



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for April 11, 2019 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 – January 24, 2019 and March 4, 2019
- IV. Discussion of Additional Ways to Protect Significant Properties
- V. Other Business
- VI. Adjournment

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

January 24, 2019

A meeting of the Historic Preservation Commission was held on January 24, 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, Pritz, and Dowling

Absent: Commissioners Graham-White, Popowits and Prestes

Also Present: Assistant to the Village Administrator Jon Pape and Village Attorney Carmen Forte

Commissioner Graham-White arrived at 7:05 p.m.

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, shared that she was working with the Oak Park River Forest Historical Society to conduct two house walks in River Forest this summer which she compared to the Ridgeland Walk and Gunderson Walk in Oak Park. She said the walks will be the exterior of the house only along the sidewalks. The walks hoped to feature approximately fifteen homes and would focus on Village history, noted architects, architectural style and interesting owners. The first walk would be Thatcher between Lake and Chicago, and the 500-600 blocks of Edgewood Place on a Saturday in June. The second walk would be Keystone and Forest, between Lake and Chicago, on a Saturday in August. Each attendee will receive our Historic Homes brochure & map and tour guides will plug Commissioner Al Popowits' video series.

Ms. Saeger also asked for mentions of the Historic Homes brochure on the Village website and Facebook page. Chairman Franek also commented that he had been working with others on locations to disseminate the Historic Homes brochure.

III. APPROVAL OF MEETING MINUTES – DECEMBER 13, 2018

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Dowling to approve the meeting minutes for December 13, 2018 as presented.

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

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION – 1123 FRANKLIN - DEMOLITION

Chairman Franek explained the agenda items related to 1123 Franklin. He stated that the Commission had before them the application for the demolition of 1123 Franklin and that they had the opportunity to ask questions regarding it, request additional information, and or consider the application complete.

Commissioner Pritz noted that the Commission had requested a tour of the property. Chairman Franek confirmed and shared that the Village had confirmed insurance coverage for said tour, but that the homeowner denied the request. Commissioner Graham-White inquired as to the request of a video of the entire home. Commissioner Pritz stated why he felt the walk through would be helpful to understand the statements made in the application.

Assistant to the Village Administrator Pape explained that the tour could only happen if the applicant voluntarily agreed to it. He further explained what the Commission could and could not request based on the application requirements and the decision they had to make. The Commission had a discussion as to what was and what was not relevant information that they could require. The Village Attorney provided further guidance and discussed the relevance of information that impacted the structural integrity of the home.

Chairman Franek shared that he felt the applicant had introduced the issue of structural integrity as their reason to demolish the home, so application material to support that would be most helpful. He agreed that the Commission does not have jurisdiction on the interior of the home. Commissioner Raino-Ogden agreed and stated that he felt the statements made regarding the structural integrity of the home in the application were unfounded in the evidence provided.

Commissioner Raino-Ogden stated that he felt the look and feel of this home was well established on this block.

The Commission discussed the purpose of each of the application requirements. It was clarified that nothing regarding a new home, post demolition, was under the Commission's purview.

Commissioner Dowling referenced the Historical Survey report and that the report states the home is in excellent condition. The Commission discussed the condition of the exterior of the home at 1123 Franklin.

V. APPROVAL OF ANY INFORMATION TO REQUEST FROM THE APPLICANT FOR CERTIFICATE OF APPROPRIATENESS APPLICATION – 1123 FRANKLIN - DEMOLITION

Commissioner Raino-Ogden and Chairman Franek discussed requesting materials to substantiate the claim that the home has a loss of structural integrity. Commissioner Pritz agreed that something along these lines would be required under requirement number eight of the application. Village Attorney Carmen Forte spoke in regards to the Commission requesting further material and asked the Commission to make a clear motion as to what they were requiring so that the applicant could provide said material and Village staff could determine that the requirement is met and the application is complete.

Historic Preservation Commission Meeting Minutes
January 24, 2019

Commissioner Pritz proposed that the Commission require evidence in either pictures or an expert opinion that would demonstrate to the Commission the issues of the structural integrity of the home. Staff and the Village Attorney spoke to this request and explained that the Commission should note that the structural integrity nor the economic viability of the home were part of the consideration. The Village Attorney cautioned the Commission against a requirement that was unduly burdensome.

