



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for February 22, 2018 at 7:00 p.m. in the 2nd Floor Conference 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 – November 30, 2017, January 25, 2018
- IV. Project Review – District 90 Willard Elementary School
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

November 30, 2017

A meeting of the Historic Preservation Commission was held on November 30, 2017 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 7:00 p.m. Upon roll call, the following persons were:

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

Absent: None

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

No public testimony was heard.

III. APPROVAL OF MEETING MINUTES – NOVEMBER 7, 2017

Commissioner Franek corrected his correction to meeting minutes of October 5, 2017. He stated that his thought was not in regards to the bias of the report, but rather the natural tendency of all experts to advocate on behalf of their clients.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Prestes to approve the meeting minutes for November 7, 2017 as amended.

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

NAYS: None.

Motion Passes.

IV. DISCUSSION REGARDING 747 WILLIAM DEMOLITION – PREPARATION FOR PUBLIC HEARING

Management Analyst Pape shared details regarding the Public Hearing from his conversation with the Village Attorney. The Commission discussed the details and logistics of the upcoming 747 William Public Hearing.

Historic Preservation Commission Meeting Minutes
November 30, 2017

The Commission reviewed the ordinances timelines and possibilities for the Public Hearing including the timeline of the Public Hearing, the timeline for rendering a decision, and any possible appeals.

In anticipation of needing to continue the Public Hearing or reconvene at another meeting to render a decision, the Commission predetermined that it would tentatively schedule a meeting on December 13, 2017, at 7PM at Village Hall.

Commissioner Raino-Ogden shared with the Commission a sketched rendering of a possible way to rehabilitate the house and accomplish some of the goals laid out by the developer. The Commission agreed that the drawing would be shared with the Applicant. The drawing would additionally be added to the record at the Public Hearing.

V. OTHER BUSINESS

Commissioner Graham-White reported that a purchase of 720 Keystone was contingent. Management Analyst Pape said he would report back with buyer information as it becomes available.

VI. ADJOURNMENT

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Prestes to adjourn the November 30, 2017 meeting of the Historic Preservation Commission at 7:53 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, Chairman
Historic Preservation Commission

Date

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

January 25, 2018

A meeting of the Historic Preservation Commission was held on January 25, 2018 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 7:08 p.m. Upon roll call, the following persons were:

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

Absent: Commissioners Popowits and Pritz

Also Present: Management Analyst Jon Pape

Without a Chairman present, Management Analyst Pape asked to hear a nomination for a Chair Pro Tem.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to appoint Commissioner Franek as Chair Pro Tem for the Historic Preservation Commission meeting held on January 25, 2018.

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

NAYS: None.

Motion Passes.

II. PUBLIC TESTIMONY

Tom Zurowski shared with the Commission that he was stepping down from his role as Chairman and from the Commission all together.

The Commission thanked Mr. Zurowski for his time and hard work on the Commission. Chair Pro Tem Franek noted that Mr. Zurowski has served the Commission for approximately twelve years and was an original member of the Commission.

Jan Saeger, 435 William, spoke in regards to the Crime Prevention meeting that was held by the Police Department the night prior. She said that the Village remaining attractive to people was an important theme of the meeting and the Historic Preservation was an important part of that.

Ms. Saeger noted Commissioner Popowits video that had been shared online.

Historic Preservation Commission Meeting Minutes
January 25, 2018

Tom Bierzychudek, 754 William, shared with the Commission that he applied to the Historical Society for a recognition plaque that can be put in front of his home, with the goal of reminding people of the historic nature of the home.

III. APPROVAL OF MEETING MINUTES – DECEMBER 5, 2017, DECEMBER 13, 2017

Commissioner Raino-Ogden commented on the December 5, 2017 meeting minutes sharing that he felt that the 700 Block of William is not just unique to the neighborhood, but to the country and the world.

Chair Pro Tem Franek corrected a misspelled name on the December 5, 2017 meeting minutes.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to approve the meeting minutes for December 5, 2017 as presented.

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

NAYS: None.

Motion Passes.

A MOTION was made by Commissioner Prestes and SECONDED by Commissioner Graham-White to approve the meeting minutes for December 13, 2017 as presented.

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

NAYS: None.

Motion Passes.

IV. OTHER BUSINESS

The Commission discussed possible ways to further assist in preserving homes. Chair Pro Tem Franek proposed further engagement with the real estate community as a way of getting historic preservation into the conversation sooner.

