



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for August 22, 2019 at 7:00 p.m. in the First 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 – July 25, 2019
- IV. Consideration of Certificate of Appropriateness Application – 344 Keystone – Addition
- V. Consideration of Application for Historic Preservation Award
- VI. Discussion of Additional Ways to Protect Significant Properties
- VII. Other Business
- VIII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

July 25, 2019

A meeting of the Historic Preservation Commission was held on July 25, 2019 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:04 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Forehand, Graham-White, and Dowling

Absent: Commissioners Pritz, Raino-Ogden and Prestes

Also Present: Assistant to the Village Administrator Jon Pape

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, thanked Assistant to the Village Administrator Jon Pape for making an adjustment to the Historic Preservation page of the website as well as for including promotions of the Historic Preservation database and the house walk. Ms. Saeger noted that the house walk was well attended and that a second date had been added.

III. APPROVAL OF MEETING MINUTES – JUNE 17, 2019

A MOTION was made by Commissioner Dowling and SECONDED by Commissioner Graham-White to approve the meeting minutes for June 17, 2019 as presented.

AYES: Chairman Franek, Commissioners Forehand, Graham-White, and Dowling

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF APPLICATION FOR HISTORIC PRESERVATION AWARD

The Commission discussed the application for 1140 Keystone and ultimately determined that they needed more information in order to fully consider it. Assistant to the Village Administrator Pape agreed to take questions back to the applicant involving what preservation was done specifically on the exterior.

The Commission noted that the interior renovation was clear and extraordinary.

V. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Commissioner Dowling discussed with Chairman Franek next steps on meeting with the Board of Realtors. Commissioner Dowling agreed to come back with a recommendation of a strategy for doing so.

Chairman Franek explained to Commissioner Forehand the surveys that the Commission published in 2013.

The Commission discussed the ongoing demolition at 1123 Franklin. Commissioner Graham-White cited a letter received by the Commission from Trustee Brennan in regards to the reuse and or recycling of materials at the demolition site. It was discussed that not all of the materials at the site were being reused and recycled and that inquiries for the materials from other residents were being ignored.

The Commission discussed the ability to condition Certificates of Appropriateness on the reuse and recycling of materials. The Commission agreed to have Assistant to the Village Administrator Pape look into this further as to what extent the Commission and or Village could enforce a commitment to reuse and or recycle materials.

Commissioner Graham-White also said that it would be appropriate to create a record of the property by either photographs or video for any home that is demolished.

Chairman Franek noted that the Unity Temple in Oak Park, along with other Frank Lloyd Wright structures in the Chicagoland areas, was added to the list of UNESCO World Heritage Sites. He encouraged all to visit.

VI. OTHER BUSINESS

The Commission noted that the next regularly scheduled meeting is August 22, 2019.

VII. ADJOURNMENT

A MOTION was made by Commissioner Dowling and SECONDED by Commissioner Forehand to adjourn the July 25, 2019 meeting of the Historic Preservation Commission at 7:52 p.m.

AYES: Chairman Franek, Commissioners Forehand, Graham-White, and Dowling

NAYS: None.

Motion Passes.

Historic Preservation Commission Meeting Minutes
July 25, 2019

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

DRAFT

IVERSON-DAVENPORT RESIDENCE

344 Keystone Avenue

PRELIMINARY HISTORIC REVIEW PHASE II AND III SCHEME "F"

June 21, 2019
(drawings dated 05/27/19)

**sher-bergstrom
architects, inc.**

12 highgate court
st. charles,
illinois 60174

PHONE (708) 366-1700
FAX (708) 366-0258
E-MAIL jon@sher-bergstrom.com
WEB SITE <http://www.sher-bergstrom.com>

①

HAWTHORNE AVENUE

179.04'

Frame
Garage

conc

wood
deck

2 1/2 Story
Brick
#344

pch

open pch

1 Story
Brick & Stone

149.71'

KEYSTONE AVENUE

160.73'

18' public alley

178.70'

Frame
Garage

EXISTING SITE PLAN

SCALE: N.T.S.

2

HAWTHORNE AVENUE

179.04'

KEYSTONE AVENUE

149.71'

178.70'

160.73'

18' public alley

Frame
Garage

conc

COVERED
PORCH
ADDITION

ONE-STORY STONE
AND BRICK ADDITION
TO CONNECT EXISTING
HOUSE W/ EXISTING
GUEST HOUSE

BRICK
PATIO

BRICK
PATIO

pch

POSSIBLE
HURRICANE
DOOR LOCATION
IN FUTURE

2 1/2 Story
Brick
#344

conc

open pch

1 Story
Brick & Stone

SBA - 05/27/19
SCHEME "F"

KEY:
EXISTING TO REMAIN
NEW CONSTRUCTION

OVERALL PROPOSED SITE PLAN
SCALE: N.T.S.

3

160.73'

18' public alley

28'-9"
(REQ REAR SETBACK LINE)

ONE-STORY STONE
AND BRICK ADDITION
TO CONNECT EXISTING
HOUSE W/ EXISTING
GUEST HOUSE

COVERED
PORCH
ADDITION

BRICK PATIO

BRICK PATIO

1 Story
Brick & Stone

2 1/2 Story
Brick
#344

SBA - 05/27/19
SCHEME "F"

KEY:

