



## VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, July 23, 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 20 individuals, with Committee members, staff and consultants having priority over members of the public. Written public comments will be shared with the Commission. You may submit your public comments via email in advance of the meeting to: Jon Pape at [jpape@vrf.us](mailto: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: 863 2215 1271. If you would like to participate over the phone, please email [jpape@vrf.us](mailto:jpape@vrf.us) by 5:00 PM on July 23, 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 – June 25, 2020
- IV. Consideration of Certificate of Appropriateness Application – 7620 Madison - Demolition
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

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

**June 25, 2020**

A meeting of the Historic Preservation Commission was held on June 25, 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 7:04 p.m. Assistant to the Village Administrator Pape noted that the meeting was occurring telephonically, as permitted to the State of Illinois State of Emergency in response to the COVID-19 pandemic and Illinois Open Meetings Act. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Pritz, Forehand, Graham-White, Prestes and Saeger.

Absent: Commissioners Raino-Ogden

Also Present: Assistant to the Village Administrator Jon Pape, Sustainability Commission Commissioner Eric Simon.

## **II. PUBLIC TESTIMONY**

Chairman Franek and the Commission welcomed newly appointed Commissioner Jan Saeger to the Historic Preservation. No public testimony was heard.

## **III. APPROVAL OF MEETING MINUTES – FEBRUARY 12, 2020**

Chairman Franek proposed changes to the minutes in the second paragraph of agenda item number IV to clarify where the Commission would prefer solar panels be located.

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Graham-White to approve the meeting minutes for February 12, 2020 as amended.

AYES: Chairman Franek, Commissioners Pritz, Forehand, Graham-White, Prestes and Saeger.

NAYS: None.

Motion Passes.

#### **IV. DISCUSSION OF PROCEDURES FOR SOLAR PANEL CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

Chairman Franek update the Commission about a meeting that was held with Sustainability Commissioner Eric Simon, Village Administrator Eric Palm, Sustainability Commission Staff Liason and Public Works Director John Anderson, Assistant to the Village Administrator Jon Pape, Commissioner Raino-Ogden, and himself. The meeting was to discuss the slightly competing values of the Historic Preservation Commission and Sustainability Commission in regards to solar panels.

In one case, a Certificate of Appropriateness (COA) was withheld for a solar panel application due to the solar panels being proposed on the front façade of the roof. The homeowner further inquired about the process as they valued being a significant property but also valued the benefits of solar energy.

First, the conversation included a discussion about the COA process and how the Commission would handle the significant properties that proceeded on a solar panel project without a COA, particularly in cases where the homeowner does not have any other viable locations to locate solar panels. Second, the conversation discussed how the HPC processes COA's and if solar panels could be included with windows to be reviewed within seven days of the receipt of a completed application and be eligible to be reviewed by subcommittee.

Sustainability Commissioner Eric Simon provided an introduction on his background and solar panels for the Commission. Commissioner Simon shared typical configurations for solar panels and typical costs of these projects. He explained why many River Forest residents would only have one location on their property where they could locate solar panels due to shading and sun exposure. Commissioner Simon noted the goals of the Sustainability Commission and its work to make River Forest a Sol Smart community. Commissioner Simon answered general questions from the HPC about solar panels.

The Commission discussed the potential of treating solar panels the same as windows for the purpose of review. Ultimately, it was determined that it would be best to maintain the status quo because of how different each case may be and the desire to educate the homeowner and the Commission. Due to this, the Commission reached a consensus that no change would be made to the procedures for solar panel COA applications at this time.

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

The Commission discussed the possibility of getting involved in other events in town such as the house walk or food truck rally as a way of collaborating for public education.

The Commission discussed that the Women's Club had new ownership and the various protection easements on the property.

The Commission discussed how it could promote to homeowners the ability to come to the Commission for exploratory ideas and learn more about the Commission and its recommendations.

Historic Preservation Commission Meeting Minutes  
June 25, 2020

**VI. OTHER BUSINESS**

The Commission noted that its next regularly scheduled meeting is July 23, 2020.

**VII. ADJOURNMENT**

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to adjourn the June 25, 2020 meeting of the Historic Preservation Commission at 8:32 p.m.

AYES: Chairman Franek, Commissioners Pritz, Forehand, Graham-White, Prestes and Saeger.

NAYS: None.

Motion Passes.

Respectfully submitted:

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Jonathan Pape  
Assistant to the Village Administrator

Approved:

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David Franek, Chairman  
Historic Preservation Commission

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Date



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

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

**MEMORANDUM**

Date: July 20, 2020

To: Historic Preservation Commission

From: Jonathan Pape, Management Analyst

Subj: Certificate of Appropriateness Application for the Demolition of 7620 Madison Street

The Village of River Forest brings forward this application for a Certificate of Appropriateness for the demolition of 7620 Madison Street, a property listed on the Village's Significant Properties list. The property was listed for sale and purchased by the Village in December of 2017 for redevelopment purposes. The Village also owns the properties located at 7618 Madison Street, 7614 Madison Street, 7612 Madison Street, 10 Lathrop, and 11 Ashland. While all of these are being proposed to be demolished, only 7620 Madison is a significant property. The property is in the Madison Street Tax Increment Financing (TIF) District, established in 2016.