Chair Pro Tem Franek shared that he was concerned with the Village Attorney's opinion that the Commission's role in the process and decision making ability was finished after taking a vote on the Certificate of Appropriateness application. He felt that the ordinance is intended to lead to a more interactive process.

Commissioner Prestes shared his thoughts from the process, including that he felt the six month demolition delay was too short by the time the decision was made because it was not a substantial enough piece of leverage or deterrent. This was caused in-part because of the time that elapsed through the process of getting to that point. Commissioner Prestes felt that lengthening that time period would strengthen the ordinance.

Historic Preservation Commission Meeting Minutes
January 25, 2018

Commissioner Prestes stated that he felt it was important to avoid inadvertently selling a property to a developer as a first best step, as a decision may be made far before the Commission becomes involved.

Commissioner Graham-White expressed that six months is too short and that she advocated for a longer time. She said that she felt six months is not enough punishment on the developer. Commissioner Graham-White continued that she was surprised in this process due to the fact that it was not a large lot that was split, but rather a smaller fifty foot lot.

Chair Pro Tem Franek said that for the 747 William application, the delay was less impactful because of the timing with the winter months.

The Commission discussed trying to leverage the communities pride in caring for the community as a way to preserve homes.

Tom Bierzychudek, 754 William, stated that 750 William is next door to his property. He shared that a young family appears to be the new owners. In relation to preserving homes, Mr. Bierzychudek suggested that the Village seek a benefit for homeowners owning historic properties. He suggested buying a plaque for each of the homes. Further, he recommended that the Village explore tax incentives or other financial incentives for these homeowners to make it advantage to own one.

The Commission discussed ways to promote and encourage homeowners of these homes to plaque their properties through the Historical Society.

The Commission discussed further ways to identify at risk homes and engage the community in preservation.

Jan Saeger, 435 William, stated that the ordinance currently only speaks to the exterior of the home and not the interior. She said in the process of 747 William, the applicant made a case that the interior was not viable. She expressed that she felt the conversation with the real estate community would be critical.

Commissioner Prestes shared that 720 Keystone had been purchased by a Village resident who does not appear to be a developer.

The Commission determined that it would hold its next meeting on the regularly scheduled date of February 22, 2018.

Historic Preservation Commission Meeting Minutes
January 25, 2018

V. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Prestes to adjourn the January 25, 2018 meeting of the Historic Preservation Commission at 8:10 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

