APPROPRIATENESS

There was a discussion of possible negotiation of conditional requirements to be met in 3 months.

The Applicant was asked if he would be willing to put the property on the market and if he could sell it in 3 months. The Applicant said he is willing to resell if someone wants to negotiate, but he will not put it on the market.

A local resident noted again that the property is salvageable.

The Applicant insisted that they are losing money if the Commission holds the demolition up for 6 months.

Jan Dressel, 750 Bonnie Brae, said the Applicant's attitude is not one with the community.

Commissioner Prestes moved to Continue the Public Hearing. Commission Raino-Ogden seconded the motion. A vote was held to continue the public hearing.

Ayes: Pritz, Popowits, Franek, Prestes, Zurowski, Graham-White, Raino-Ogden

Nayes: None

Motion passed.

VI. OTHER BUSINESS

No other business was discussed.

VII. ADJOURNMENT

It was moved and seconded to adjourn the meeting of the Commission, with the Commission meeting next on December 13, 2017 at 7:00 p.m. at the Village Hall, River Forest, Illinois for the Commission to deliberate and make a decision on the Certificate of Appropriateness. The motion passed and the meeting was adjourned at 8:46 p.m.

VILLAGE OF RIVER FOREST
Historic Preservation Commission Special Meeting
December 13, 2017

I. CALL TO ORDER

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

Present: David Franek, Michael Pritz, Brian Prestes, Tom Zurowski, Al Popowits, Carla Graham-White, David Raino-Ogden

II. PUBLIC COMMENT (Items not otherwise on the agenda)

None.

III. CONTINUED PUBLIC HEARING – Application #17-01 - Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 747 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties

Jan Saeger, 435 William, brought up conversations with the Hess family who owned the home before the last sale. She suggested asking the real estate listing to indicate its historical significance. She indicated that this was to obtain knowledge for future sales of historical pieces of property.

Chairman Zurowski asked for additional comments.

A Commissioner added into the record a letter from the Applicant dated December 10 and pictures from the architect on the project, Pat Magner.

Commissioner Popowits asked the architects on the Committee to evaluate the value of the letter and the accompanying pictures.

Commissioner Raino-Ogden stated that there are 25 homes built at the same time with the same construction techniques. He stated that they all have two stories and they are all standing.

Commissioner Popowits read a paragraph of the letter. “This minimal amount of concrete is not adequate to support a second story. It was merely placed at the time of construction to provide a level surface. Also note a hole has been broken into the wall to indicate the concrete is hollow, rather than solid.”

Commissioner Raino-Ogden stated he would not add weight to this piece of concrete. He was not impressed by what he saw as the concrete slab’s integrity.

They discussed the fact that the concrete slab needs to be replaced.

Pat Magner, the architect for the Applicant, commented that the slab was not placed as a proper footing. He stated that what was there was not placed for a structural load. He did not believe the slab was a proper structural load despite the fact it has been in place for over a hundred years. Pat stated that the Applicant could restore the slab to be a structural load bearing slab, but the Applicant would likely not make a profit off of it.

Commissioner Pritz asked the Applicant if there were any circumstances where he would consider rehabbing the house instead of demolishing it.

Rob Sarvis, the Applicant, stated that if he felt it was possible to rehab the home then he would do it. He stated, given the condition of the property, it was not feasible for him to rehab the property. Each time the Applicant looked into the rehabilitation of the property, the costs were too high.

Commissioner Raino-Ogden asked the Applicant what the costs of repair versus the costs of building a new home would be. The Applicant answered that that was proprietary information. The Applicant stated he had an idea of what the numbers for demolishing or rehabbing are.

Commissioner Pritz stated they have no say in whether the property gets rehabbed or not. It would be up to the property owner.

Tom Bierzychudek, 754 William, stated the only thing the Commission could do was stall the Applicant, hurt him financially, and create a warning for the next person who tries to do this.

IV. DISCUSSION AND DELIBERATION

Commissioner Franek stated that the goal of the Applicant was to demolish the property. This was the third time this issue had come up before the Commission. Commissioner Franek encouraged anyone who felt that there needs more to be done to contact the Village President and voice their concerns. Commissioner Franek said he was in favor of imposing limitations upon the demolition of the property. He was in favor of limiting the maximum demolition delay only if certain conditions were met to maintain the original design and materials.

Commissioner Pritz moved to close the public hearing. Commissioner Franek seconded the motion. A vote was held to close the public hearing.

Ayes: Pritz, Popowits, Franek, Prestes, Zurowski, Graham-White, Raino-Ogden
Nayes: None.
Motion Granted.

