



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for May 24, 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 – 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
- 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.

Historic Preservation Commission Meeting Minutes
March 22, 2018

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.

Historic Preservation Commission Meeting Minutes

March 22, 2018

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

Historic Preservation Commission Meeting Minutes
March 22, 2018

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.

Historic Preservation Commission Meeting Minutes
March 22, 2018

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:

Jonathan Pape
Management Analyst

Approved:

Historic Preservation Commission Meeting Minutes
March 22, 2018

David Franek, Chairman
Historic Preservation Commission

Date

DRAFT



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 22, 2018

To: Historic Preservation Commission

From: Jonathan Pape, Management Analyst

Subj: Historic Homes Map Brochure – Second Draft Notes

The designer has completed the second draft of the Historic Homes map brochure. Please see the below notes and review the attachments for our discussion at the May 24, 2018 meeting. The final size for the map when folded is 5 x 9.

Proof

Reading and re-reading needs to be done to ensure accuracy prior to the brochure being presented to the Village Board of Trustees and subsequently mass printed.

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.

Historic Homes

Village of River Forest
Historic Preservation Commission



Presented by the River Forest
Historic Preservation Commission

FOR ADDITIONAL INFORMATION, PLEASE
SEE OUR WEBSITE AND COMPREHENSIVE
ARCHITECTURAL SURVEY AT VRF.US

BUILDINGS BY SIGINIFICANT ARCHITECTS & BUILDERS

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

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 and Marihelen Burns Tim and Emily Ruby	Laurel McMahon Restoration Award Laurel McMahon Restoration Award

SIGNIFICANT PARKS AND MONUMENTS

Washington Square Park
Washington Blvd + Park Avenue
Landscape Arch: Jens Jensen

Washington Triangle Park, 1916
Washington Blvd + Forest Avenue
Landscape Arch: Jens Jensen

Keystone Park, 1915
Keystone Avenue + Lake Street
Landscape Arch: Jens Jensen

Edmund A. Cummings Memorial, 1842-1922
Forest Home Cemetery, 863 Desplaines Ave
Charles White, from Louis Comfort Tiffany

SIGNIFICANT INSTITUTIONAL BUILDINGS

Mazzuchelli Hall, 1924
Central building of Dominican University
Arch: Ralph Adams Cram

Lewis Memorial Hall, 1931
West of Mazzuchelli Hall, Dominican University
Arch: Ralph Adams Cram

Mother Emily Power Hall, 1920
East of Mazzuchelli Hall, Dominican University
Arch: Ralph Adams Cram

Grace Lutheran Church, 1931
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	
Two Month Comparison	74	63	176	207	151
Fiscal Year Total	837	907	1,381	1,527	1,239

Real Estate Transfers

	March 2018	March 2017	FY 2018 Total	FY 2017 Total
Transfers	22	24	213	256

Residential Property Demolition

	March 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

None

Architectural Survey Notes



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 22, 2018

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: April 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 April 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 April 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
750 Keystone	Historic District	Window and Doors	-	-	04/05/2018
1433 Keystone	Significant Property	Roof	-	-	04/06/2018
602 William	Historic District	Brick Patio and Fire Pit	-	-	04/06/2018
946 Forest	Historic District	Fence	-	-	04/09/2018
734 Keystone	Historic District	Fence	-	-	04/09/2018

504 Forest	Significant Property	Roof	-	-	04/09/2018
731 Ashland	Significant Property	Roof	-	-	04/09/2018
711 Franklin	Historic District	Circuit and Outlet for Car Charger	-	-	04/09/2018
506 Park Ave	Historic District	Fence	-	-	04/10/2018
7960 Chicago	Historic District	Fence	-	-	04/10/2018
7223 OK cw	Historic District	Roof	-	-	04/12/2018
609 Park	Historic District	Tuckpointing	-	-	04/13/2018
620 Keystone	Significant Property	Garage Roof	-	-	04/16/2018
622 Park	Historic District	200 AMP Electric Service Upgrade	-	-	04/16/2018
936 Forest	Historic District	Roof	-	-	04/16/2018
550 Franklin	Historic District	Fence	-	-	04/19/2018
601 Forest	Historic District	Roof	-	-	04/20/2018
203 Gale	Historic District	Fence	-	-	04/19/2018
534 Park	Historic District	Windows	-	-	04/25/2018
731 Park	Historic District	Windows	-	-	04/25/2018
731 Park	Historic District	Fence	-	-	04/25/2018
228 Gale	Historic District	Patio and Gas Grill	-	-	04/30/2018
750 Keystone	Historic District	Window and Doors	-	-	04/05/2018



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 2, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - April, 2018

The Village issued 136 permits in April, 2018, compared to 148 during the same month in 2017. Permit revenue collected in April, 2018 totaled \$84,514, compared to \$42,766 in March. Fiscal Year total permit revenue has now reached \$565,796, which is 119% of the \$475,000 projected for FY 17-18. The following noteworthy building permit was issued in April, 2018:

- 7400 Augusta Street – Concordia University residence hall 4th and 5th floor build-out

Planned Development Project Updates

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

Approved:

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Pending:

- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage - 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. An application was submitted in April and a technical review meeting will be held on May 3, 2018. The University hopes to hold a public hearing in June, 2018 regarding this application.
 - West Annex/Christopher Center Link - The University wishes to construct an enclosed walkway linking the West Annex Building and the Christopher Center. A pre-filing conference with the Development Review Board and a technical review meeting will be held on May 3, 2018. The University hopes to hold a public hearing in June, 2018 regarding this application.
- 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 complete application has been received and a technical review meeting was held with Village Staff and consultants on Friday, April 27, 2018. The next step will be to schedule a public hearing, which the developer hopes to hold in June, 2018.
- Assisted Living Facility (Chicago and Harlem Avenues) - The developer introduced the project to the Village Board on November 27, 2017. They appeared before the Development Review Board for a pre-filing conference on April 19, 2018 and held a neighbor on April 26, 2018. The next step in the process is for the developer to submit a complete planned development application.
- 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 appeared before the Development Review Board for a pre-filing conference on April 19, 2018 and held a neighbor meeting on April 26, 2018. The next step in the process is for the applicant to submit a complete planned development application.

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	136
Two Month Comparison	140	119	206	268	229
Fiscal Year Total	837	907	1,381	1,527	1,375

Real Estate Transfers

	April 2018	April 2017	FY 2018 Total	FY 2017 Total
Transfers	19	29	232	256

Residential Property Demolition

	April 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

747 William

Architectural Survey Notes

The six-month demolition delay has concluded and the applicant is eligible to proceed with demolition of the home. As of this writing, however, the permit has not been issued.