EXISTING TO REMAIN

NEW CONSTRUCTION

POSSIBLE
HURRICANE
DOOR LOCATION
IN FUTURE

open pch

conc

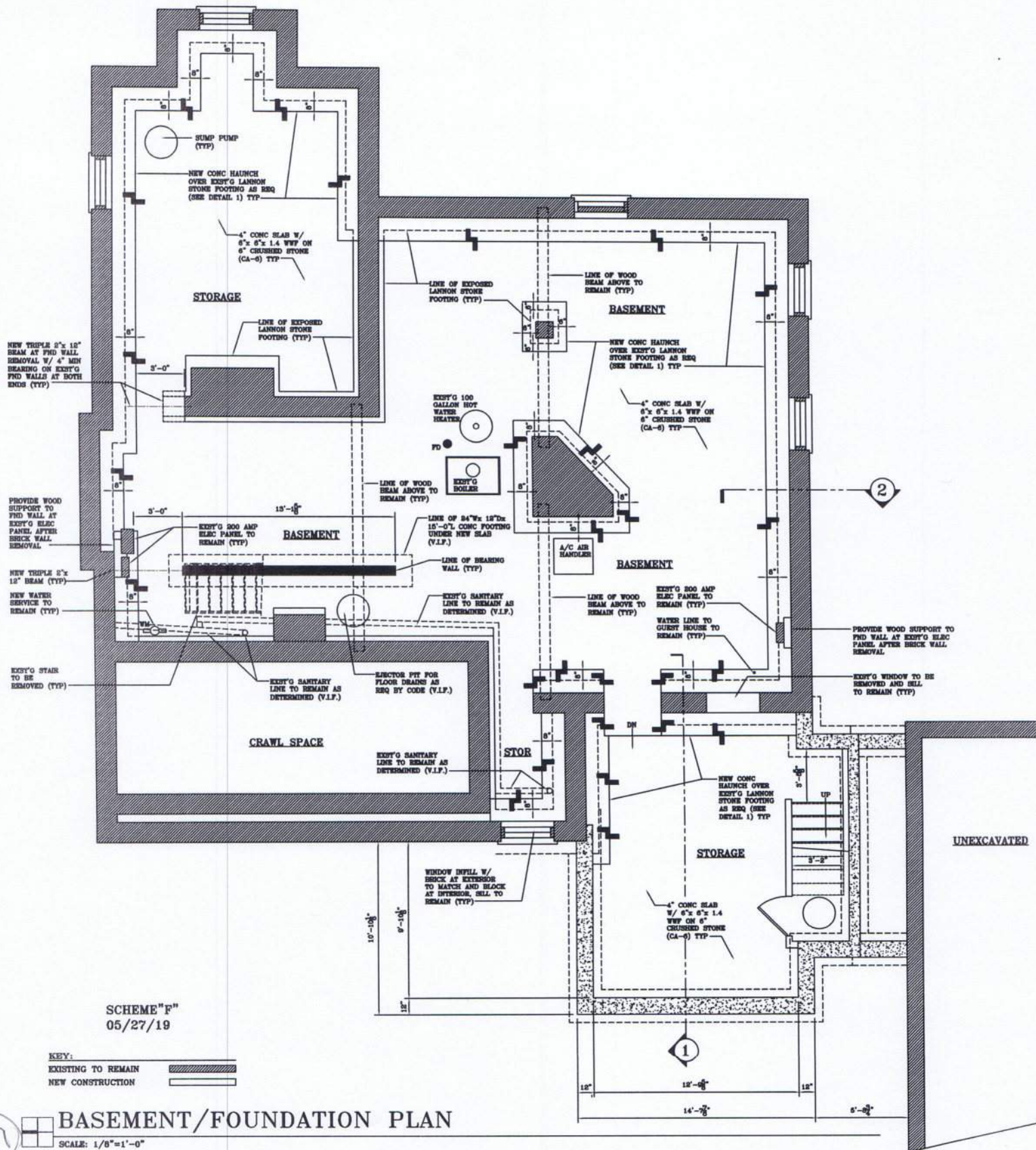
pch

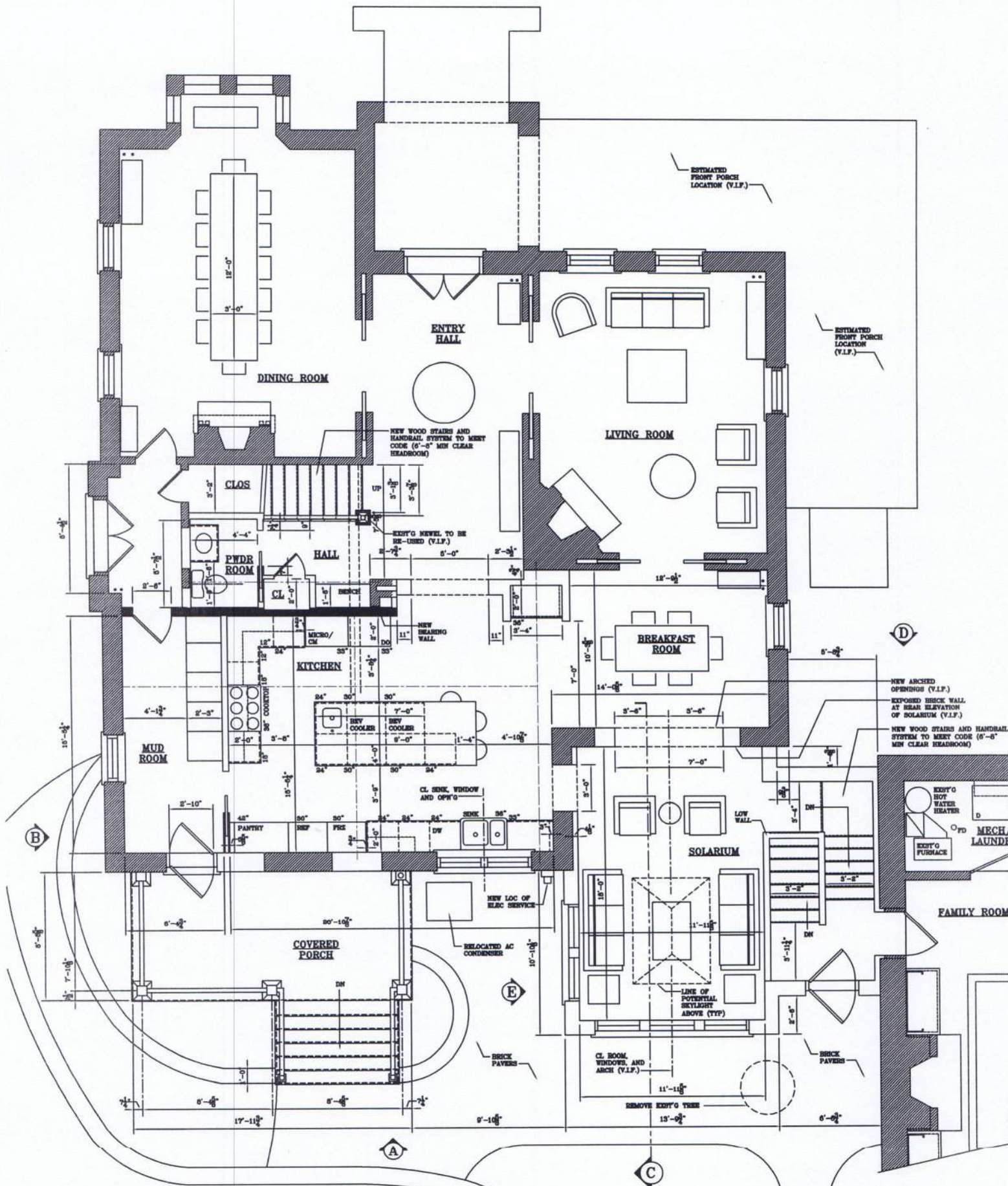
ENLARGED PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

178.70'