Chairman Franek reiterated why he felt the information in regards to the structural integrity was needed in order to substantiate the application as it was presented. Commissioner Pritz agreed. The Village Attorney provided guidance as to how that could be met, that was not unduly burdensome, such as a written statement or photographs further showing the damage.

The Commission agreed that additional photos would be adequate to show what the applicant was referring to. The Commission spoke to ways to which the photos could show that, such as cracking and water damage.

Commissioner Raino-Ogden stated that he felt the elevations were incorrect, but that the pictures were more useful anyways, so he did not object to the elevations provided.

Commissioner Graham-White stated that she would like to also require video of the interior of the property. The Commission decided that it would accept video or photos.

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Graham-White to direct staff to accept the application as complete with the inclusion of additional photographs or video evidencing the loss of structural integrity as indicated in the application.

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

NAYS: None.

Motion Passes.

VI. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

The Commission briefly discussed that it would continue to promote the Historic Homes brochure.

VII. OTHER BUSINESS

No other business was heard.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Pritz to adjourn the January 24, 2019 meeting of the Historic Preservation Commission at 8:00 p.m.

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

Historic Preservation Commission Meeting Minutes
January 24, 2019

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

DRAFT

VILLAGE OF RIVER FOREST
Historic Preservation Commission Meeting
March 14, 2019

A Public Hearing of the Historic Preservation Commission to discuss Application #19-01: Certificate of Appropriateness application for the Demolition of the single family residence located at 1123 Franklin Avenue, River Forest, IL, was held at 7:00 p.m. on Thursday, March 14, 2019 in Room 10 of the Koehneke Community Center, Concordia University campus, 7400 Augusta Avenue, River Forest, Illinois, 60305.

I. CALL TO ORDER

The meeting was called to order at 7:06 p.m. Upon roll call, the following persons were:

Present: David Franek, Michael Pritz, Brian Prestes, Owen Dowling, Carla Graham-White, David Raino-Ogden

Absent: Al Popowits

Also Present: Jonathan Pape, Assistant to the Village Administrator, Carmen P. Forte, Village Attorney

II. PUBLIC TESTIMONY

Chairman Franek stated that the purpose of the hearing was to approve or deny a Certificate of Appropriateness for the demolition of 1123 Franklin Avenue. Village staff received a complete application for the Certificate of Appropriateness on February 5, 2019. 1123 Franklin Avenue was designated as an architecturally significant building during a survey of all buildings within the Village. Two hundred and ninety-six (296) properties in the Village bear the distinction of being architecturally and/or historically significant.

Chairman Franek stated that the purpose of the public hearing was to gather facts. He advised that the Commission had received nineteen (19) letters and emails regarding the application. He noted that the Commission's responsibility was to review the facts and evidence, including public testimony, discuss its findings, and deliberate regarding the application.

Chairman Franek noted that many of the letters and emails regarding this application discussed the structural deterioration of the property. He explained that, because the owners are not claiming economic hardship as a basis for their application, the Commission is not to consider structural deficiencies as part of its review. Village Attorney Carmen P. Forte, Jr., then spoke to clarify and confirm Chairman Franek's comments.

Chairman Franek then noted that, if the Commission denies the application, the demolition may be delayed by up to six (6) months, allowing the Commission and property owner to discuss alternatives to demolition.

Chairman Franek then invited the applicant or his/her representatives to make a statement.

The individuals who wanted to speak were sworn in by the Village Attorney.

One member of the public asked for clarification regarding the timing and manner by which the property was designated as “architecturally significant.” Chairman Franek clarified the process by which buildings in the Village garnered their designations.

The Applicants, Sara Wienkes and her husband, Mark Wienkes, the owners of 1123 Franklin Street, spoke first. They stated that they are planning to demolish the property. Ms. Wienkes clarified that those who wrote letters and emails regarding structural considerations at the property have not seen the interior of the home. They have not felt comfortable bringing visitors into the home since it was purchased.

Ms. Wienkes advised that she and her husband are hoping to invest in the Village by way of rehabilitating the property. She is a fourth-generation resident of River Forest, and hopes to raise her family in the Village. She advised that the property is in severe disrepair, having been abandoned for over a decade. She advised that demolition of the home began prior to its abandonment. Ms. Wienkes expressed that the home has become an eye-sore, amassing over \$30,000 in fines for Village Code violations. She and her husband feel that renovation is not an option, as they fear their efforts might not sufficiently address the health and safety problems with the home.

