



## **PUBLIC NOTICE**

A regular meeting of the Historic Preservation Commission is set for May 10, 2018 at 7:00 p.m. in the 2<sup>nd</sup> 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 – March 22, 2018
- IV. Review of Brochure Map Draft
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
  - a. Potential Nominations for Historic Preservation Awards
  - b. Statements of Economic Interest
- VII. Adjournment

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

**March 22, 2018**

A meeting of the Historic Preservation Commission was held on March 22, 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 7:02 p.m. Upon roll call, the following persons were:

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

Absent: Commissioners Popowits

Also Present: Management Analyst Jon Pape

## **II. PUBLIC TESTIMONY**

Maureen Huston, 631 Edgewood, presented a project that she is currently applying for to complete a garage on her property, a significant property in River Forest that is an Arts and Crafts style home by Robert Spencer. She explained the difficulty with the project due to the unique lot shape and the ComEd power lines. She shared that the Zoning Board of Appeals has denied her request for a variation to build the garage on the side of her property due to setback requirements and a neighbor who opposed the project. According to Ms. Huston, the Zoning Board of Appeals left her with only the option to attach the garage to the home, which she claims will ruin the architectural integrity of her house. The only other option that she stated the ZBA had identified would require the removal of the mature trees on her property. Ms. Huston said that she has consulted and engaged historic architects to aid in finding a solution.

Management Analyst Pape informed the Commission that current plan which proposed the garage detached from the home, was not a project that would require a Certificate of Appropriateness and was not before them. Regardless, due to the homeowners desire to maintain the architectural integrity with this project, she is coming to the Commission for input and or support for the project.

Ms. Huston stated that she has three certified arborists coming to her property soon to do a complete analysis of the trees and their benefit as her desire was to preserve the trees and home.

Chairman Franek said that he was able to read the packet thoroughly and understand the many facets of the situation. He said that the Commission was limited in its ability to make any determination on this issue. He stated that he did feel that the Commission could potentially make a statement only if the construction of a new garage structure where the owner wishes to put it would alter the properties status as a significant property. Commissioner Franek felt the only other thing the Commission may be able to do, is to make a statement only if they believe that the construction of the new garage would impair the streetscape, which is a category in which the Commission gives an award annually.

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Ms. Huston said that she knew a neighbor who had previously won an award from the Commission. She said currently they have no option to park out of sight from the street. She said that one of the alternatives that the ZBA suggested included paving sixty percent of their current permeable yard. She said that she desires to keep the remaining three trees on her property as well as maintain the permeable space. She said that other alternatives were considered but did not accommodate full-size vehicles and or would be an eye sore in other ways to surrounding properties.

Commissioner Raino-Ogden asked what the homeowners history was as the packet indicated that she previously lived in the house to the south. Ms. Huston responded that she did live in the home to the south for twenty two years. She said that they bought the house from their neighbor who was going to lose it, and gave her a life estate. She said the neighbor contracted cancer not long after. She estimated that they lived next to this neighbor for approximately fifteen years, but did not own the house that entire time. Ms. Huston said they acquired it, helped her fix it and brought it into code and then gave her a life estate.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said there was a time when they owned both properties. She continued that they did try to build a garage when they owned both properties but the Village turned that project down in the beginning as well. She said they have been working on this project since September and that she has spent thousands of dollars in her pursuit. She said that she is making every effort to be responsible to the character of her house and to the neighborhood. She continued that they did solar studies to ensure that it was sensitive to their properties and the neighbors. Commissioner Raino-Ogden said the proposed drawing was architecturally sensitive.

Ms. Huston informed the commission that they did talk to ComEd regarding moving the power lines, but did not pursue it further due to the fact that it would cost \$4,500 to investigate it and ComEd would still likely say no. She briefly detailed how the garage would only be able to be attached to the south of the house where the porch is, but that would cause issues as well.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said that she already is in the process of having screening landscaping installed between her and the neighbor.

In response to a question from Commissioner Pritz, Ms. Huston said that the ZBA turned down the application because they wanted her to complete it without a variation. She continued that because the lot is seven sided, she feels that there is only a very small area that they can build it without a variation that would not compliment the home and would require the removal of all the trees.