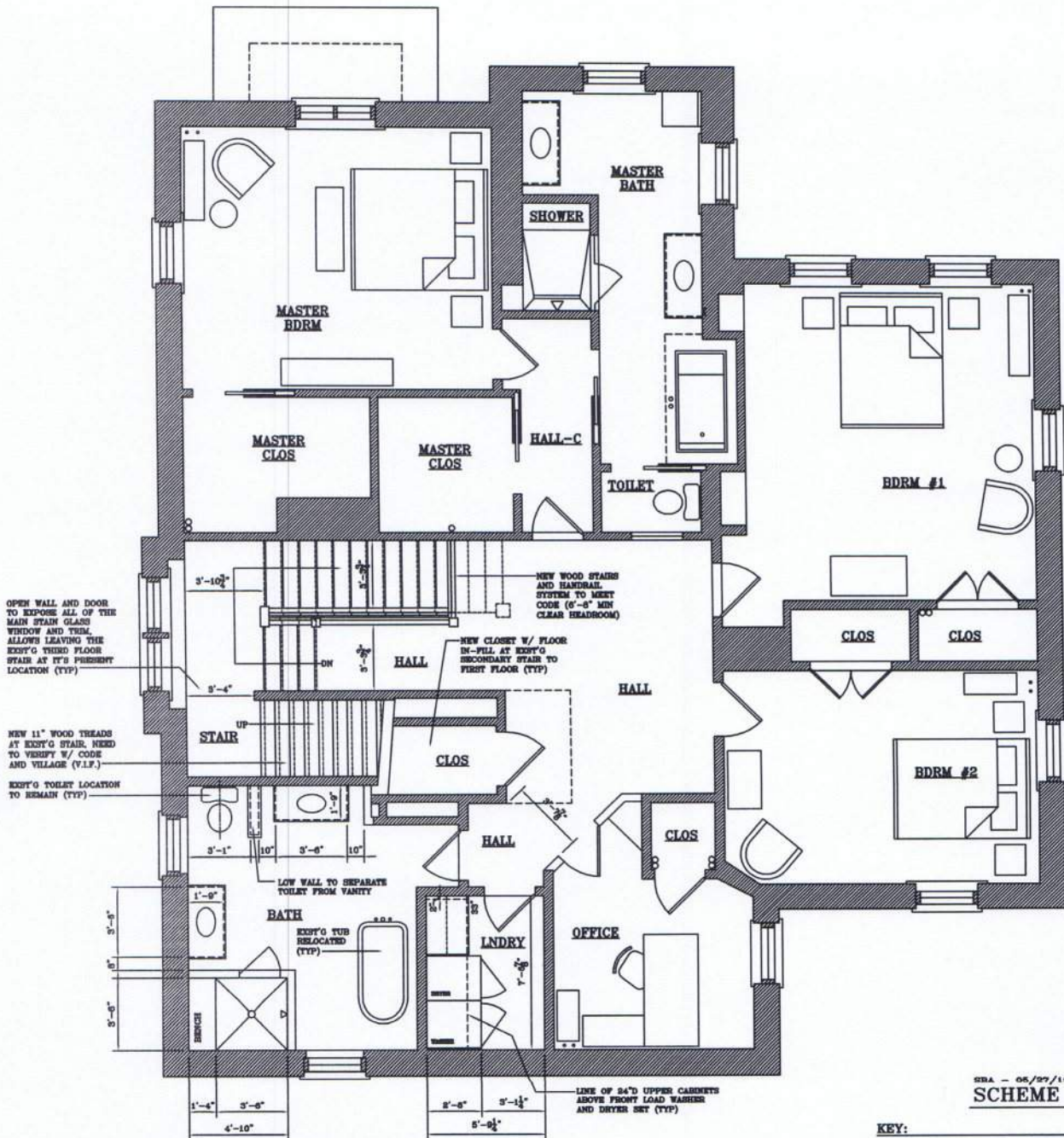
4





PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

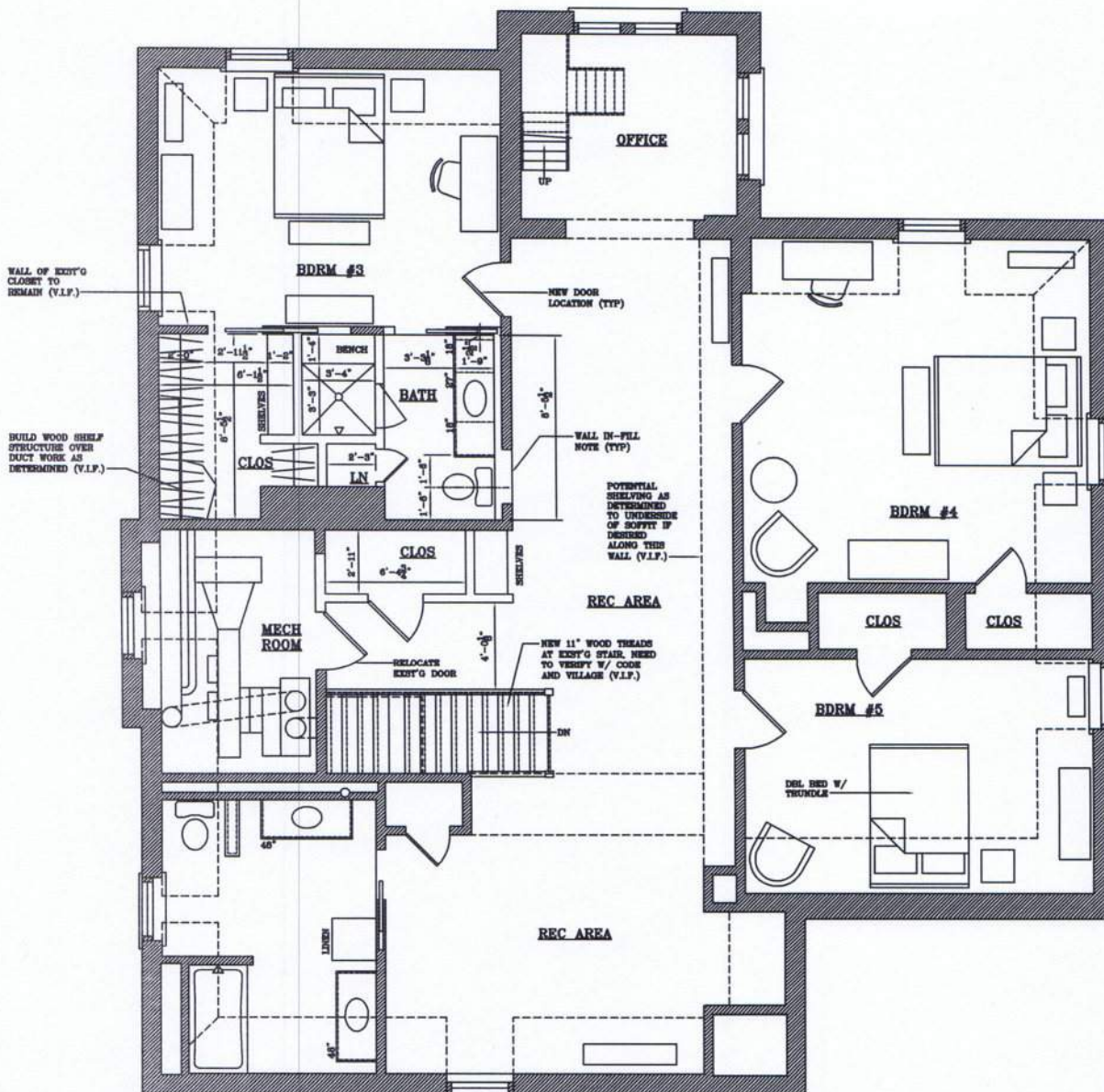
KEY:
 EXISTING TO REMAIN
 NEW CONSTRUCTION



GRA - 06/27/10
SCHEME "F"

KEY:
 EXISTING TO REMAIN
 NEW CONSTRUCTION

PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



SBA - 05/27/19
SCHEME "F"



PROPOSED THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"

KEY:

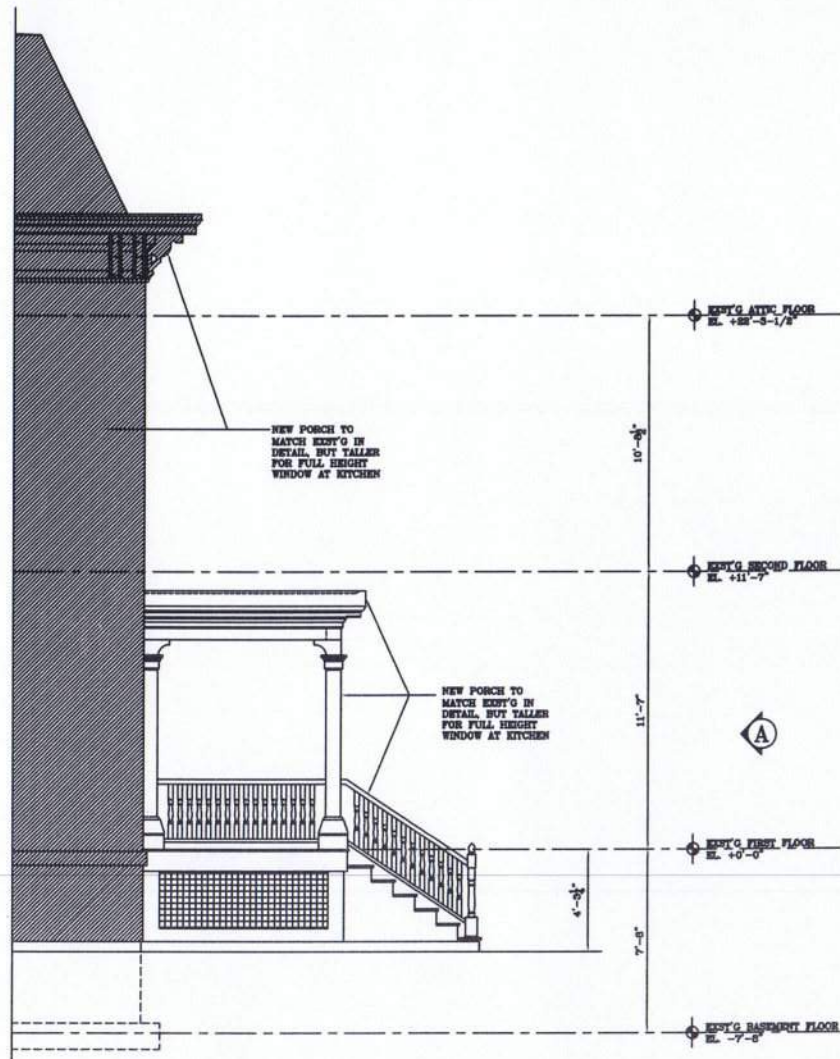
EXISTING TO REMAIN
 NEW CONSTRUCTION





A WEST ELEVATION

SBA - 05/27/19
SCHEME "F"



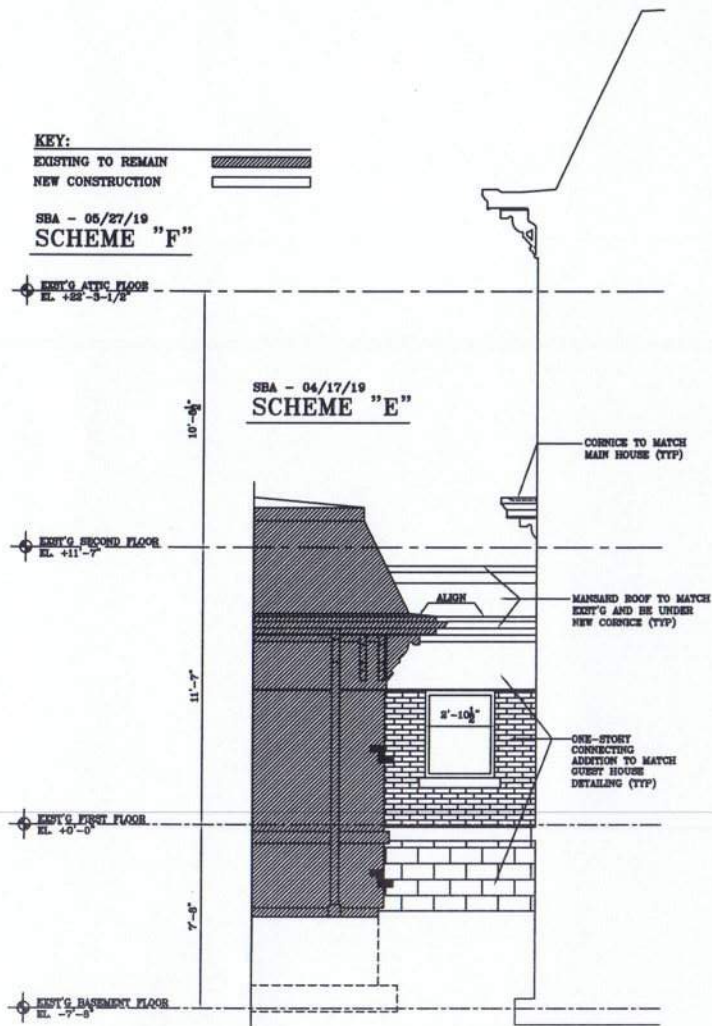
B PARTIAL NORTH ELEVATION SBA - 06/27/19 SCHEME "F"