Ms. Wienkes advised that they plan to build a tasteful home that is not out of character with surrounding homes in the community. She believes their new home would add value to the local real estate market. It would be functional for her family, energy efficient, and would afford additional space between her home and surrounding homes. She feels that the facts and circumstances surrounding their application, namely, that the home has sat abandoned for ten years, are sufficient to overcome the Commission’s historical preservation initiatives.

Frank Lipo, Executive Director of the Historical Society of Oak Park and River Forest, was not present at the meeting, but submitted his opinion in writing that the demolition should be delayed. His comments were read by resident Jan Saeger. In his letter, Mr. Lipo noted that River Forest is known for its distinct, historic architecture, and that its preservation ordinances stand to protect those qualities. He noted that the applicants have the burden of proof to show that the property cannot be repaired or rehabbed as needed.

Jan Saeger, 435 William, said she supports the Commission and its mission. She noted that the application before the Commission focuses mostly on the interior of the home, whereas the Commission is charged with protecting the exterior of Village properties. She acknowledged that the home would likely come down eventually, and noted two considerations: salvaging re-usable materials, and compliance with Village Code provisions regarding new home construction.

Pete Kuzmich, 847 Keystone, said he supports the applicants and agrees with their presentation regarding the property. He supports their application. He noted that the home has been sitting there, empty, for years.

Peter Philippi, 1102 Franklin, just built a home across the street from the applicants' property. Assuming the applicants plan to build a quality home, he supports the removal of the abandoned building from the block. He supports the application.

Jane Downey, 1122 Ashland, lives right behind the property. She described meeting the property's previous owners over ten (10) years ago. The property has deteriorated ever since. Animals and vagrants have overtaken the property at various points. The interior of the home is gutted. She was delighted to find out that the applicants purchased the home. She expressed that it only makes sense to allow for the demolition.

Joe Shaker, Jr., 1111 Franklin, lives near the home on Franklin. He is very familiar with the home, and feels that it has lost its luster over the years of abandonment. He agrees that the home is an eyesore, and is unsafe. He does not feel that the home is salvageable. He supports the applicants' plans to build a new home at the property.

Joe Shaker, Sr., 1045 Franklin, thanked the applicants for taking over the property. He has been a resident of the Village for over sixty (60) years. He reiterated that the home is an eyesore, and has decreased surrounding property values. He fully supports the application.

John Grant, 923 Thatcher, asked what would happen if the application was denied: would the Village purchase the property? Chairman Franek declined to speak for the Village. Mr. Grant noted that rehabbing homes is much harder than rebuilding; it is thus no surprise that potential buyers were not lined up for purchase the property. Mr. Grant suggested that the Village create a program to facilitate the rehabilitation of historically significant homes. He feels that the Commission is wrong to prevent people from making improvements to run-down properties, while doing nothing to help with costly and tedious renovations. Commissioner Prestes refuted this characterization of the Commission's work.

Katie Brennan, 1419 Park, is only aware of the house through a newspaper article. She urged the applicants to salvage any reusable features of the home.

Ryan Dunham, owner of Oakley Home Builders, noted that his company does substantial recycling/salvage work. He advised that they would do such work in this case, regardless of whether the applicants demolish or rehabilitate the home.

This concluded the public comment portion of this meeting.

III. DISCUSSION AND DELIBERATION

Commissioner Pritz asked whether the applicants were ready to proceed with construction of a new home following the proposed demolition. The applicants advised that they are in the planning process regarding design and construction. The applicants advised that they would seek a building permit within 4-6 weeks.

Commissioner Pritz asked whether a six-month delay in demolition would present a particular hardship for the applicants. The applicants advised that they would like to get into their new home as soon as possible.

Motion to Close the Public Hearing. Commissioner Pritz moved to close the public hearing. Commissioner Graham-White seconded the motion. A vote was held to close the public hearing at 7:59 p.m.

Ayes: Pritz, Franek, Prestes, Dowling, Graham-White, Raino-Ogden
Nays: None.

Motion Carried.