The Commission determined that attaching a garage to the home would most likely require a Certificate of Appropriateness application.

In response to a question from Commissioner Raino-Ogden, Ms. Huston explained the height issue of the proposed garage that the neighbor had objected to.

In response to a question from Chairman Franek, Ms. Huston shared that she did not have a drawing of what the garage would look like if it was attached to the home.

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Commissioner Prestes commented that if the Commission felt it may be inappropriate to attach the garage, it could provide only an advisory statement in that regard to avoid the homeowner getting that feedback from the Commission only after she had decided to do something different based on the decision of the Village Board.

The Commission and the homeowner discussed if they needed to see drawings of what an attached garage would look like in order to make a determination on if that would or would not be determined to be architecturally appropriate.

The homeowner discussed how she considered other options including moving the power lines, a subterranean garage, and a tandem garage.

Commissioner Pritz stated that the decision is if the Commission wants to say to the Village Board that the attachment of garage to the home would be architecturally inappropriate.

Based on a comment by Commissioner Prestes, the Commission further discussed if a drawing of the attached garage was needed in order to determine if the attached garage was appropriate. Commissioner Raino-Ogden shared that he felt it was not needed, particularly because the garage would collide with a dormer on the south elevation of the home. Commissioner Pritz shared that he thought the drawing would be helpful and necessary to visualize that.

Commissioner Pritz acknowledged that the neighbors were not present and previously had not supported the project. Commissioner Prestes agreed with that statement, but felt the Commission could answer the narrow question only if it has a concern about attaching the garage.

Commissioner Raino-Ogden reiterated that the main issue was the dormer that the garage would crash into.

Commissioner Prestes commented that although the Commission would be unable to say what the garage should look like or be, it could comment that it has concern on the attachment of it to the home.

Commissioner Raino-Ogden completed a sketch of what the attached garage would look like, showing the issue of the dormer, and shared it with the Commission.

The Commission decided to propose and vote on a statement that would oppose the attachment of garage to the home. Commissioner Pritz raised his concern that he did not feel ready to make that motion without seeing an architectural drawing of what it would look like. The Commission discussed that doing so would require the homeowner to order those drawings and potentially delay the application going to the Village Board. The Commission considered if the application could be continued to a future Village Board meeting, or if a sketch could be considered at an interim meeting of the Commission. Ultimately, the majority of the Commission decided that the drawing was not needed because the attachment of a garage to the home would be architecturally inappropriate.

A MOTION was made by Commissioner Prestes and SECONDED by Commissioner Raino-Ogden that the Historic Preservation Commission would tentatively oppose the idea of attaching a

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garage to the south elevation of the structure at 631 Edgewood as doing so would likely impair the property's ability to remain architecturally and historically significant.

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

NAYS: Pritz

Motion Passes.

Tom Bierzychudek, 754 William, reported that he went to the Oak Park River Forest Historical Society and received its agreement that every home on the 700 Block of William would automatically qualify for an honorary plaque. He further shared that he worked with the Historical Society on the font used on the plaque and the plaque design. He planned to get a mockup of the plaque and share it with neighbors on the block. Mr. Bierzychudek reported that new tenants were at 750 William and some interior remodeling had begun.

On behalf of resident Jan Saeger, Tom Bierzychudek shared that Ms. Saeger had spoken with District 90 which is not interested in historically landmarking their properties. Ms. Saeger said that she spoke to the owner of River Forest Chocolates and the Trail Side Museum who were both interested in land marking or placing a plaque on their properties. Management Analyst Pape added that District 90 did intend to apply for the Historical Society plaque.

### **III. APPROVAL OF MEETING MINUTES –FEBRUARY 22, 2018**

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Prestes to approve the meeting minutes for February 22, 2018 as presented.

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

NAYS: None.

Motion Passes.

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

Chairman Franek shared that he spoke with Village staff regarding the possibility of listing significant properties that are for sale on the Historic Preservation section of the website. He reported that staff suggested checking with other municipalities on what they do and possibly including listings in Oak Park as they may include similar potential buyers.

Commissioner Graham-White suggested that potential properties could be included in the Village E-News. She continued that the Women's Club had an upcoming open house.