SCALE: 1/8"=1'-0"

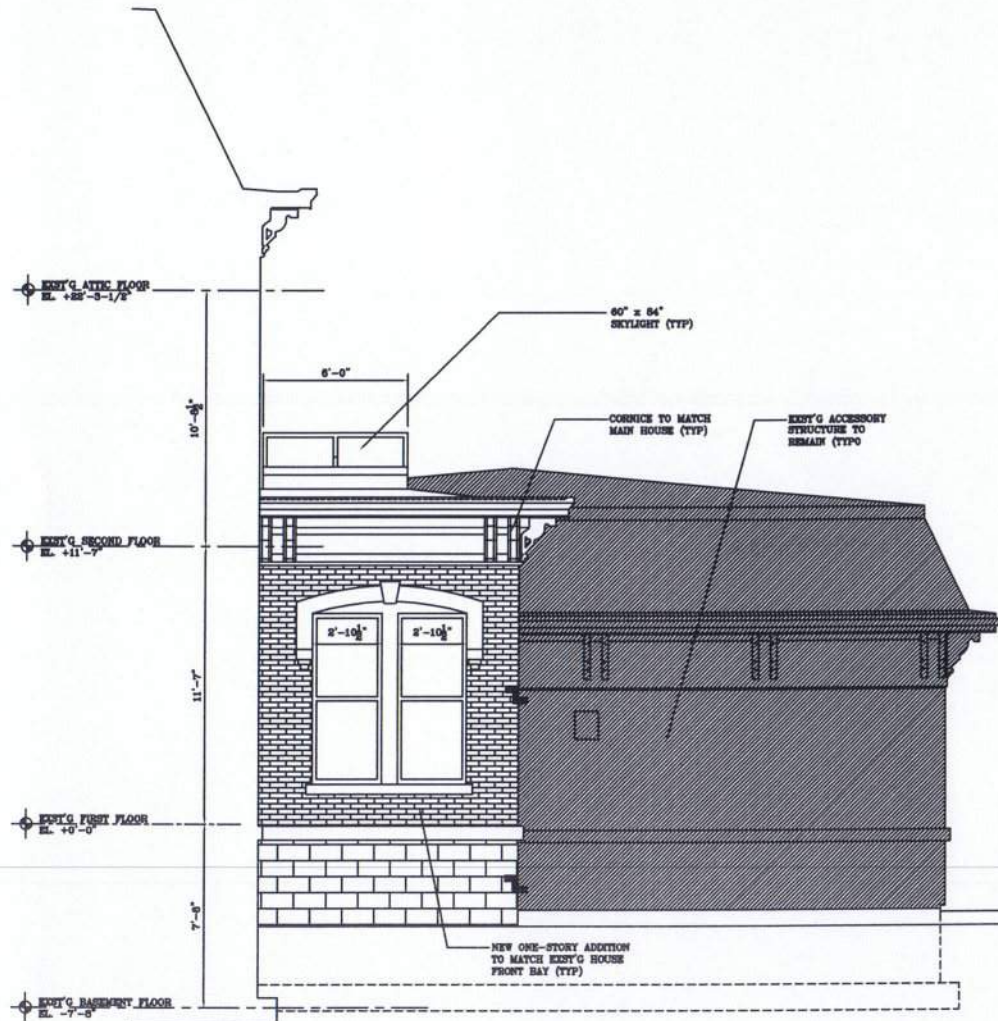
KEY:
EXISTING TO REMAIN
NEW CONSTRUCTION

KEY:
 EXISTING TO REMAIN
 NEW CONSTRUCTION

SBA - 05/27/19
SCHEME "F"



D PARTIAL EAST ELEV
 SCALE: 1/8"=1'-0"



E PARTIAL NORTH ELEV

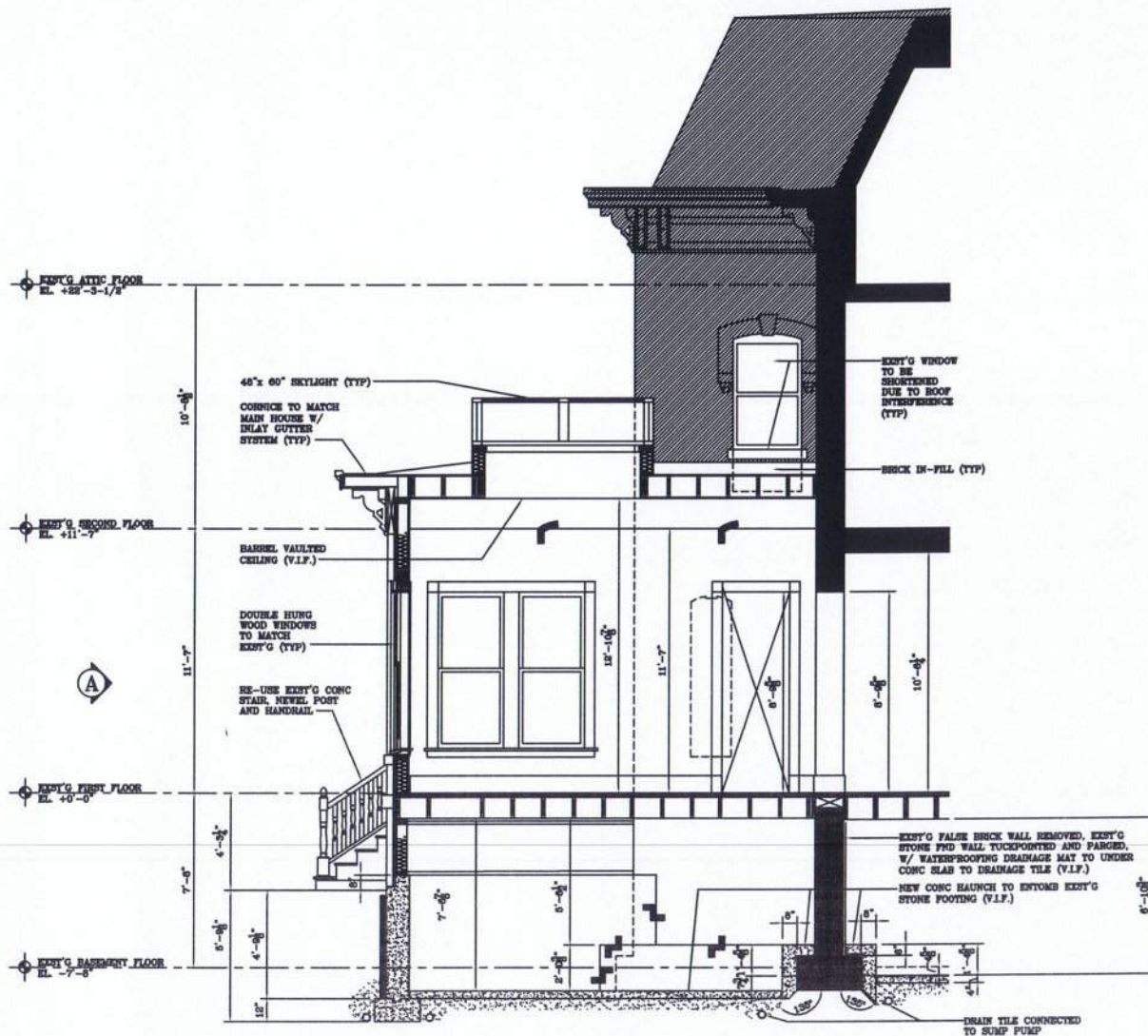
SCALE: 1/8"=1'-0"

SBA - 05/27/19
SCHEME "F"

KEY:

EXISTING TO REMAIN
NEW CONSTRUCTION





1

PARTIAL SOUTH ELEV/SECTION

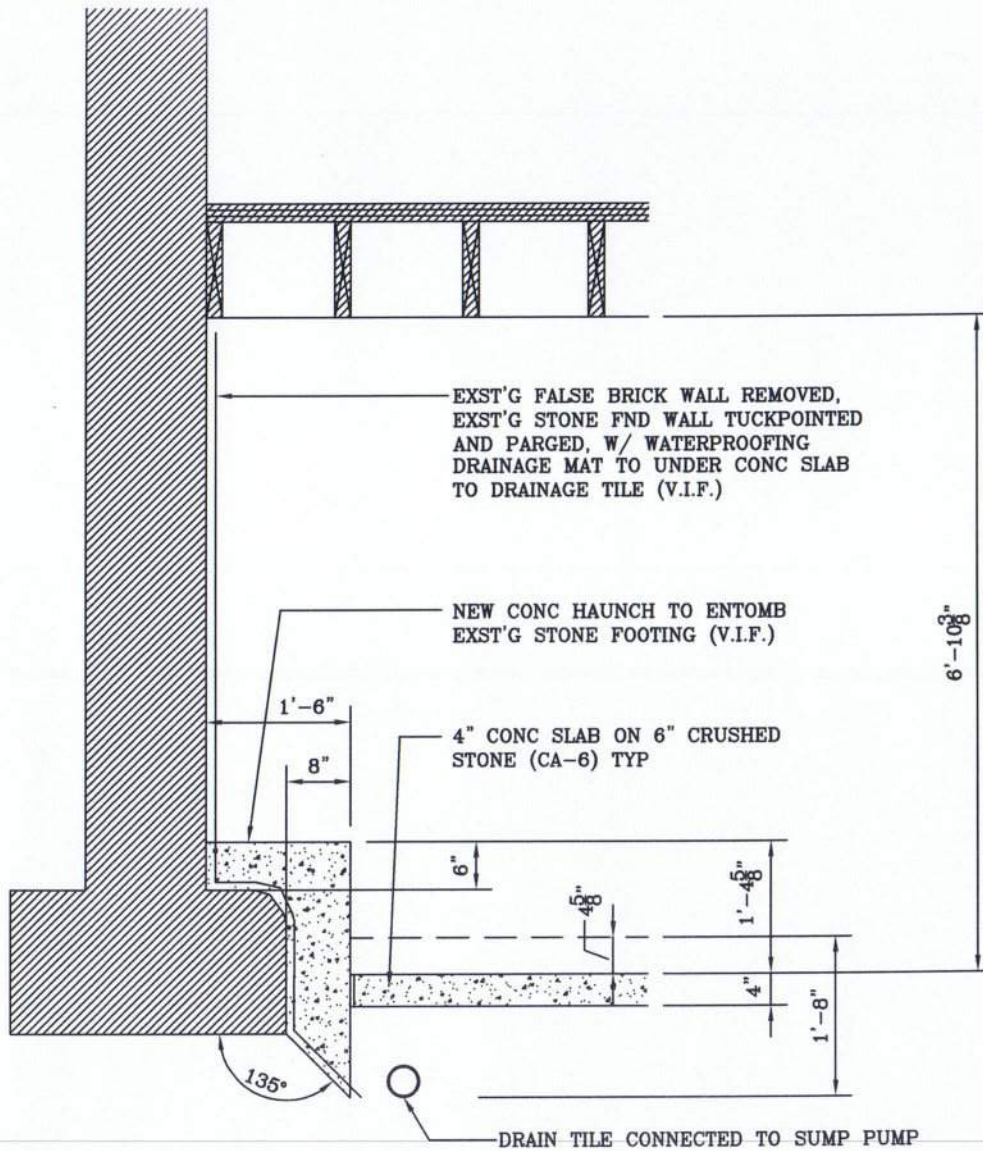
SCHEME "F"
05/27/19

SCALE: 1/8"=1'-0"

KEY:

EXISTING TO REMAIN
NEW CONSTRUCTION





2 TYPICAL CONCRETE HAUNCH DETAIL

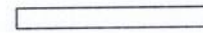
SCALE: 1/2"=1'-0"

SCHEME "F"
05/27/19

KEY:

EXISTING TO REMAIN

NEW CONSTRUCTION



EXISTING CONDITION DRAWINGS

①

HAWTHORNE AVENUE

179.04'

Frame
Garage

conc

2 1/2 Story
Brick
#344

pch

wood
deck

open pch

1 Story
Brick & Stone

KEYSTONE AVENUE

149.71'

160.73'

18' public alley

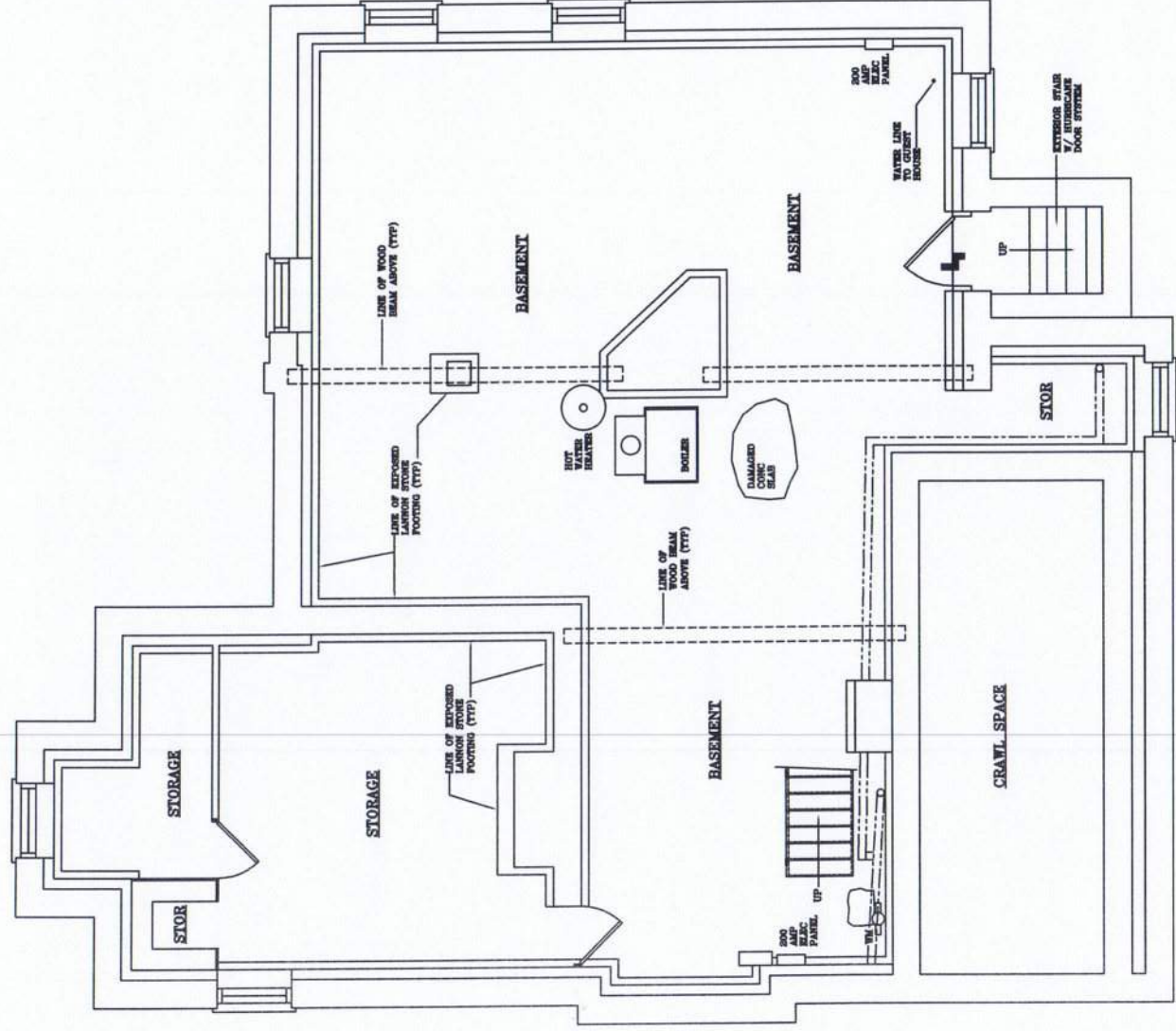
178.70'

Frame
Garage

EXISTING SITE PLAN

SCALE: N.T.S.