Commissioner Prestes noted the narrow mandate of the Commission. He does not feel empowered to opine on what is for “the good of the community;” but to follow the mandate of the Commission’s enabling ordinance. He sought clarification that the Commission is not to take into account the cost of restoring the property. The Village Attorney confirmed that economic viability is not a consideration insofar as it relates to the interior viability of the structure. The commissioner wondered whether the analysis, then, was simply whether demolition of a historically significant home was appropriate without consideration of the economics of the project. Commissioner Pritz stated that the Commission is charged with considering the exterior of the property.

The Village Attorney clarified that the Commission is to evaluate the historical significance of the property—specifically, its exterior, relative to the application for its demolition. The Village Attorney noted that the Commission could potentially place conditions on the approval of the application.

Commissioner Pritz noted the extenuating circumstances of this case—namely, that the home has sat abandoned for upwards of ten years. The Village Attorney noted that this, in itself, is not for the Commission’s consideration, but could be considered to the extent that the home’s architectural features have decayed.

Commissioner Pritz noted that he did not see an alternative to demolition in this case. The Village Attorney noted that the six-month time frame built in to the enabling ordinance allows time for the homeowner and Village to consider other options.

Commissioner Pritz noted that Commission’s recent handling of another application, where the Commission required the applicant to present suitable construction plans prior to granting a Certificate of Appropriateness. He wondered whether that would be appropriate in this case.

Commissioner Graham-White shared that she is very conflicted about this application. The house sits on a large lot. She feels it still appears repairable. She noted that the Commission is only to look at the exterior of the home; the interior is not within the Commission’s purview.

Commissioner Dowling shared that he is ready to vote on the application. Chairman Franek clarified that the Commission would not be voting to grant a demolition permit—simply a Certificate of Appropriateness. The applicants would have to seek a demolition permit separately.

Commissioner Raino-Ogden asked the Village Attorney whether the historical significance of the home entitled it to façade tax credits from the federal government. The Village Attorney was unaware whether such benefits would be available for the property.

Commissioner Graham-White asked whether tax credits are available for the restoration of historic houses. The commissioners discussed the applicability of such credits and tax freezing.

Commissioner Raino-Ogden noted that the Commission is not tasked with evaluating the quality of the applicant family and their plans, but the quality of the architecture at issue. He noted that the home was of the same style as several others on the street. He also stated that the Village is not a museum, and does not need to needlessly stifle new construction. He stated that he is leaning toward denying the application.

Chairman Franek stated that this was a difficult case. He stated this was the third time the Commission had been asked to approve the demolition of a significant property. The first two instances involved applicants primarily seeking to improve the economic value of their respective properties. This case is more complicated, for two main reasons: 1) he is concerned that the property will slip into long-term abandonment due to its potential status as “other real estate owned;” and 2) the core of the support for the application is concern regarding the structural integrity of the interior of the property, which is not within the purview of the Commission. Chairman Franek noted that, although the applicants have proven to be a wonderful family with tremendous support from the community, the Commission is charged with protecting the remarkable architectural heritage of River Forest.

Commissioner Pritz noted that he did not think a majority of the public comments in support of the applicants pertained to the interior of the home; many comments directly addressed the exterior of the home. He expressed that the exterior of the home is clearly dilapidated, warranting support for the application on that basis. He wondered why the Commission would wait to permit action at the property after it has sat idly for over ten years.

Commissioner Raino-Ogden disagreed and noted that the pictures of the outside of the house do not show the exterior condition of the property to be in disrepair.

Commissioner Prestes noted that the purpose of the ordinance is to authorize the Commission to delay demolitions by six months with the hope that the parties could find a better solution. In this case, he questions whether a better option is feasible. He wondered what the Commission would really accomplish by forcing a delay.

Commissioner Raino-Ogden noted that the above comments were premised on the idea that the house would cost excessive amounts to restore, rather than repair. He does not see major structural faults in the home.

Chairman Franek noted that frequently these type of bank-owned properties are forgotten and not overly advertised.

Joe Shaker, Sr. noted that a local realtor had listed the property for nearly ten years.

Commissioner Pritz reiterated his position that the application should be granted, as there was no reason to further delay the development of the property. He did not feel that adding conditions on the certificate would be appropriate. He suggested it be voted on at this meeting.

The commissioners inquired about the time period of delay required if the certificate were denied, and the procedure for making the proper motion. The Village Attorney and Mr. Pape explained the proper procedure and form of the motions.

Chairman Franek called for a motion.