David Franek, Chair Pro Tem
Historic Preservation Commission

Date

Willard School Three Classroom Addition

River Forest Public Schools District 90



Village of River Forest

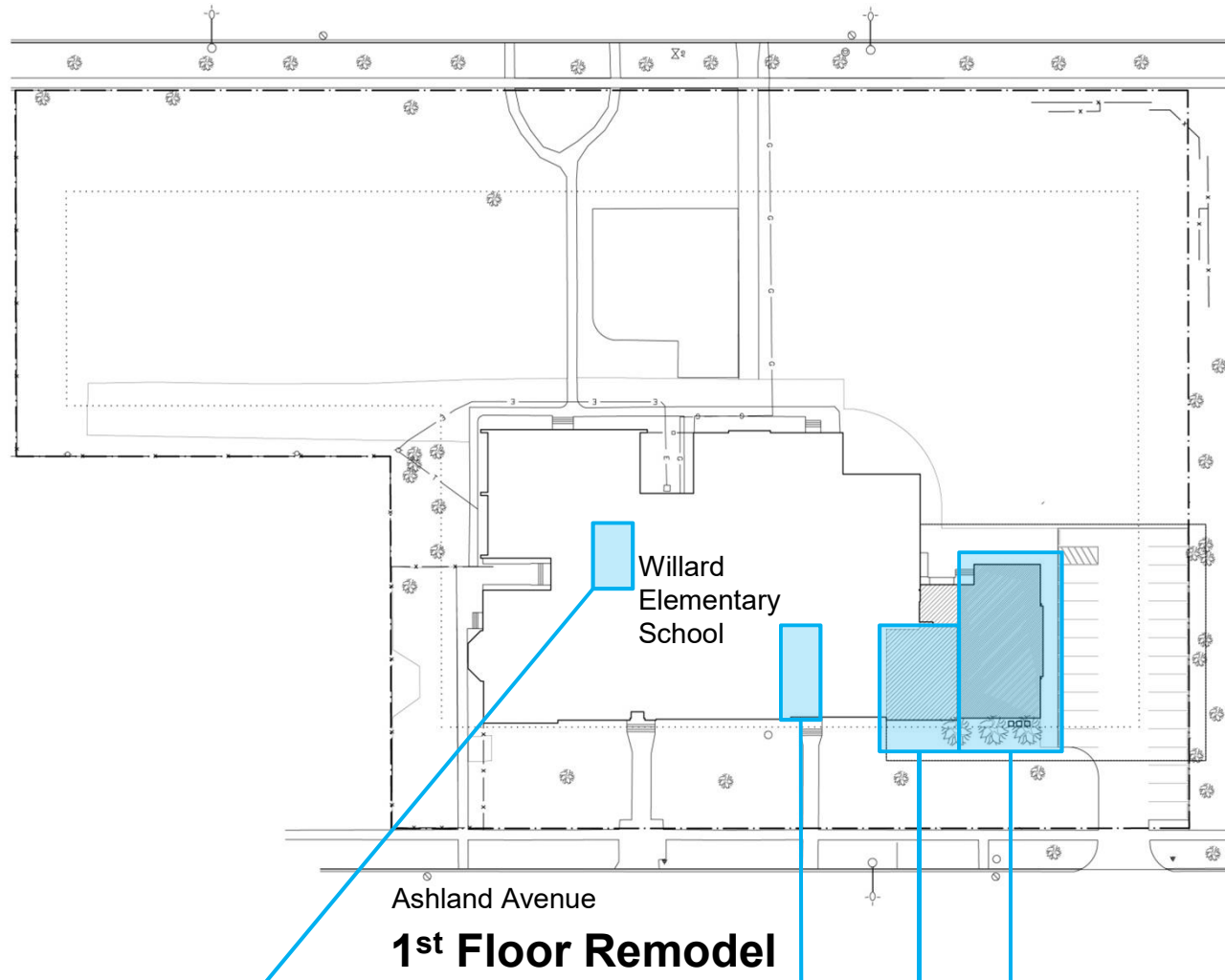
Historical Preservation Commission

February 22, 2018

Site Plan

Location of Work in Existing School

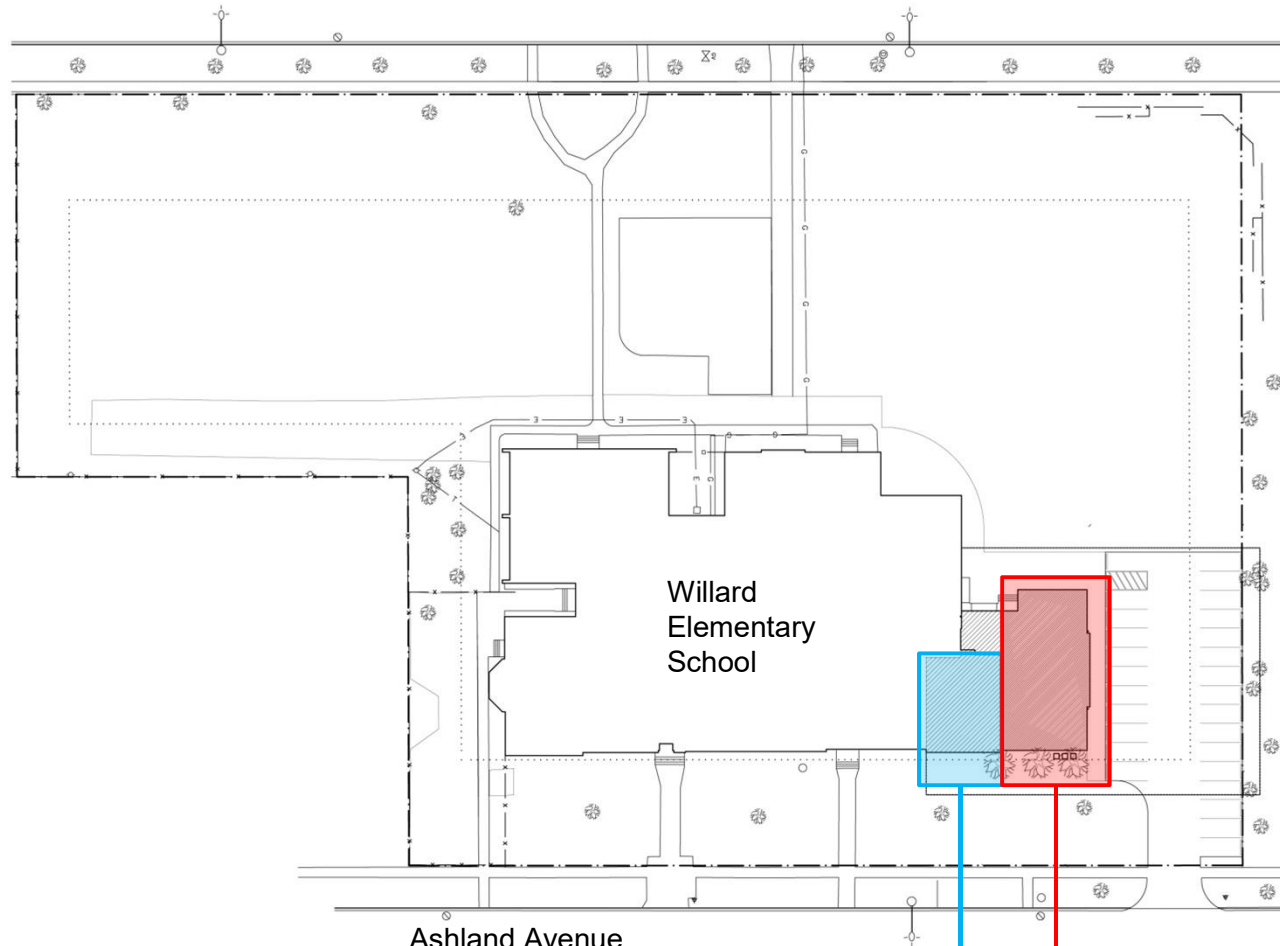
Areas of Work



Site Plan

Location of Work in Existing School

Areas of Work



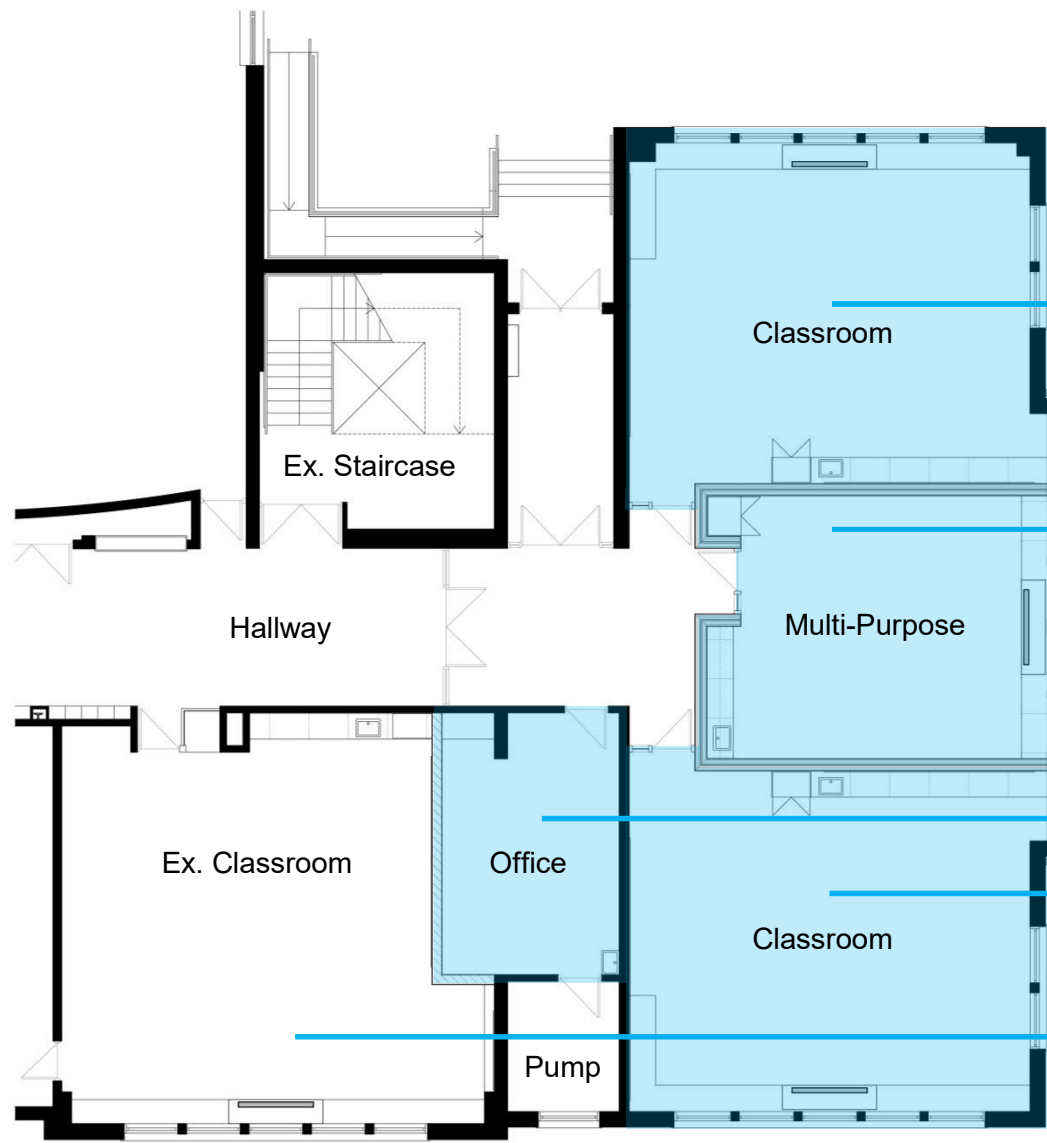
Ashland Avenue

2nd Floor Remodel

Altered Ex Classroom
New Cabinetry

2nd Floor Addition

New STEM Lab and Classroom
New Multi-Purpose Room
4 New Offices
New Toilet



First Floor

no scale

Remodel Work

Remove Existing Classroom
Partition Wall Creating
Smaller Classrooms

Create New Multi-Purpose
Room

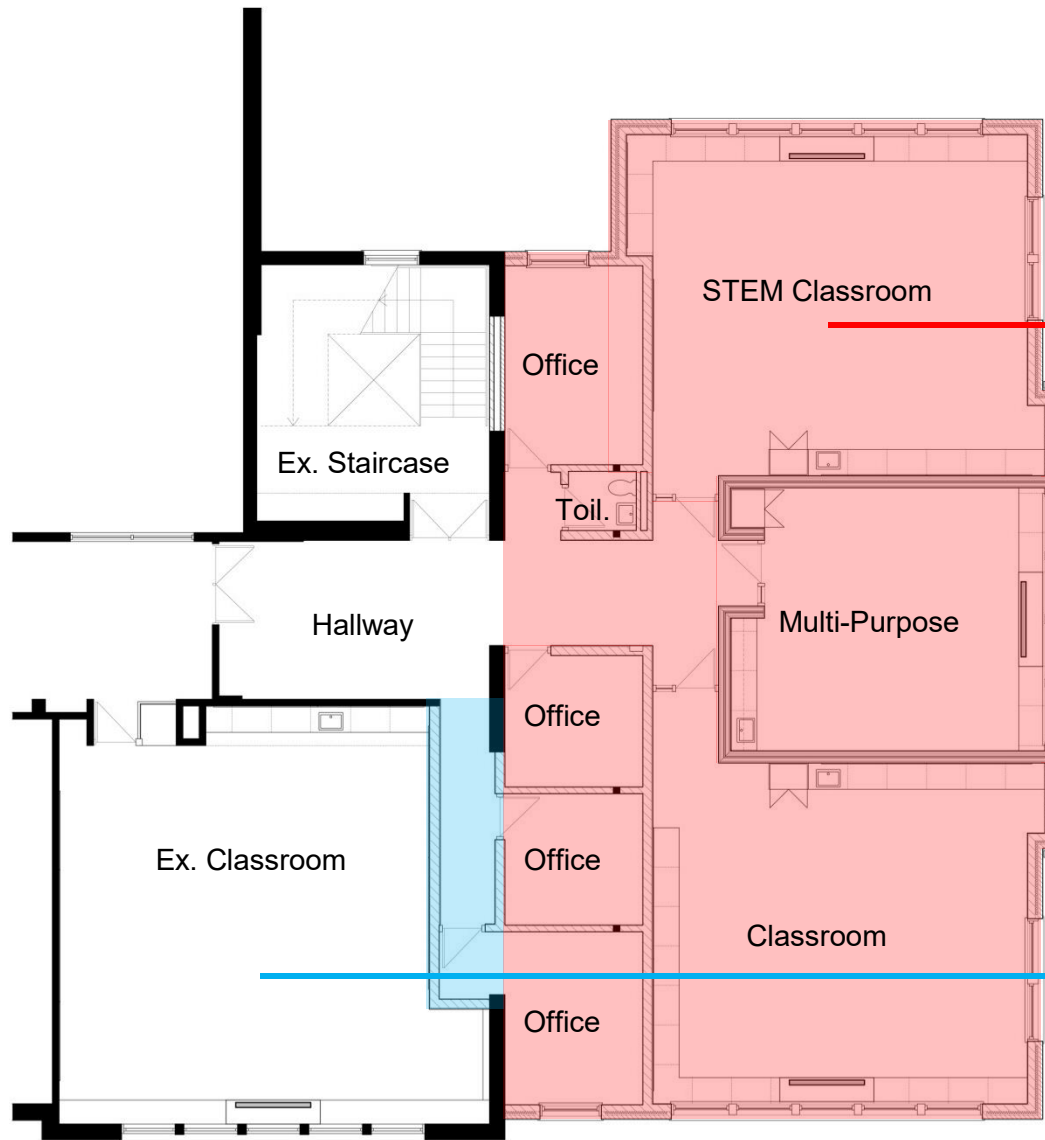
Create New Office

Remove Existing Classroom
Partition Wall Creating
Smaller Classrooms

Remodel Existing Classroom

Second Floor

no scale



New Addition Work

- New STEM Classroom
- New Classroom
- New Multi-Purpose Room
- Four New Offices
- New Toilet

Remodel Work

- Remodeled Classroom
- New Hallway

East Elevation

(from Ashland Avenue)



- Quoins to Match Existing
- Stone Sills to Match Existing
- Top of New Addition 29'-9" Above Grade