2

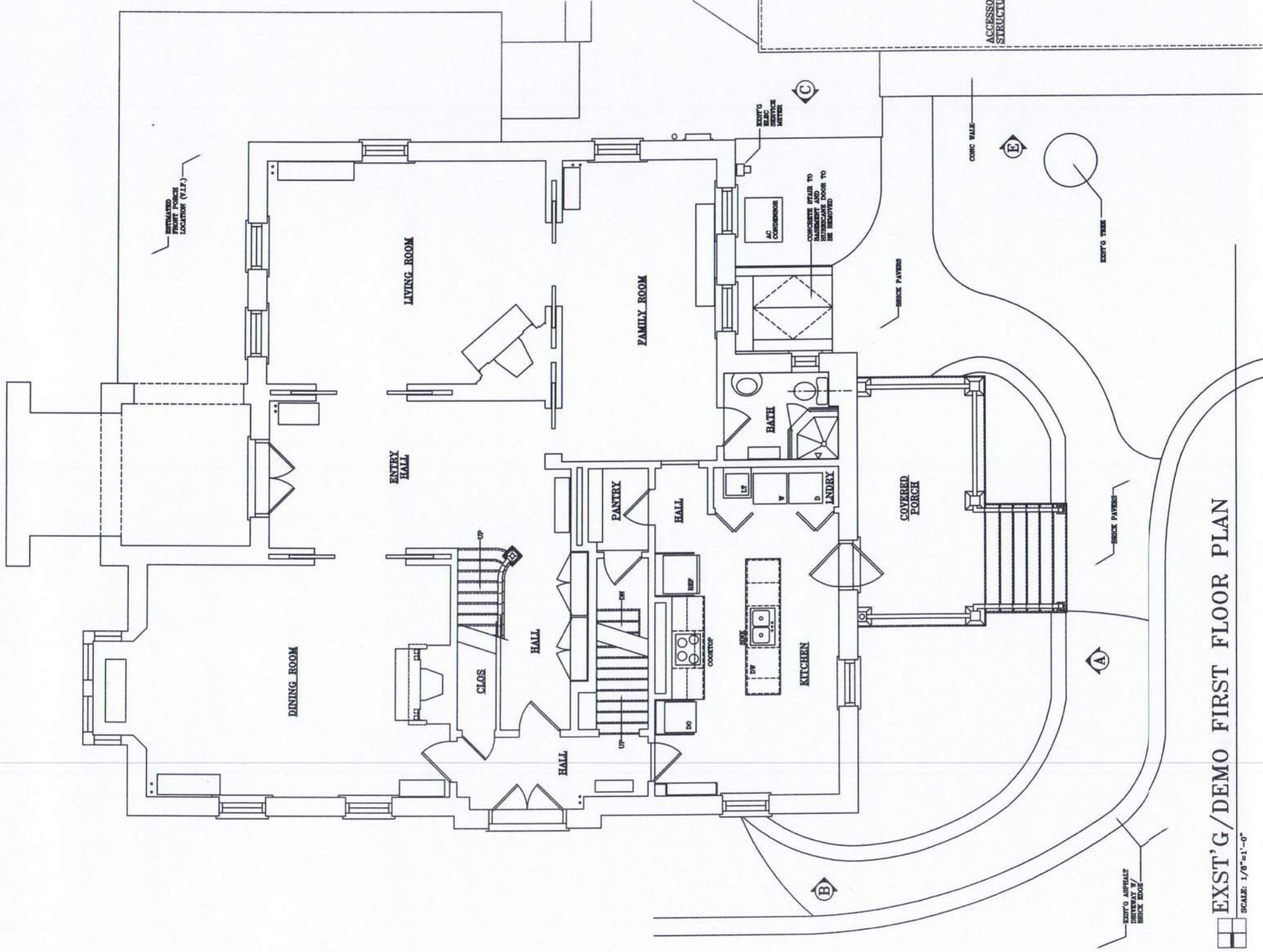


EXST'G/DEMO BASEMENT PLAN

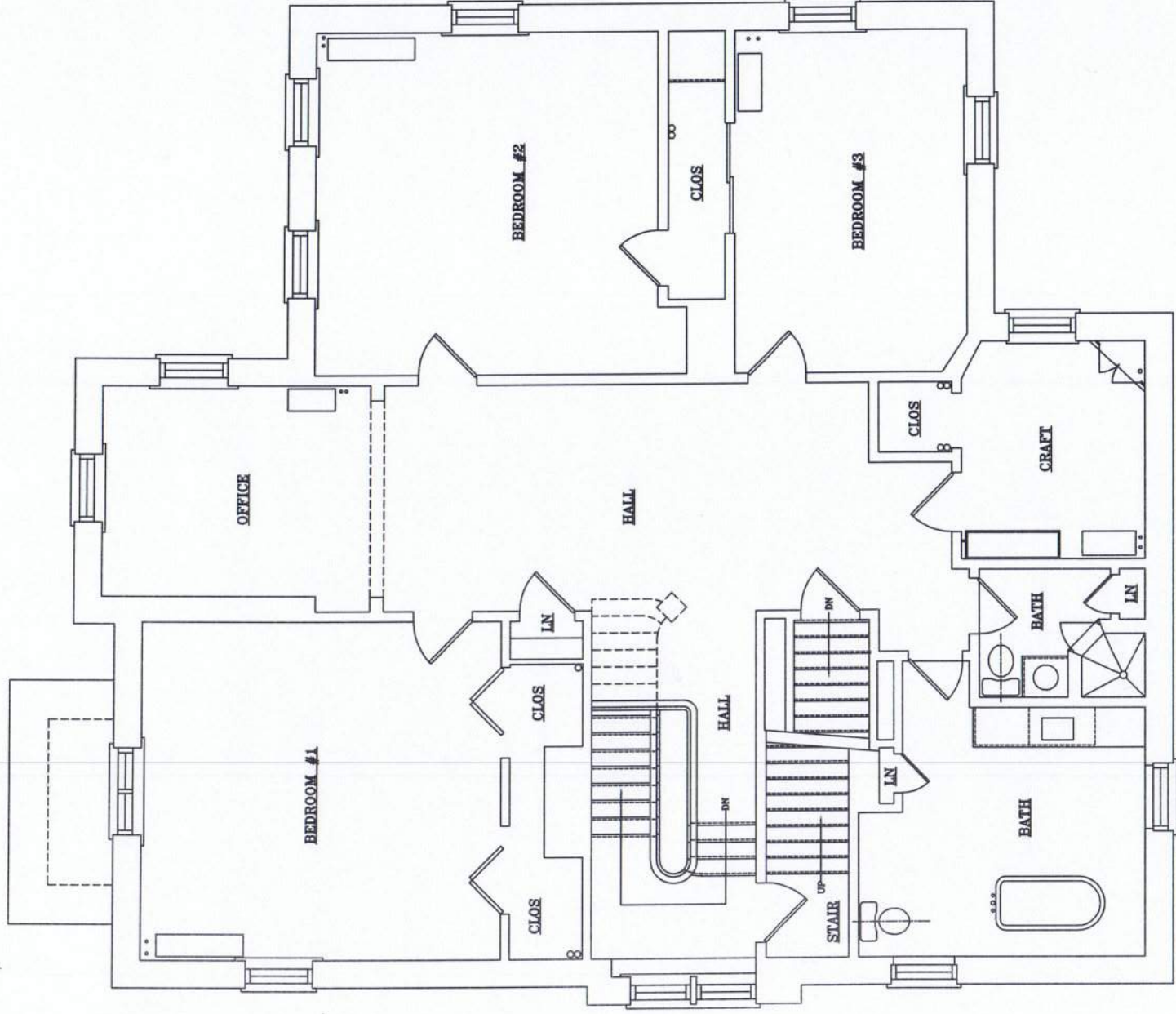
SCALE: 1/8"=1'-0"