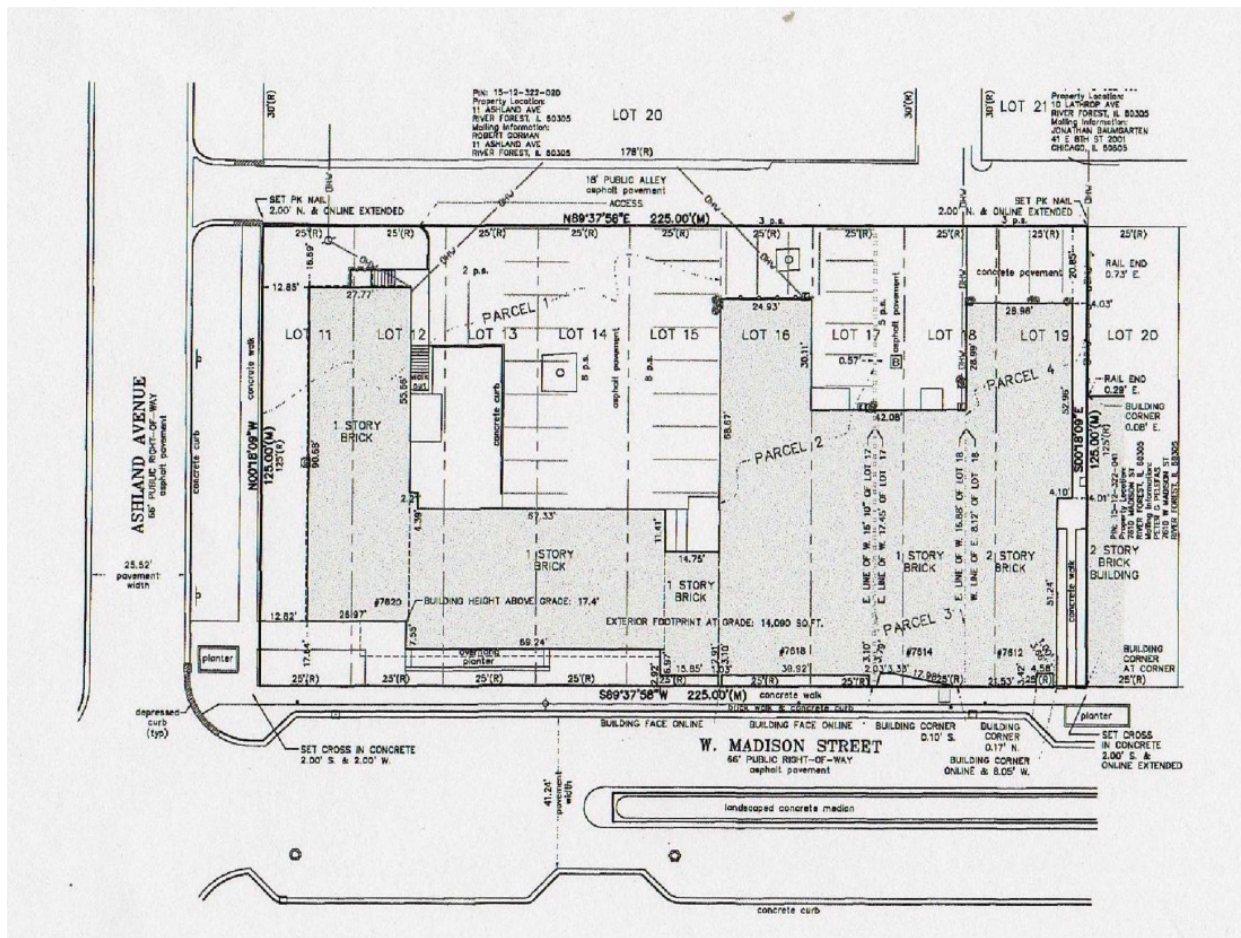
The survey notes the reason for significance as, "Excellent Mid-Century Modern style example with stone screen and extensive art glass, all with excellent integrity." The property was built in 1960 and the architect was Holabird & Root.

- 1) The applicant is the Village of River Forest.
- 2) The owner of the property is the Village of River Forest.
- 3) The street address is 7620 Madison Street.