Commissioner Prestes made a Motion to Deny the Certificate of Appropriateness for the application for demolition of the home at 1123 Franklin Avenue, with no delay before the applicants could seek a demolition permit. Commissioner Pritz seconded the motion.

Chairman Franek inquired as to the requirement for a delay if the motion were made to deny the Certificate. Mr. Pape and the Village Attorney both agreed that some delay, up to six months, should be included in the motion to deny the Certificate.

Commissioner Prestes withdrew his motion as presented.

Commissioner Prestes made a Motion to Deny the Certificate of Appropriateness for the application for demolition of the home at 1123 Franklin Avenue, with a one-week day delay (to March 21, 2019) before the applicants could seek a demolition permit. Commissioner Pritz seconded the motion. A vote was held to close the public hearing.

Ayes: Pritz, Franek, Prestes, Dowling, Graham-White
Nays: Raino-Ogden

Motion Carried.

The Village Attorney suggested a motion be made for the Chairman to draft and review the findings of the Commission, and forward them to Staff.

Commissioner Pritz made a Motion to allow the Chairman to draft and review the Commission's findings, and pass them on to Staff, without convening another public meeting. Commissioner Graham-White seconded the motion.

Ayes: Pritz, Franek, Prestes, Dowling, Graham-White, Raino-Ogden
Nays: None.

Motion Carried.

IV. OTHER BUSINESS

None.

V. ADJOURNMENT

At 8:42 p.m., Commissioner Raino-Ogden made a Motion to adjourn. Commissioner Prestes seconded the motion.

Ayes: Pritz, Franek, Prestes, Dowling, Graham-White, Raino-Ogden
Nays: None.

Motion Carried.

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: April 8, 2019

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: January, February, and March 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 January, February and March 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 January 2019.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
550 Keystone	Historic District	Windows	-	-	1/03/2019
228 Gale	Historic District	Roof-Mounted Solar Panels	-	-	1/04/2019
743 Ashland	Historic District	Roof	-	-	1/10/2019
738 Franklin	Historic District	Fence	-	-	1/16/2019

704 Forest	Historic District	Fence	-	-	1/16/2019
228 Gale	Historic District	Fence	-	-	1/16/2019
201 Thatcher	Historic District	Addition and New Attached Garage	-	-	1/18/2019
614 Park	Historic District	Interior Remodeling	-	-	1/23/2019
615 Thatcher	Significant Property	Sewer Repair	-	-	1/24/2019
847 Ashland	Significant Property	Windows	-	-	1/31/2019

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

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
712 Monroe	Historic District	Sewer Repair and Clean-Out	-	-	2/05/2019
739 Bonnie Brae	Historic District	1" Water Service	-	-	2/07/2019
815 Franklin	Historic District	Roof Mounted Solar Panels	-	-	2/07/2019
1403 Forest	Significant Property	Master Bath Remodel	-	-	2/08/2019
601 Park	Significant Property	Windows	-	-	2/13/2019
931 Lathrop	Historic District	Exploratory Demolition	-	-	2/25/2019
603 Monroe	Historic District	Windows	-	-	2/25/2019

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

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
750 William	Significant Property	Sewer Repair	-	-	3/05/2019
838 Keystone	Historic District	Water Service	-	-	3/05/2019
1111 Keystone	Significant Property	Basement Finish and Drain Tile	-	-	3/08/2019
625 Forest	Historic District	Roof and Gutters	-	-	3/18/2019
616 Bonnie Brae	Historic District	Gutters	-	-	3/19/2019
943 Forest	Historic District	House and Garage Siding	-	-	3/20/2019
739 Monroe	Historic District	House and Garage Roof	-	-	3/20/2019
931 Lathrop	Historic District	Roof	-	-	3/20/2019
615 Lathrop	Significant Property	Roof	-	-	3/20/2019
606 Park	Historic District	Roof	-	-	3/21/2019
739 William	Significant Property	Fence	-	-	3/22/2019

1308 Lathrop	Significant Property	Fence	-	-	3/22/2019
807 Keystone	Significant Property	Fence	-	-	3/27/2019
626 Monroe	Historic District	Concrete Porch	-	-	3/29/2019



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

MEMORANDUM

Date: February 1, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – January, 2019

The Village issued 80 permits in January, 2019, compared to 69 during the same month in 2018. Permit revenue collected in January, 2019 totaled \$17,292, compared to \$18,992 in December. Fiscal Year to date building permit revenue is 65% of the \$514,500 budgeted. The following noteworthy permits were issued by the Building Department in January, 2019:

- 7756 Madison Street – In & Out Fitness build-out and tenant signage

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, 2018) – 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, 2018) – 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 submit a completed building permit application.
- 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 submit a completed building permit application.