3

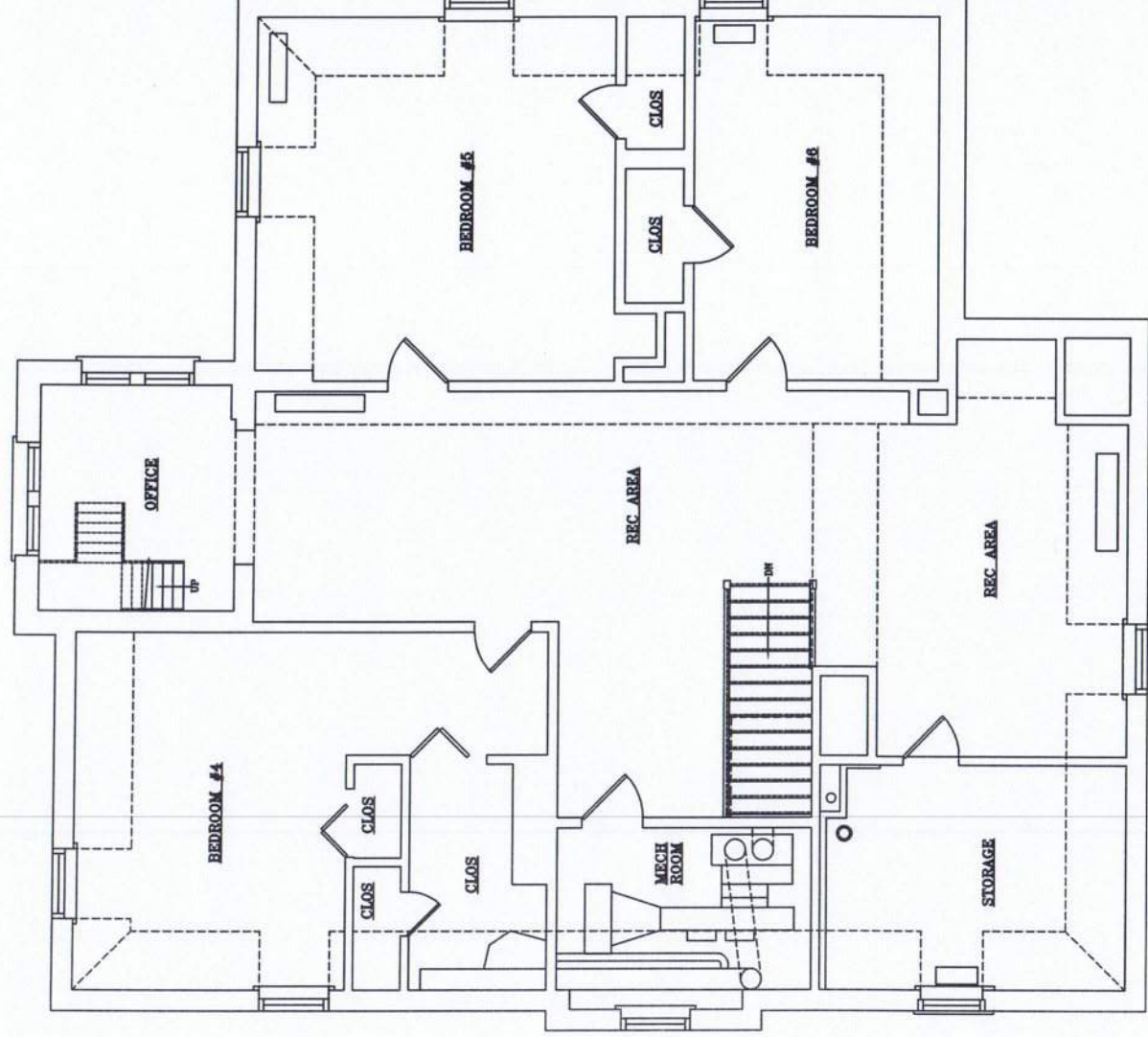


EXST'G/DEMO FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



EXST'G/DEMO SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



EXST'G/DEMO THIRD FLOOR PLAN

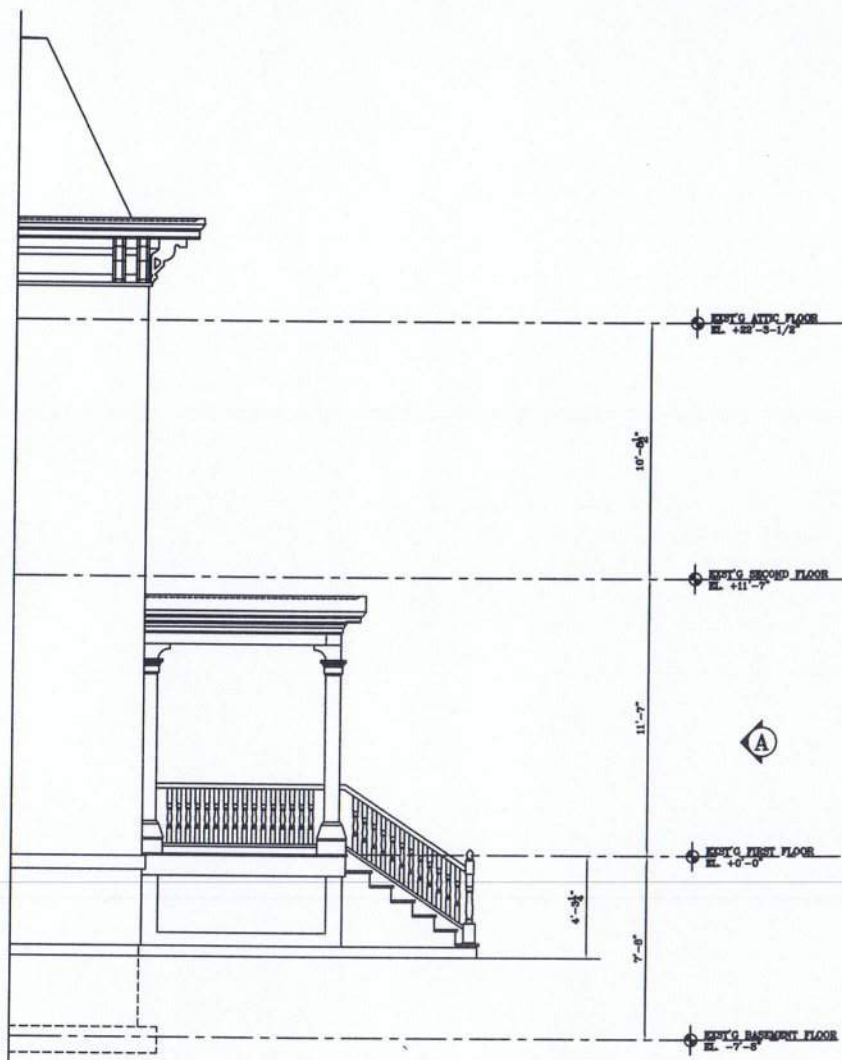
SCALE: 1/8"=1'-0"

