



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, June 25, 2020 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

Physical attendance at this public meeting is limited to 10 individuals, with Committee members and staff having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Jon Pape at jpape@vrf.us. You may listen to the meeting by participating in a telephone conference call as follows, dial-in number: 312-626-6799 with meeting ID: 845 2278 3677. If you would like to participate over the phone, please email jpape@vrf.us by 5:00 PM on June 25, 2020.

PLEASE NOTE THAT THE GOAL IS TO CONDUCT THE MEETING VIRTUALLY, SO ONLY COME TO VILLAGE HALL FOR THE MEETING IF YOU DO NOT HAVE THE CAPABILITY OF PARTICIPATING VIRTUALLY.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – February 12, 2020
- IV. Discussion of Procedures for Solar Panel Certificate of Appropriateness Applications
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

February 12, 2020

A meeting of the Historic Preservation Commission was held on February 12, 2020 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

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

Present: Chairman Franek, Commissioners Pritz, Forehand and Raino-Ogden

Absent: Commissioners Prestes and Graham-White

Also Present: Assistant to the Village Administrator Jon Pape

II. PUBLIC TESTIMONY

No public testimony was heard.

III. APPROVAL OF MEETING MINUTES – JANUARY 16, 2020

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Raino-Ogden to approve the meeting minutes for January 16, 2020 as presented.

AYES: Chairman Franek, Commissioners Pritz, Forehand and Raino-Ogden.

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION – 755 WILLIAM – SOLAR PANELS

Lydia Manning, 755 William. Ms. Manning presented her project as proposed. She informed the Commission that during the renovation on her property, trees had been removed which created new opportunities to place solar panels elsewhere on her roof. She further informed the Commission that she was now able to locate them on the south elevation of the house.

The Commission agreed that the garage would be the first preference to locate panels, with the south or elevation being next. This was done in an effort to keep them off of the west, front elevation and north, secondary front elevation.

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Forehand to WITHHOLD a Certificate of Appropriateness for solar panels at 755 William as presented, and issue it if the following conditions were met: That solar panels only be installed on the south elevation of the

Historic Preservation Commission Meeting Minutes
February 12, 2020

house, with the goal of locating as many panels as possible on the south elevation of the roof of the garage.

AYES: Chairman Franek, Commissioners Pritz, Forehand and Raino-Ogden.

NAYS: None.

Motion Passes.

V. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

The Commission discussed new and different ways that the Commission could support education in the area, including potential involvement with the Frank Lloyd Wright house walk. It was also discussed if the Commission could distribute materials at that event or host a related event themselves.

VI. OTHER BUSINESS

The Commission determined it would cancel its regularly scheduled February meeting and determine a March meeting at a later date.

VII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Pritz to adjourn the February 12, 2020 meeting of the Historic Preservation Commission at 7:51 p.m.

AYES: Chairman Franek, Commissioners Pritz, Forehand and Raino-Ogden.

NAYS: None.

Motion Passes.

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: June 19, 2020

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: January 2020 through May 2020– 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, March, April, and May 2020 Monthly Building reports that are 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 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
620 Thatcher	Historic District	Drain Tile	-	-	1/03/2020
610 William	Historic District	Sewer Repair	-	-	1/15/2020
519 Edgewood	Significant Property	Drain Tile	-	-	1/15/2020
737 Keystone	Significant Property	Patio, drainage and Fence	-	-	1/16/2020

936 Forest	Historic District	Windows	-	-	1/16/2020
7234 Quick	Significant Property	Fence	-	-	1/22/2020
534 Ashland	Historic District	Fence	-	-	1/23/2020
946 Forest	Historic District	Windows	-	-	1/29/2020
730 Park	Historic District	Bath Remodel	-	-	1/29/2020

The following permits were issued for significant properties or in the Historic District during the month of February 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
715 Clinton	Significant Property	Chimney Liner	-	-	2/06/2020
831 Ashland	Significant Property	Tuckpoint Chimney	-	-	2/14/2020
700 Ashland	Historic District	Fence	-	-	2/18/2020
521 Keystone	Historic District	Chimney Liner	-	-	2/21/2020