North Elevation

(from Parking Lot)



- Quoins to Match Existing
- Stone Sills to Match Existing
- Top of New Addition 29'-9" Above Grade

West Elevation

(from Playfield)



- Quoins to Match Existing
- Stone Sills to Match Existing
- Top of New Addition 29'-9" Above Grade



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: February 15, 2018

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: January 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 January 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 January 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
222 Gale	Historic District	Remodel Kitchen Master Bed and Bath	-	-	1/08/2018
726 William	Significant Property	Master Bath Remodel	-	-	1/08/2018
935 Lathrop	Historic District	Water Service from B- Box to Main	-	-	1/16/2018

1433 Keystone	Significant Property	Electrical Outlet and Fixture Upgrades	-	-	1/23/2018
1103 Keystone	Significant Property	Bathroom Exploratory Demolition	-	-	1/23/2018
632 Lathrop	Historic District	Sewer Repair	-	-	1/25/2018
559 Forest Ave	Significant Property	House and Garage Roofs	-	-	1/30/2018
632 Lathrop	Historic District	Flood Control	-	-	1/31/2018



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: February 1, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - January, 2018

The Village issued 69 permits in January, 2018, compared to 107 during the same month in 2017. Permit revenue collected in January, 2018 totaled \$62,891, compared to \$50,750 in December. Fiscal Year total permit revenue has now reached 87% of the \$475,000 projected for FY 17-18. The following noteworthy building permits were issued in January, 2018:

- 7400 Augusta Street - Concordia University Chicago West Annex renovation
- 516 Park Avenue - Fire restoration and conversion to single family residence
- 7251 Lake Street - Walgreen's Store Optical Center remodeling

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 five of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met.
- 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 the Village's conditions for temporary occupancy. The MWRD is requesting a final inspection and the University was granted an extension on the temporary certificate of occupancy to February 11, 2018. If the

MWRD inspection is passed the Village can issue a final certificate of occupancy at that time. The Village was informed by University Staff that they will be submitting a permit for the build-out of the fourth and fifth floors in February, 2018. 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. The Development Review Board will hold a public hearing to consider this major amendment on February 15, 2018. Under the terms of a minor amendment that was granted in January, 2018, the developer must commence construction by July 30, 2018.

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. University Staff informed the Village that some changes have been made to the plan and that they anticipate an application will be submitted for this major amendment in February, 2018.
- Lake and Lathrop - The developer held a meeting with residents within 500 feet of the subject property regarding the pending planned development. The developer hopes to proceed to public hearing in March, 2015.

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	69
February	27	22	67	87	
March	47	41	109	120	

April	93	78	97	148	
Two Month Comparison		67	145	162	140
Fiscal Year Total	837	907	1,381	1,527	1,088

Real Estate Transfers

	January 2018	January 2017	FY 2018 Total	FY 2017 Total
Transfers	13	17	178	256

Residential Property Demolition

	January 2018	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
Residential Demolitions	0	4	7	3

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

Address

Architectural Survey Notes

None