V. DECISION REGARDING CERTIFICATE OF APPROPRIATENESS

Commissioner Prestes moved to deny the Certificate of Appropriateness and impose a full demolition delay of 6 months. Commissioner Franek seconded the motion.

Ayes: Prestes, Zurowski, Raino-Ogden, Graham-White, Pritz, Franek

Nayes: Popowits
Motion passed.

VI. OTHER BUSINESS

The Commission then held a discussion of conditions that would shorten the demolition delay just approved: front room façade (open front porch) maintenance, same building materials (stucco and wood), same height (current height), same set-back distance, home style (simple Prairie School-style), and same square footage. If the Applicant meets these conditions, the demolition delay will be over.

Commissioner Pritz made a motion to allow the Applicant to obtain a demolition permit prior to the end of the 6 month demolition delay, contingent on the conditions just stated. Commissioner Popowits seconded the motion. A vote was held to consider shortening the demolition delay.

Ayes: Popowits, Raino-Ogden, Graham-White, Pritz
Nayes: Prestes, Zurowski, Franek
Motion passed.

VII. ADJOURNMENT

It was moved by Commissioner Franek and seconded by Commissioner Prestes to adjourn the meeting of the Commission. The motion passed and the meeting was adjourned at 7:57 p.m.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: January 19, 2018

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: November and December 2017 – 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 2017 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 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
703 Thatcher	Historic District	Windows	-	-	11/01/2017
751 Forest	Historic District	Bathroom Renovations	-	-	11/02/2017
751 Bonnie Brae	Historic District	Roof	-	-	11/06/2017
1047 Ashland	Significant Property	Fence	-	-	11/06/2017

516 Park	Historic District	Windows & Siding (Fire Restoration)	-	-	11/06/2017
516 Park	Historic District	Electric Service and Fire Restoration Electric	-	-	11/08/2017
732 Ashland	Historic District	Deck & Patio	-	-	11/08/2017
541 Keystone	Historic District	Interior Remodel & Third Floor Expansion	-	-	11/09/2017
1122 Franklin	Significant Property	Roof	-	-	11/09/2017
621 William	Historic District	Windows	-	-	11/09/2017
815 Franklin	Historic District	Roof	-	-	11/13/2017
735 Forest	Historic District	Siding	-	-	11/13/2017
746 William	Significant Property	Concrete Driveway	-	-	11/15/2017
918 Park	Historic District	Roof	-	-	11/15/2017
539 Thatcher	Significant Property	Roof	-	-	11/15/2017
825 Bonnie Brae	Significant Property	Gutters	-	-	11/17/2017
616 Lathrop	Historic District	Fence	-	-	11/22/2017
1433 Keystone	Significant Property	Wire Radon Reduction Fan	-	-	11/28/17

The following permits were issued for significant properties or in the Historic District during the month of December 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
707 Keystone	Historic District	Basement Remodel	-	-	12/01/2017
818 Forest	Historic District	Windows	-	-	12/01/2017
147 Franklin	Significant Property	Water Service – B-Box to Main	-	-	12/08/2017
7600 Augusta	Significant Property	Kitchen Remodel	-	-	12/15/2017
939 Lathrop	Historic District	Roof	-	-	12/18/2017
7416 Oak Ave	Historic District	Garage Roof	-	-	12/19/2017
551 Park Ave	Historic District	Drain Tile and Sump Pumps	-	-	12/21/2017
230 Keystone	Significant Property	2 Story Addition	-	-	12/28/2017



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

MEMORANDUM

Date: December 4, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - November, 2017

The Village issued 79 permits in November, 2017, compared to 98 during the same month in 2016. Permit revenue collected in November, 2017 totaled \$17,538, compared to \$15,323 in October. Fiscal Year total permit revenue has now reached 63% of the \$475,000 projected for FY 17-18.

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 unoccupied townhomes and project site continues. Under the Planned Development Ordinance construction must be completed by April 13, 2018 for the planned development permit to remain valid. A model unit is open and occupancy has now been granted to four of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met. Staff plans to inspect the unfinished units in early December to determine what is needed to complete construction by the April, 2018 deadline.
- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – Construction on this project is nearing completion with a planned opening on December 10, 2017. Under the Planned Development Ordinance, construction must be completed by September 23, 2018 for the planned development permit to remain valid.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – As of mid-August CUC was provided a temporary certificate of occupancy for the dormitory floors one through three with conditions regarding the installation of certain emergency communication equipment and accessibility requirements. CUC and the Village staff continue to work through these issues and expect that they will be resolved by the end of the calendar year. It is anticipated that CUC will be making a

decision on the construction timeline for floors four and five. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.