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**V. PRESERVATION INCENTIVES**

Chairman Franek shared that he spoke with Landmarks Illinois and gathered additional information about Tax Freeze information. He shared that information in the packet and asked that it replace the current information on the website.

**VI. OTHER BUSINESS**

Chairman Franek stated that the Commissioner's annual statement of economic interest was due by May 1.

Chairman Franek noted that the call for awards was opening up. Management Analyst Pape shared that the call was included in the packet and will be published via the Village's communication channels. Additionally, the Commission was welcomed to submit recommendations.

The Commission reviewed the Mood Board provided by the graphic designer for the proposed Historic Homes map. The Commission noted that it liked style number one the best. Commissioner Raino-Ogden noted that he liked the areas where the home, description, and map were all next to each other. The Commission preferred the less busy, and clean look. The Commission concluded that it would be best for the description to be able to be matched up with the map easily. In particular, it liked the example from Stillwater.

The Commission determined that its next meeting would be the regularly scheduled date of April 26, 2018.

**VII. ADJOURNMENT**

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the March 22, 2018 meeting of the Historic Preservation Commission at 8:26 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

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Jonathan Pape  
Management Analyst

Approved:

Historic Preservation Commission Meeting Minutes  
March 22, 2018

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David Franek, Chairman  
Historic Preservation Commission

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Date

DRAFT



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

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

**MEMORANDUM**

Date: April 19, 2018

To: Historic Preservation Commission

From: Jonathan Pape, Management Analyst

Subj: Historic Homes Map Brochure – First Draft Notes

The designer has completed the first draft of the Historic Homes map brochure. Please see the below notes and review the attachments for our discussion at the April 26, 2018 meeting. I will have a sample hard copy of the brochure for review at the meeting. The final size for the map when folded is 5 x 9.

***Photos***

- Photos are still needed of:
  - William Hatch House – 306 Keystone
  - Lozier House – 7218 Quick
- Review all photos to determine if any “retakes” are needed as previously discussed.

***Cover***

The designer has proposed four covers for consideration. They are attached. The designer added for consideration that they felt the cover should be:

- enticing
- leave reader wanting more
- historical reference
- transporting to that period in time
- architectural
- town/village theme



## ***Descriptions***

Two descriptions ran long in the format that we have currently selected. The designer has proposed the below re-write edits. If the Commission insists to leave it as is, the designer feels they can make it work.

- 15) Grunow / Accardo House (1929) 915 Franklin Avenue  
Designed in 1929 by Olsen and Urbain, and built by the Buurma Brothers, this large-scale Tudor mansion was originally the home of William Grunow, an early radio pioneer. Its most famous resident was Anthony Accardo, longtime organized crime kingpin who is credited with devising the national commission of regional families to internally settle disputes. ~~In recent years, it is known for its elaborate display of holiday lights.~~
- 24) Solomon Thatcher, Jr. House (1874) 518 Keystone Avenue  
~~Designed in 1874 by an unknown architect, the Solomon Thatcher, Jr. House is one of the oldest surviving homes in the Village. Originally designed as a yellow brick Italianate villa with a four-sided central tower and cupola with a side porte cochere for carriages, it was reconfigured for much of the twentieth century as a Spanish castle by the removal of the cupola, front porch and porte cochere, as well as cladding the exterior with white stucco. A twenty-first century restoration has painstakingly returned much of the exterior to its original form.~~

One of the oldest surviving homes in the Village. Originally a yellow brick Italianate villa with a four-sided central tower and cupola with a side porte cochere for carriages. It was reconfigured for much of the twentieth century as a Spanish castle by the removal of the cupola, front porch and porte cochere. A twenty-first century restoration has returned much of the exterior to its original form.