Pending:

- The Development Review Board is scheduled to meet on March 21, 2019 for a pre-filing conference regarding a possible planned development application at 344 Lathrop Avenue to allow a portion of the existing space to be used as a private residence.

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	80
February	22	67	87	58	
March	41	109	120	93	
April	78	97	148	136	
Two Month Comparison	67	145	162	140	131
Fiscal Year Total	907	1,381	1,527	1,375	1,096

Real Estate Transfers

	January 2019	January 2018	FY 2019 YTD Total	FY 2018 Total
Transfers	16	13	188	232

Residential Property Demolition

	January 2019	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



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

MEMORANDUM

Date: March 7, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – February, 2019

The Village issued 67 permits in February, 2019, compared to 58 during the same month in 2018. Although the 2019 permit volume is higher, the revenue is over \$11,000 lower than the previous year due to the types of permits that were issued. This demonstrates the fluctuations that occur in this revenue stream from time to time. Permit revenue collected in February, 2019 totaled \$13,044, compared to \$17,292 in January. Fiscal Year to date building permit revenue is 68% of the \$514,500 budgeted.

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- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage (Approved July 9, 2018) – 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, 2018) – Plans have been submitted for a construction permit and are currently under review. 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 submit a completed building permit application.
- 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 submit a completed building permit application.

Pending:

- The Development Review Board is scheduled to meet on March 21, 2019 for a pre-filing conference regarding a possible planned development application at 344 Lathrop Avenue to allow a portion of the existing space to be used as a private residence.

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	80
February	22	67	87	58	67
March	41	109	120	93	
April	78	97	148	136	
Two Month Comparison	46	133	194	127	147
Fiscal Year Total	907	1,381	1,527	1,375	1,163

Real Estate Transfers

	February 2019	February 2018	FY 2019 YTD Total	FY 2018 Total
Transfers	8	13	196	232

Residential Property Demolition

	February 2019	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):

<u>Address</u>	<u>Architectural Survey Notes</u>
n/a	n/a

The Historic Preservation Commission will hold a public hearing on the proposed demolition of a significant property at 1123 Franklin Avenue on March 14, 2019.



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

MEMORANDUM

Date: April 1, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – March, 2019

The Village issued 101 permits in March, 2019, compared to 93 during the same month in 2018. Although the 2019 permit volume is higher, the revenue is over \$20,000 lower than the previous year due to the types of permits that were issued. This demonstrates the fluctuations that occur in this revenue stream from time to time. Permit revenue collected in March, 2019 totaled \$19,595, compared to \$13,044 in February. Fiscal Year to date building permit revenue is 71% of the \$514,500 budgeted.

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.
- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage (Approved July 9, 2018) – 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, 2018) – Plans have been submitted for a construction permit and are currently under review. Under the Planned Development Ordinance, the University has until April 9, 2019 to obtain a building permit (the application is currently under review), 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 submit a completed building permit application.

- 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 submit a completed building permit application. Village staff met with the developer and construction manager to discuss their pending permit application and construction timeline. It is anticipated that a permit application will be submitted in late spring and that construction will commence in late summer. The applicant proposes to meet with neighboring property owners prior to the start of construction and provide a central point of contact for all questions.

Pending:

- The Development Review Board held a pre-filing conference on March 21, 2019 regarding a planned development at 344 Lathrop Avenue to allow a portion of the existing space to be renovated for use as a private residence. The applicant plans to attend the May 13, 2019 Village Board meeting to introduce the project to the Village President and Trustees.

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	80
February	22	67	87	58	67
March	41	109	120	93	101
April	78	97	148	136	
Two Month Comparison	63	176	207	151	168
Fiscal Year Total	907	1,381	1,527	1,375	1,264

Real Estate Transfers

	March 2019	March 2018	FY 2019 YTD Total	FY 2018 Total
Transfers	14	22	210	232

Residential Property Demolition

	March 2019	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