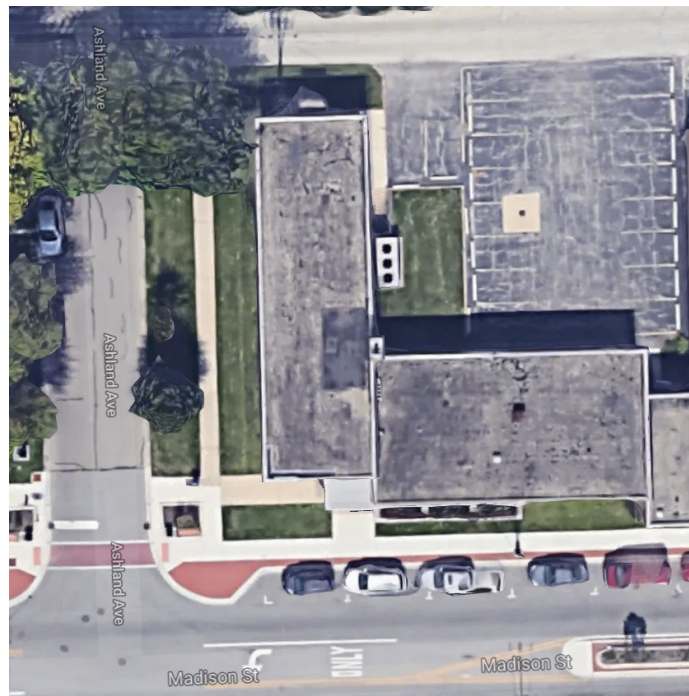
The legal description for the property is as follows:

LOT ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), IN BLOCK SEVEN (7) IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4 & 5) Below are site and elevation photographs taken. The site fronts Madison Street and is at the corner of Madison Street and Ashland Avenue. The building is adjacent and internally connected to 7618, 7614, and 7612 Madison Street.



Plat of Survey



Arial view





Nearby properties



South elevation



Windows (South elevation)



Window detail (South elevation)





Front entrance (South elevation)



Front entrance detail (South elevation)





West elevations (from southwest corner)



West elevations (from northwest corner)





North elevations



North elevations

- 6) The proposed work is to demolish the structure entirely, along with the structures located at 7618 Madison Street, 7614 Madison Street, 7612 Madison Street. 10 Lathrop, and 11 Ashland. The Village would then market the entire property to developers for a redevelopment. The Village received a State grant to fund the demolition. Once the grant agreement is approved, a determination can be made to the timing of the demolition.
- 7) No architect or developers are involved in this project at this time.





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

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River Forest, IL 60305  
Tel: 708-366-8500

**MEMORANDUM**

Date: July 20, 2020

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: June 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 June 2020 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 June 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
825 Bonnie Brae	Significant Property	4 Car Garage	-	-	6/03/2020
755 Monroe	Historic District	Windows	-	-	6/03/2020
7214 Quick	Significant Property	Interior Drain Tile and Sump System	-	-	6/03/2020
222 Gale	Historic District	Addition	-	-	6/04/2020
815 Forest	Significant Property	Concrete Pad	-	-	6/09/2020

1511 Clinton	Significant Property	Interior Renovations	-	-	6/10/2020
727 Thatcher	Historic District	Driveway	-	-	6/11/2020
531 Park	Historic District	Brick Paver Sidewalk	-	-	6/11/2020
8011 Oak Ave	Significant Property	Solar Panels	Yes	Yes	6/12/2020
349 Gale	Historic District	Fence	-	-	6/15/2020
633 Ashland	Historic District	Roof	-	-	6/17/2020
711 Bonnie Brae	Historic District	Roof and Gutters	-	-	6/19/2020
1123 Ashland	Significant Property	Fence	-	-	6/23/2020
547 Keystone	Significant Property	Gutters	-	-	6/25/2020
306 Keystone	Significant Property	Windows	Yes	Yes	6/30/2020
753 Forest	Historic District	Horizontal Re-Pipe Plumbing Fixtures	-	-	6/30/2020



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## MEMORANDUM

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Date: July 15, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – June, 2020

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The Village issued 144 permits in June, 2020, compared to 154 during the same month in 2019. June, 2020 was primarily within 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 June, 2020 totaled \$34,356, compared to \$121,786 in May, 2020 (due to several large projects), and \$79,061 in June, 2019. However, in looking at historical data, permit revenue collected in June, 2020, is on track with revenue collected in June 2016-2018. Staff will continue to monitor the impacts of the COVID-19 pandemic on building permit revenue. Fiscal year-to-date permit revenue is 25.7% of the \$608,005 budgeted (which includes building, plumbing, and electrical permit revenue).

### **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](http://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](http://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. A continued public hearing will be held July 16, 2020. Information regarding this application and the continued public hearing date is available on the Village's website ([www.vrf.us/bonnieandthomas](http://www.vrf.us/bonnieandthomas)).

### **Zoning Board of Appeals Updates**

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

- The Zoning Board of Appeals held a public hearing in June to consider text amendments related to home kitchen operations.

### **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	144
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	
<b>Two Month Comparison</b>	<b>357</b>	<b>281</b>	<b>340</b>	<b>298</b>	<b>253</b>
<b>Fiscal Year Total</b>	<b>1,527</b>	<b>1,375</b>	<b>1,403</b>	<b>1,222</b>	<b>253</b>

#### **Real Estate Transfers**

	June 2020	June 2019	FY 2021 YTD Total	FY 2020 Total
<b>Transfers</b>	24	23	32	229

#### **Residential Property Demolition**

	June 2020	FY 2021 YTD Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
<b>Residential Demolitions</b>	0	2	5	2	4

#### **Property**

n/a

#### **Architecturally Significant**