The following permits were issued for significant properties or in the Historic District during the month of March 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
535 Keystone	Historic District	Windows	-	-	3/03/2020
1000 Ashland	Historic District	Wire Radon Reduction Fan	-	-	3/04/2020
604 Bonnie Brae	Significant Property	Fence	-	-	3/05/2020
527 Thatcher	Historic District	Windows	-	-	3/12/2020
624 Lathrop	Historic District	Exploratory Demolition	-	-	3/12/2020
530 Ashland	Significant Property	Fence	-	-	3/18/2020
755 Monroe	Historic District	Windows	-	-	3/19/2020
1433 Keystone	Significant Property	Add Basement Bath	-	-	3/20/2020
545 Thatcher	Historic District	Gutters	-	-	3/23/2020
823 Keystone	Historic District	Front Porch	-	-	3/23/2020
942 Lathrop	Historic District	Fence	-	-	3/27/2020

The following permits were issued for significant properties or in the Historic District during the month of April 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
907 Lathrop	Significant Property	Rear Stairs Outdoor Fireplace and Grill Island	-	-	4/02/2020
558 Edgewood	Historic District	Fence	-	-	4/02/2020
711 Park	Historic District	Deck	-	-	4/03/2020
620 Bonnie Brae	Historic District	Patio	-	-	4/06/2020
614 Park	Historic District	Sewer Repair and Clean out	-	-	4/07/2020
1029 Franklin	Significant Property	Drain Tile	-	-	4/08/2020
734 William	Significant Property	Two Story Addition And Renovation	-	-	4/08/2020
738 Bonnie Brae	Historic District	Fence	-	-	4/14/2020
914 Ashland	Significant Property	Interior Remodeling	-	-	4/22/2020
700 Ashland	Historic District	Garage Demo	-	-	4/27/2020
700 Ashland	Historic District	New Garage	-	-	4/27/2020
559 Park	Historic District	New Garage	-	-	4/29/2020
751 William	Significant Property	Windows			4/29/2020
822 Franklin	Significant Property	Sewer Repair			4/30/2020

The following permits were issued for significant properties or in the Historic District during the month of May 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
530 Keystone	Significant Property	Backyard Tuff Shed	-	-	5/04/2020
1108 Park	Significant Property	Garage Siding	-	-	5/04/2020
1015 Park	Historic District	Fence	-	-	5/04/2020
624 Lathrop	Historic District	New Water Service	-	-	5/05/2020
600 Thatcher	Historic District	Patio	-	-	5/06/2020
825 Bonnie Brae	Significant Property	Garage Demolition	-	-	5/06/2020
627 Jackson	Historic District	Garage Floor and Driveway	-	-	5/11/2020
755 Monroe	Historic District	Roof	-	-	5/12/2020
601 Forest	Historic District	Fence	-	-	5/13/2020
7900 Greenfield	Significant Property	Fence	-	-	5/13/2020
1015 Ashland	Historic District	Generator	-	-	5/13/2020

726 Monroe	Historic District	Pergola	-	-	5/13/2020
1130 Park	Historic District	Porch and Driveway	-	-	5/15/2020
734 Franklin	Historic District	Fence	-	-	5/18/2020
746 Clinton	Historic District	Lawn Irrigation	-	-	5/18/2020
710 Forest	Historic District	Fence	-	-	5/20/2020
735 Bonnie Brae	Historic District	Fence	-	-	5/20/2020



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

MEMORANDUM

Date: February 4, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – January, 2020

The Village issued 63 permits in January, 2020, compared to 80 during the same month in 2018. Permit revenue collected in January, 2020 totaled \$18,624, compared to \$12,219 in December. Fiscal Year-to-date building permit revenue is 99.8% of the \$999,740 budgeted.

Planned Development Project/Development Review Board Updates

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

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has submitted a building permit application and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Developer has submitted an application and a public hearing is scheduled for March 5, 2020. Information regarding this application is available on the Village's website (www.vrf.us/bonnieandthomas).

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Text Amendment(s):
 - The ZBA held a public hearing in January to consider text amendments regarding beauty salons and micropigmentation as an accessory use. The ZBA will meet in February to adopt findings of fact. The ZBA recommended that the text amendments be approved. It is anticipated that the ZBA's recommendation will be forwarded to the Village Board for consideration and a final decision at the February 24, 2020.
 - The ZBA is scheduled to hold a public hearing in March to consider a text amendment that would make massage establishments a Special Use. It is anticipated that the ZBA's recommendation will be forwarded to the Village Board for consideration and a final decision on April 27, 2020.
- Zoning Variation Application(s):
 - The ZBA held a public hearing in January to consider zoning variations at 243 Park Avenue. The ZBA recommended approval of the requested variation. The Zoning Board of Appeals will meet in February to adopt findings of fact. It is anticipated that the ZBA's recommendation will be forwarded to the Village Board for consideration and a final decision at the February 24, 2020.