## ***Attachments:***

- Four cover options
- Draft of the brochure



# HISTORIC HOMES

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VILLAGE OF RIVER FOREST  
HISTORIC PRESERVATION COMMISSION



## RIVER FOREST

*Proud Heritage • Bright Future*

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INCORPORATED 1880

Village of River Forest  
Historic Preservation Commission

# Historic Homes



**RIVER FOREST**

*Proud Heritage • Bright Future*

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INCORPORATED 1880



# HISTORIC HOMES

RIVER FOREST  
PRESERVATION  
COMMISSION



## RIVER FOREST

*Proud Heritage • Bright Future*

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INCORPORATED 1880

VILLAGE OF RIVER FOREST  
HISTORIC PRESERVATION COMMISSION

# HISTORIC HOMES



**RIVER FOREST**

*Proud Heritage • Bright Future*

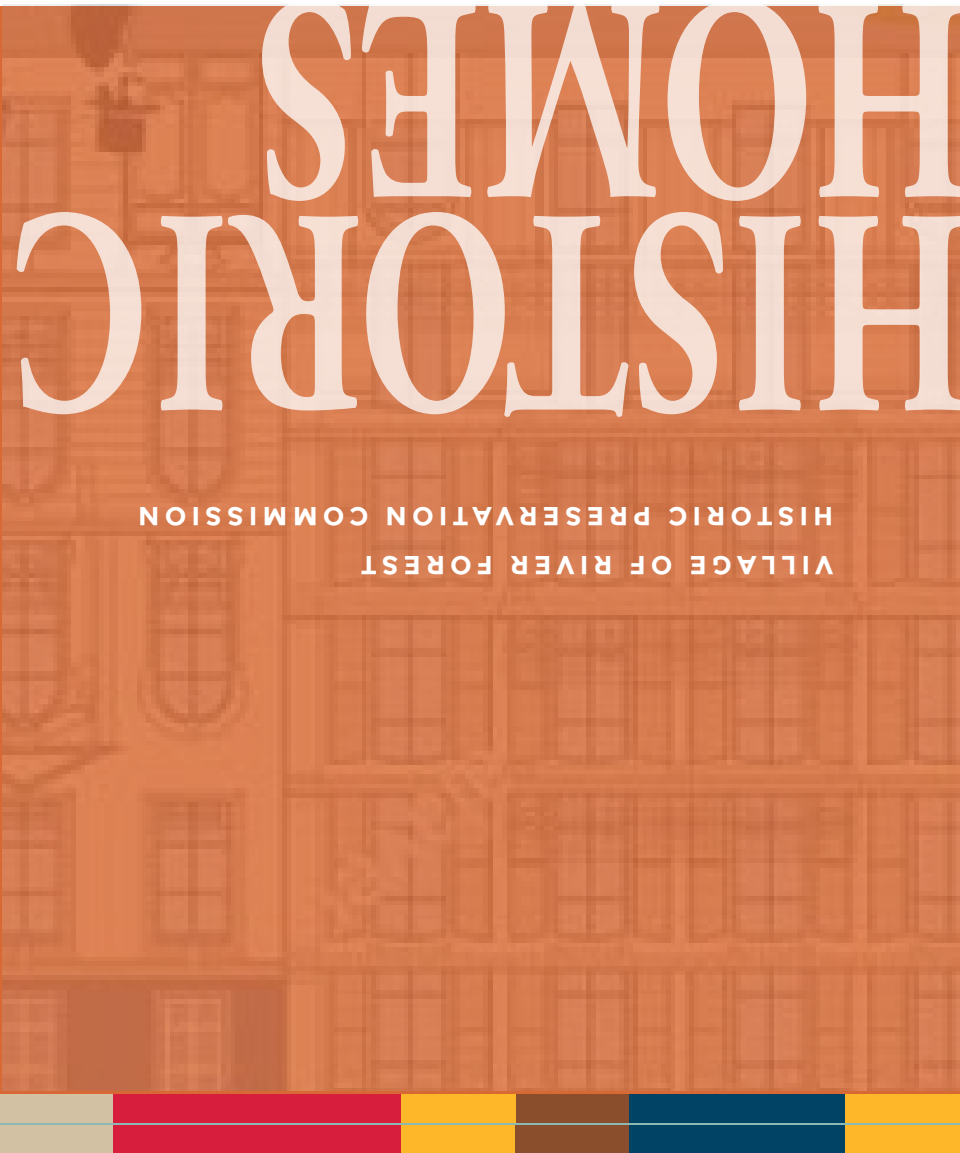
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INCORPORATED 1880