- Fenwick Artificial Turf Field (Approved September 26, 2016) - Construction on this project has concluded and all inspections have been passed. This will be the final update for this project.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer has submitted construction drawings for re-review and comments have been returned. Under the Planned Development Ordinance, the developer must commence construction by February 17, 2018 for the planned development permit to remain valid.

Pending:

- Concordia University Cell Tower (7400 Augusta) - The University introduced the project to the Village Board on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna. A neighbor meeting was held on March 15, 2017. A pre-filing conference with the Development Review Board was held on April 6, 2017 to consider the University's request for waivers of several application requirements. The University continues to work with the cellular service carrier to fine tune the plans before the application will be presented.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
May	101	113	124	178	128
June	99	104	144	179	153
July	76	112	150	140	194
August	105	84	144	145	123
September	83	111	180	130	152
October	82	120	149	140	119
November	62	55	72	98	79
December	39	43	79	55	
January	23	24	66	107	
February	27	22	67	87	
March	47	41	109	120	
April	93	78	97	148	
Two Month Comparison		175	221	238	198
Fiscal Year Total	837	907	1,381	1,527	948

Real Estate Transfers

	November 2017	November 2016	FY 2018 Total	FY 2017 Total
Transfers	18	12	155	256

Residential Property Demolition

	November 2017	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
Residential Demolitions	0	1	7	3



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: January 2, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - December, 2017

The Village issued 71 permits in December, 2017, compared to 55 during the same month in 2016. Permit revenue collected in December, 2017 totaled \$50,750, compared to \$17,538 in November. Fiscal Year total permit revenue has now reached 74% of the \$475,000 projected for FY 17-18. The following noteworthy building permits were issued in December, 2017:

- 554 Forest Avenue: New Single Family Residence
- 102 Park Avenue: New Single Family Residence

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 unoccupied townhomes and project site continues. Under the Planned Development Ordinance construction must be completed by April 13, 2018 for the planned development permit to remain valid. A model unit is open and occupancy has now been granted to four of the 29 units. Final inspection on a fifth unit is anticipated in early January, 2018. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met. Staff inspected the unfinished units in early December and is working with the developer to determine what is needed to close out construction permits and comply with the expiration of the planned development permit by the April, 2018 deadline.
- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – Kyte Hall was dedicated in early December, 2017. Village inspectors are working with the church to close out final items. Unless there are any major items of interest to share this will be the final update for this project.

- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – As of mid-August CUC was provided a temporary certificate of occupancy for the dormitory floors one through three with conditions regarding the installation of certain emergency communication equipment and accessibility requirements. As of this writing the University has resolved all but the emergency communication issue and it is anticipated that that will be completed by the end of January, 2018. It is anticipated that a final certificate of occupancy will be issued at that time. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer has resubmitted construction drawings for review and comments have been returned. The plan reviews noted encroachments into the required setback than what is allowed under the current planned development permit and will require a major amendment. Under the Planned Development Ordinance, the developer must commence construction by February 17, 2018 for the planned development permit to remain valid. The developer has submitted a written request to extend the construction commencement deadline to no later than July 30, 2018. The Village Board will consider this matter at a January, 2018 Board Meeting.

Pending:

- Concordia University Cell Tower (7400 Augusta) - The University introduced the project to the Village Board on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna. A neighbor meeting was held on March 15, 2017. A pre-filing conference with the Development Review Board was held on April 6, 2017 to consider the University's request for waivers of several application requirements. The University continues to work with the cellular service carrier to fine tune the plans before the application will be presented. No further updates will be provided until an application is filed.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
May	101	113	124	178	128
June	99	104	144	179	153
July	76	112	150	140	194
August	105	84	144	145	123
September	83	111	180	130	152
October	82	120	149	140	119
November	62	55	72	98	79
December	39	43	79	55	71
January	23	24	66	107	

February	27	22	67	87	
March	47	41	109	120	
April	93	78	97	148	
Two Month Comparison		98	151	153	150
Fiscal Year Total	837	907	1,381	1,527	1,019

Real Estate Transfers

	December 2017	December 2016	FY 2018 Total	FY 2017 Total
Transfers	10	10	165	256

Residential Property Demolition

	December 2017	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
Residential Demolitions	3	4	7	3

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

Address

554 Forest Avenue

102 Park Avenue

910 William Street

Architectural Survey Notes

Contributing to the National Register District

Potentially non-contributing to a National Register Historic District

Potentially contributing to a National Register Historic District