Plan Commission Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Affordable Housing Plan: The Plan Commission will continue its discussion and consideration of the Affordable Housing Plan on March 3, 2020 at 7:00 p.m. Staff anticipates that the Plan Commission will forward its recommendation to the Village Board for consideration at its April 13, 2020 meeting and final adoption at the April 27, 2020 meeting.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	91
December	79	55	71	51	63
January	66	107	69	80	63
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
Two Month Comparison	145	162	140	131	126
Fiscal Year Total	1,381	1,527	1,375	1,403	993

Real Estate Transfers

	Jan. 2020	Jan. 2019	FYTD 2020 Total	FY 2019 Total
Transfers	16	13	175	232

Residential Property Demolition

	Jan. 2020	FYTD 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	4	2	4	7

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

Address

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 4, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – February, 2020

The Village issued 53 permits in February, 2020, compared to 67 during the same month in 2019. Permit revenue collected in February, 2020 totaled \$14,181, compared to \$18,624 in December. Fiscal Year-to-date building permit revenue is 101.3% of the \$999,740 budgeted.

Planned Development Project/Development Review Board Updates

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

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has submitted a building permit application and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Developer submitted an application and a public hearing is scheduled for March 5, 2020. Information regarding this application is available on the Village's website (www.vrf.us/bonnieandthomas).

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Text Amendment(s):
 - The ZBA is scheduled to hold a public hearing on March 12, 2020 to consider a text amendment that would make massage therapy establishments a Special Use. It is anticipated that the ZBA's recommendation will be forwarded to the Village Board for consideration and a final decision on April 27, 2020.
- Zoning Variation Application(s):
 - There are no applications on file.

Plan Commission Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Affordable Housing Plan: The Plan Commission continued its discussion and consideration of the Affordable Housing Plan on March 3, 2020. They will meet again on April 7, 2020 at 7:00 p.m. It is possible that the Plan Commission will forward its recommendation to the Village Board for consideration at its April 13, 2020 meeting and final adoption at the April 27, 2020 meeting. However, if the Plan Commission requests additional time to review the plan that timeline may need to be modified.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	91
December	79	55	71	51	63
January	66	107	69	80	63
February	67	87	58	67	53
March	109	120	93	101	
April	97	148	136	139	
Two Month Comparison	133	194	127	147	116
Fiscal Year Total	1,381	1,527	1,375	1,403	1,046

Real Estate Transfers

	February 2020	February 2019	FYTD 2020 Total	FY 2019 Total
Transfers	13	13	188	232

Residential Property Demolition

	February 2020	FYTD 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	1	5	2	4	7

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

Address

538 Monroe Avenue

Architectural Survey Notes

Not an architecturally significant property



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

MEMORANDUM

Date: April 8, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – March, 2020

The Village issued 91 permits in March, 2020, compared to 101 during the same month in 2019. Permit revenue collected in March, 2020 totaled \$39,812, compared to \$14,181 in February. Fiscal Year-to-date building permit revenue is 105.2% of the \$999,740 budgeted.

Noteworthy Permits

- 538 Monroe Avenue: New Single Family Residence

Planned Development Project/Development Review Board Updates

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

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has submitted a building permit application and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Developer submitted an application and the public hearing was opened on March 5, 2020. The petitioner then requested that the hearing be continued so that they could amend their application to address some of the comments that were received from staff and consultants as well as the DRB during the pre-filing meeting. The public hearing was continued to

May 7, 2020. Information regarding this application is available on the Village's website (www.vrf.us/bonnieandthomas).

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Text Amendment(s)/Zoning Variation Application(s):
 - There are no applications on file.

Plan Commission Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Affordable Housing Plan: The Plan Commission continued its discussion and consideration of the Affordable Housing Plan on March 3, 2020. They were scheduled to meet again on April 7, 2020, however, that meeting has been postponed to May 20, 2020 at 7:00 p.m. Given the current pandemic and stay at home order from the Governor, the Plan Commission will determine whether the May meeting can be held in person or online and will proceed accordingly.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	91
December	79	55	71	51	63
January	66	107	69	80	63
February	67	87	58	67	53
March	109	120	93	101	91
April	97	148	136	139	
Two Month Comparison		207	151	168	144
Fiscal Year Total	1,381	1,527	1,375	1,403	1,137

Real Estate Transfers

	March 2020	March 2019	FYTD 2020 Total	FY 2019 Total
Transfers	22	22	210	232

Residential Property Demolition

	March 2020	FYTD 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	5	2	4	7

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

Address

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: May 1, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – April, 2020

The Village issued 85 permits in April, 2020, compared to 139 during the same month in 2019. April, 2020 was the first full month of the Governor's Stay-At-Home order as a result of the COVID-19 pandemic, which accounts for the notable shift in permit activity. Permit revenue collected in April, 2020 totaled \$28,789, compared to \$39,812 in March. Fiscal Year 2020 building permit revenue totaled \$1,080,853, which is 108% of the \$999,740 budgeted.