Presented by the River Forest  
Historic Preservation Commission

FOR ADDITIONAL INFORMATION, PLEASE  
SEE OUR WEBSITE AND COMPREHENSIVE  
ARCHITECTURAL SURVEY AT [VRF.US](#)



400 Park Avenue  
River Forest, IL 60305  
708-366-8500  
Mon 8:00am-7:00pm  
Tue-Fri 8:00am-4:30pm



## BUILDINGS BY SIGINIFICANT ARCHITECTS & BUILDERS

Spencer S. Beman	Buurma Brothers (cont.)	Jerome Cerny	Carl J. Kastrup	Robert Spencer
1044 Forest	909 Clinton	7425 Berkshire	500-510 Bonnie Brae	742 Franklin
	914 Clinton	1402 Clinton	1406 Harlem	530 Keystone
<b>Benedict J. Bruns</b>	915 Clinton	7849 Greenfield	7203 LeMoyne	727 Keystone
1531-57 Monroe	918 Clinton	7900 Greenfield		807 Keystone
7221-27 Thomas	919 Clinton		<b>Keck and Keck</b>	743 Park
503-11 William	924 Clinton		1409 Thatcher	926 Park
	930 Clinton	<b>William E. Drummmond</b>		
<b>Buurma Brothers</b>	934 Clinton	847 Ashland	<b>Henry H. Mahler</b>	<b>Tallmadge &amp; Watson</b>
807 Ashland	935 Clinton	535 Edgewood	7623-29 Lake	562 Ashland
814 Ashland	946 Clinton	555 Edgewood	7314 Oak	601 Bonnie Brae
846 Ashland	947 Clinton	559 Edgewood		7300 Division
923 Ashland		560 Edgewood	<b>Arthur Maiwurm</b>	519 Edgewood
1030 Ashland	838 Franklin	517 Keystone	1036 Franklin	751 Franklin
1031 Ashland	847 Franklin	619 Keystone		830 Franklin
1047 Ashland	915 Franklin	735 Lathrop	<b>Guys and McClintock</b>	838 Franklin
1105 Ashland	927 Franklin	7234 Quick	807 Keystone	737 Keystone
1123 Ashland	1022 Franklin	7970 Lake	1010 Forest	601 Park
1130 Ashland	1029 Franklin	7623-29 Lake	1111 Forest	1108 Park
1138 Ashland	1036 Franklin	7753-71 Lake	7551 Quick	1114 Park
	1039 Franklin	<b>Henry Fiddelke</b>		1120 Park
802 Bonnie Brae	1046 Franklin	726 Clinton	<b>Olsen and Urbain</b>	7218 Quick
811 Bonnie Brae	1112 Franklin	751 Clinton	915 Franklin	
814 Bonnie Brae	1122 Franklin	755 Clinton		<b>John S. Van Bergen</b>
815 Bonnie Brae	1123 Franklin	720 Keystone	<b>Edward Probst</b>	734 Bonnie Brae
820 Bonnie Brae	1131 Franklin		1037 Forest	609 Clinton
821 Bonnie Brae	1137 Franklin	<b>Henry Hogans</b>		625 Clinton
824 Bonnie Brae	1138 Franklin	609 Clinton	<b>Purcell and Elmslie</b>	719 Clinton
831 Bonnie Brae	1145 Franklin	722 William	628 Bonnie Brae	730 Clinton
835 Bonnie Brae		742 William	1010 Forest	
836 Bonnie Brae	818 Harlem	617 Clinton	1338 Park	<b>Vierow Brothers</b>
840 Bonnie Brae		723 William		335 Ashland
841 Bonnie Brae	806 Jackson	743 William	<b>Harry Robinson</b>	1047 Keystone
903 Bonnie Brae	814 Jackson	625 Clinton	930 Ashland	
909 Bonnie Brae	815 Jackson	726 William	633 Bonnie Brae	<b>Charles White</b>
914 Bonnie Brae	831 Jackson	746 William	715 Clinton	815 Ashland
919 Bonnie Brae	839 Jackson	707 William	731 William	750 Clinton
920 Bonnie Brae		727 William	722 William	606 Thatcher
924 Bonnie Brae	1433 Keystone	747 William	735 William	7214 Quick
925 Bonnie Brae		710 William	726 William	
930 Bonnie Brae	815 Lathrop	730 William	739 William	<b>Frank Lloyd Wright</b>
931 Bonnie Brae	914 Lathrop	750 William	730 William	559 Ashland
934 Bonnie Brae	923 Lathrop	711 William	707 William	515 Auvergne
941 Bonnie Brae		731 William	743 William	530 Edgewood
		751 William	734 William	603 Edgewood
806 Clinton	1221 Monroe	714 William	711 William	562 Keystone
810 Clinton	1231 Monroe	734 William	747 William	615 Lathrop
826 Clinton	1015 Park	754 William	738 William	
830 Clinton	1023 Park	715 William	715 William	<b>R. Harold Zook</b>
900 Clinton	1044 Park	735 William	751 William	1426 Jackson
905 Clinton	1105 Park	755 William	742 William	1419 Keystone
908 Clinton		718 William	719 William	
909 Clinton	1210 William	738 William	710 William	<b>E. E. Roberts</b>
	1220 William	719 William	746 William	606 Keystone
	1226 William	739 William	723 William	706 Keystone
	1232 William		714 William	539 Thatcher
	1240 William	<b>Henry Holsman</b>	750 William	
		7200-14 Oak	727 William	
		7314 Oak	718 William	
			754 William	