Planned Development Project/Development Review Board Updates

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

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Developer submitted an application and the public hearing was opened on March 5, 2020. The petitioner then requested that the hearing be continued so that they could amend their application to address some of the comments that were received from staff and consultants as well as the DRB during the pre-filing meeting. The public hearing was continued to May 7, 2020. It is anticipated that the Development Review Board will continue it

again to a date certain. Information regarding this application and the continued public hearing date is available on the Village's website (www.vrf.us/bonnieandthomas).

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- There are no applications on file for the month of April.

Plan Commission Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Affordable Housing Plan: The Plan Commission continued its discussion and consideration of the Affordable Housing Plan on March 3, 2020. They are scheduled to meet again on May 20, 2020 at 7:00 p.m.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	147
August	144	145	123	170	106
September	180	130	152	116	95
October	149	140	119	118	130
November	72	98	79	90	91
December	79	55	71	51	63
January	66	107	69	80	63
February	67	87	58	67	53
March	109	120	93	101	91
April	97	148	136	139	85
Two Month Comparison	206	268	229	240	176
Fiscal Year Total	1,381	1,527	1,375	1,403	1,222

Real Estate Transfers

	April 2020	April 2019	FY 2020 Total	FY 2019 Total
Transfers	19	19	229	232

Residential Property Demolition

	April 2020	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	5	2	4	7



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

MEMORANDUM

Date: June 1, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – May, 2020

The Village issued 109 permits in May, 2020, compared to 144 during the same month in 2019. May, 2020 was the final month of Phase 2 of the Restore Illinois Plan, which included an extension of the Governor's Stay-At-Home order as a result of the COVID-19 pandemic. Permit revenue collected in May, 2020 totaled \$121,786, due to several large projects, compared to \$28,789 in May. Fiscal Year 2021 building permit revenue 20% of the \$608,005 budgeted (which includes building, plumbing, and electrical permit revenue). Notable permits/projects include:

- 1315 Park - New single family residence
- 605 Park - New single family residence
- 7201 Lake – Interior remodel of Starbucks
- 7900 Division – Rebecca Crown Library and Parmer Hall health sciences center renovations
- 7525 Lake Street – Interior remodel of Jewel

Planned Development Project/Development Review Board Updates

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

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Demolition has been completed and a groundbreaking ceremony was scheduled on October 2, 2019. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Developer submitted an application and the public hearing was opened on March 5, 2020. The petitioner then requested that the hearing be continued so that they could amend their application to address some of the comments that were received from staff and consultants as well as the DRB during the pre-filing meeting. The public hearing was continued to May 7, 2020 and again to June 18, 2020. Information regarding this application and the continued public hearing date is available on the Village's website (www.vrf.us/bonnieandthomas).

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- There were no applications on file for the month of May, however, the ZBA will hold a public hearing in early June to consider text amendments related to home baking operations.

Plan Commission Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- Affordable Housing Plan: The Plan Commission concluded its discussion regarding the Affordable Housing Plan and at its May 20, 2020 meeting voted 6-0, with one member absent, to recommend that the Village Board of Trustees adopt the Affordable Housing Plan.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
May	178	128	205	144	109
June	179	153	135	154	
July	140	194	131	147	
August	145	123	170	106	
September	130	152	116	95	
October	140	119	118	130	
November	98	79	90	91	
December	55	71	51	63	
January	107	69	80	63	
February	87	58	67	53	
March	120	93	101	91	
April	148	136	139	85	
Two Month Comparison	268	229	240	176	194
Fiscal Year Total	1,527	1,375	1,403	1,222	109

Real Estate Transfers

	May 2020	May 2019	FY 2021 YTD Total	FY 2020 Total
Transfers	8	24	8	229

Residential Property Demolition

	May 2020	FY 2021 YTD Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
Residential Demolitions	2	2	5	2	4

Property

1315 Park Avenue

605 Park Avenue

Architecturally Significant

No

No