## HISTORIC PRESERVATION AWARD WINNERS

2009	45 Keystone 1516 Franklin 8011 Oak 542 Edgewood 223 Gale	Mike and Sharon Lennox Ivan Ivanov N/A Kim Fields N/A	Streetscape Compatibility Award of Merit Award of Merit Streetscape Compatibility Adaptive Reuse
2010	Train Station 1045 Jackson 735 Thatcher 1001 Jackson 315 Forest Auvergne/Lake 610 Thatcher	Housed in the RF Park District building Deogracias Residence Mastbrook Residence Kieselstein John Dzuryak Edward C. Waller, Entrance Gates Ray & Ann Berens	Adaptive Reuse Award of Merit Restoration Award Architectural Details Architectural Compatibility Restoration Award Architectural Compatibility
2011	605 Ashland 210 Gale	Mitka Residence Maychruk Residence	Streetscape Compatibility Award of Merit
2012	558 William 702 Forest 604 Ashland	Synder Residence & Mark Zinni Architects DeWitte Residence & Raino-Ogden Architects Taubman Residence & Studio M Architects	Award of Merit Award of Merit Streetscape Compatibility
2013	731 Monroe	Rosanne McGrath, Studio M Architects	Streetscape Compatibility
2014	344 Keystone	John & Maureen Heakin	Restoration Award
2015	706 Park	Tim & Karen Ryan	Renovation
2016	914 Lathrop 138 Keystone	Wade Weissmann Architecture Stewart Weiner & Betsy Kvam	Renovation Architectural Details
2017	146 Keystone 558 Franklin	David Burns and Laurel McMahon Tim and Emily Ruby	Restoration Award Restoration Award

## SIGNIFICANT PARKS AND MONUMENTS

<b>Washington Square Park</b> Washington Blvd + Park Avenue Landscape Arch: Jens Jensen	<b>Edmund A. Cummings Memorial, 1842-1922</b> Forest Home Cemetery, 863 Desplaines Ave Charles White, from Louis Comfort Tiffany
<b>Washington Triangle Park, 1916</b> Washington Blvd + Forest Avenue Landscape Arch: Jens Jensen	

<b>Keystone Park, 1915</b> Keystone Avenue + Lake Street Landscape Arch: Jens Jensen
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## SIGNIFICANT INSTITUTIONAL BUILDINGS

<b>Mazzuchelli Hall, 1924</b> Central building of Dominican University Arch: Ralph Adams Cram	<b>Lewis Memorial Hall, 1931</b> West of Mazzuchelli Hall, Dominican University Arch: Ralph Adams Cram
<b>Mother Emily Power Hall, 1920</b> East of Mazzuchelli Hall, Dominican University Arch: Ralph Adams Cram	<b>Grace Lutheran Church, 1931</b> Division Street + Bonnie Brae Arch: Tallmadge & Watson

# Welcome to River Forest,

home to a diverse collection of Queen Anne, Prairie School, Tudor, Colonial Revival and Mid-Century Modern residences and public buildings situated within a landscape of mature trees and expansive lawns. These structures showcase the development of a wide variety of architectural styles created by some of the most famous architects of their time, including Frank Lloyd Wright, William Drummond, Tallmadge & Watson and Robert Spencer.

This map highlights only a sampling of the most distinguished structures. There are numerous other architecturally and historically significant properties which have been carefully restored and maintained.

As you tour our village and admire the design and craftsmanship of earlier eras, please respect the privacy of the owners.



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

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

**MEMORANDUM**

Date: April 19, 2018

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: March 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 March 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 March 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
7900 Greenfield	Significant Property	Sewer Repair	-	-	03/08/2018
731 Franklin	Historic District	Fence	-	-	03/08/2018
743 Thatcher	Historic District	Waterproof Foundation	-	-	03/09/2018
7732 Lake St	Historic District	Rebuild Chimney	-	-	03/12/2018



726 Clinton	Historic District	New Master Bath	-	-	03/15/2018
530 Ashland	Significant Property	Fence and Gate	-	-	03/15/2018
1302 Jackson	Significant Property	Roof	-	-	03/15/2018
918 Jackson	Significant Property	Roof	-	-	03/16/2018
620 Thatcher	Historic District	Sewer Repair	-	-	03/16/2018
554 Thatcher	Significant Property	Fence	-	-	03/22/2018
704 Forest	Historic District	Rough In Basement Plumbing	-	-	03/23/2018
236 Keystone	Significant Property	Brick Paver Sidewalk	-	-	03/28/2018
947 Ashland	Historic District	Windows	-	-	03/28/2018
800 Jackson	Significant Property	Patio and Grill Island	-	-	03/29/2018



## Village of River Forest

Village Administrator's Office

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

### MEMORANDUM

Date: April 4, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - March, 2018

The Village issued 93 permits in March, 2018, compared to 120 during the same month in 2017. Permit revenue collected in March, 2018 totaled \$42,766, compared to \$24,376 in January. Fiscal Year total permit revenue has now reached \$481,282, which is 101% of the \$475,000 projected for FY 17-18. The following noteworthy building permit was issued in March, 2018:

- 7355 Greenfield 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. Occupancy has 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) – The Village received plans 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 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 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. In February the University appeared before the Development Review Board with a revised plan and affirmed that the waiver for a traffic and parking study still stands. University Staff recently informed the Village that they would be ready to submit the application in April.
- Lake and Lathrop - The developer held a pre-filing conference with the Development Review Board on November 16, 2017. They also held a meeting with residents within 500 feet of the subject property regarding the pending planned development on January 23, 2018. A revised application was submitted to Staff in late March and is currently under review.
- Assisted Living Facility (Chicago and Harlem Avenues) - The developer introduced the project to the Village Board on November 27, 2017. They will appear before the Development Review Board for a pre-filing conference on April 19, 2018 and a neighbor meeting is scheduled for April 26, 2018.
- Cigar Oasis (400 Ashland Avenue) - The owner of Cigar Oasis wishes to relocate his business from his current location on Lake Street to an existing building located at 400 Ashland Avenue. He will appear before the Development Review Board for a pre-filing conference on April 19, 2018. A neighbor meeting will be held shortly thereafter but has not yet been scheduled.

**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	58
March	47	41	109	120	93
April	93	78	97	148	
<b>Two Month Comparison</b>	<b>74</b>	<b>63</b>	<b>176</b>	<b>207</b>	<b>151</b>
<b>Fiscal Year Total</b>	<b>837</b>	<b>907</b>	<b>1,381</b>	<b>1,527</b>	<b>1,239</b>

**Real Estate Transfers**

	March 2018	March 2017	FY 2018 Total	FY 2017 Total
<b>Transfers</b>	22	24	213	256

**Residential Property Demolition**

	March 2018	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
<b>Residential Demolitions</b>	0	4	7	3

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

Address

Architectural Survey Notes

None