6

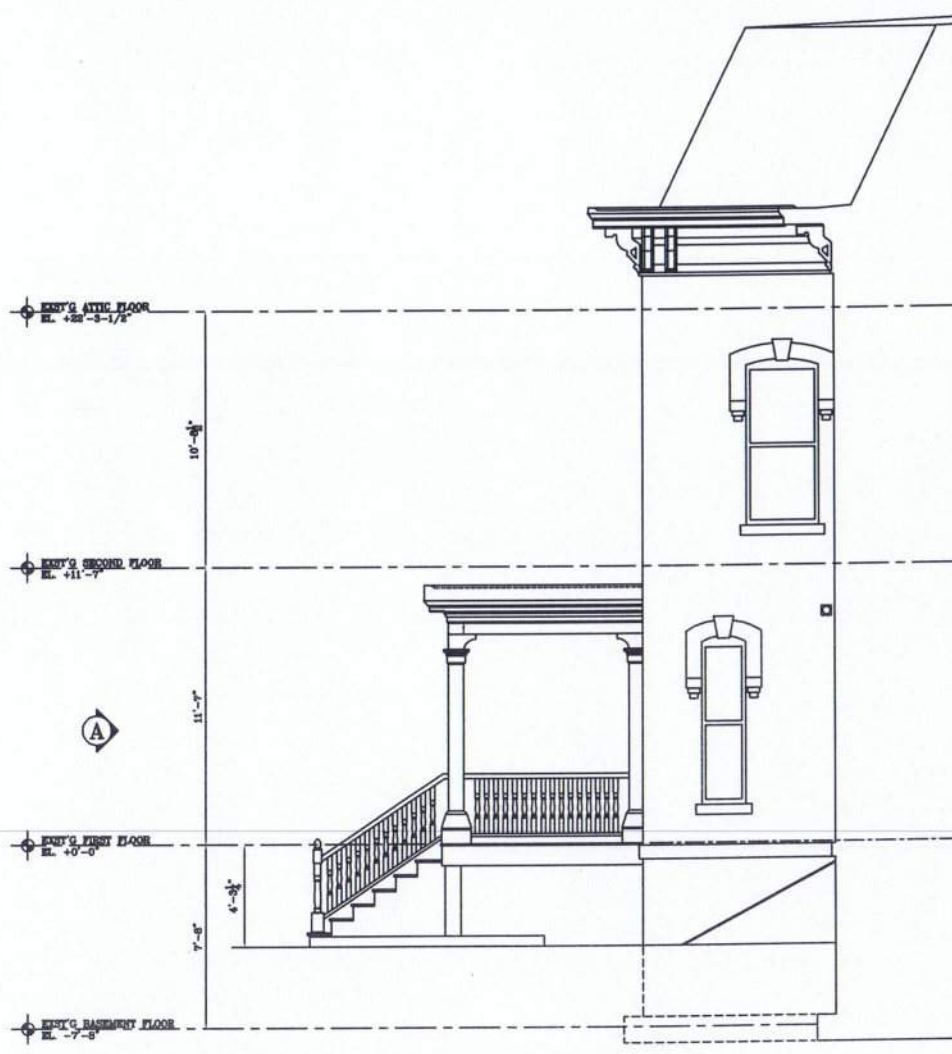


A WEST ELEVATION

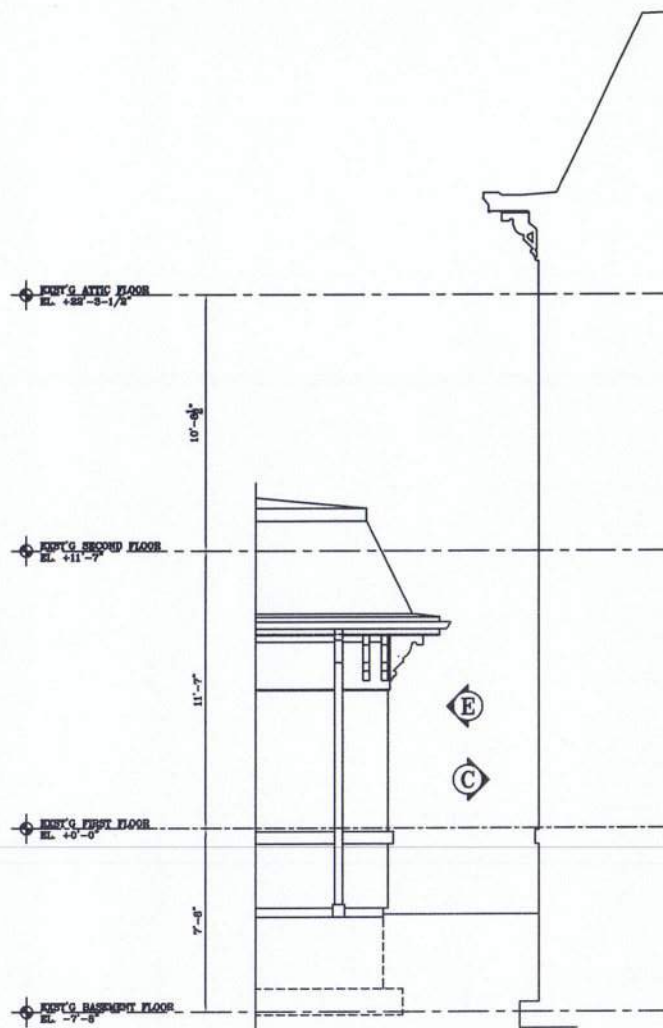
SCALE: 1/8"=1'-0"



B PARTIAL NORTH ELEVATION
 SCALE: 1/8"=1'-0"

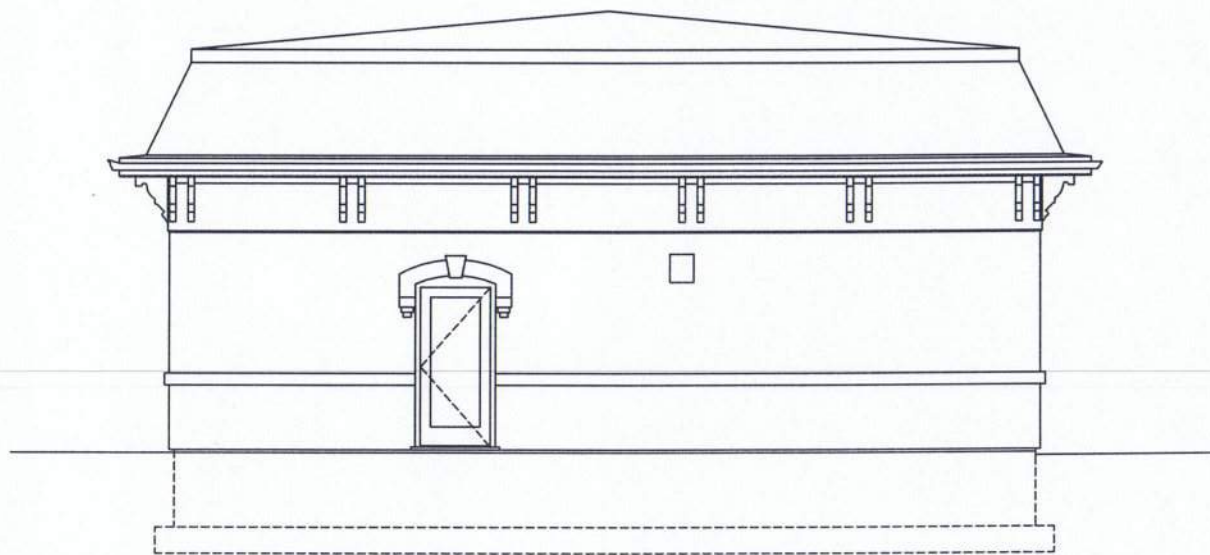


C PARTIAL SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



D PARTIAL EAST ELEV

SCALE: 1/8"=1'-0"



E NORTH ELEV - GUEST HOUSE

SCALE: 1/8"=1'-0"

PROPOSED DESIGN – SCHEME “F”

PHOTOGRAPHS

HAWTHORNE AVENUE

179.04'

A

Frame
Garage

conc

pch

wood
deck

2 ½ Story
Brick
#344

open pch

B

1 Story
Brick & Stone

C

D

KEYSTONE AVENUE

149.71'

160.73'

18' public alley

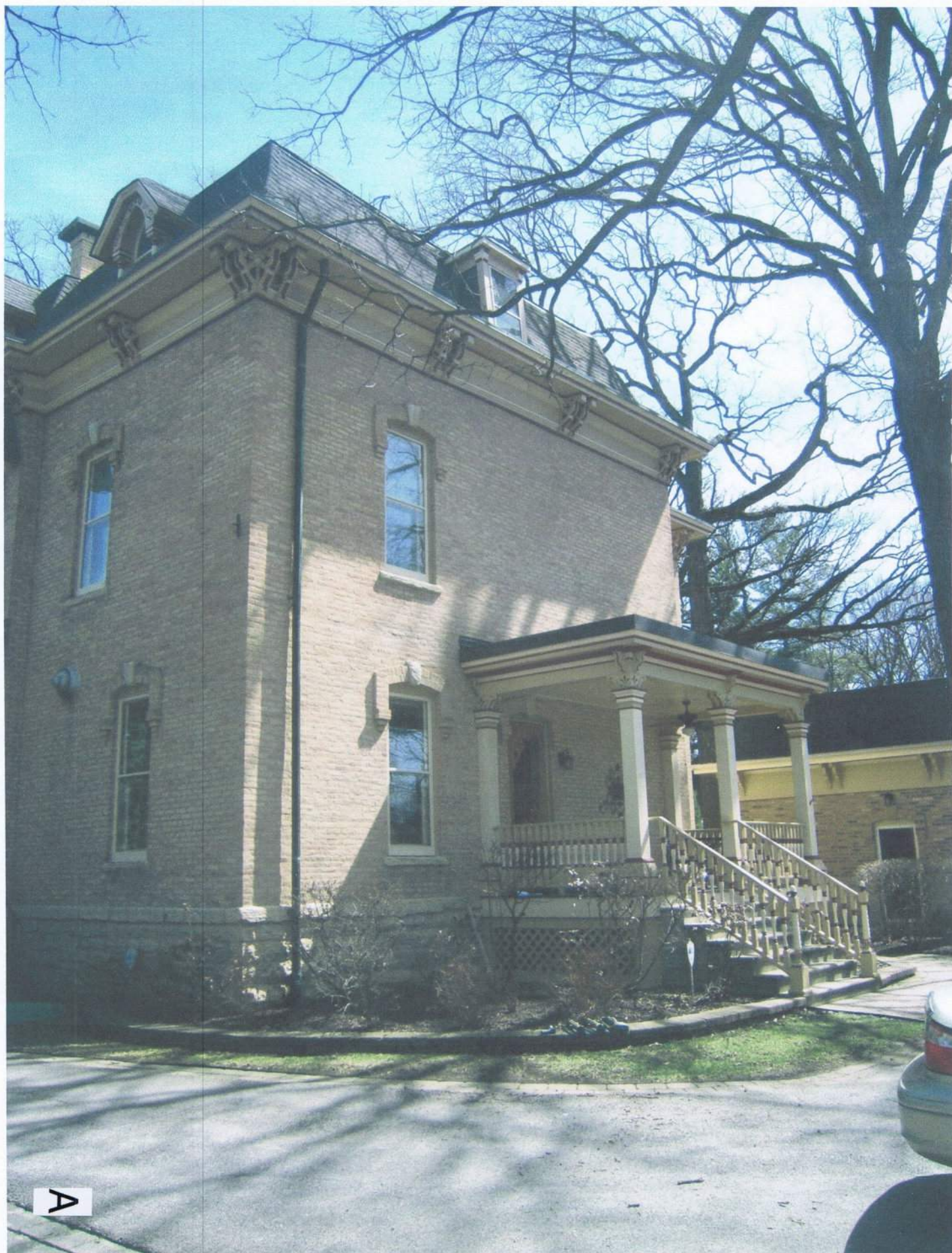
178.70'

Frame
Garage



PHOTOGRAPH LOCATION PLAN

SCALE: N.T.S.



A









Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: August 16, 2019

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: July 2019 – Historic Preservation Commission Staff Report

Purpose

Staff includes this monthly report to the Commission as a part of the Commission's meeting packet. The purpose of this memorandum is to summarize information that has been disseminated to the Commission.

If you have any questions or suggestions regarding this report going forward, please forward them to Staff at your convenience.

Demolition

Attached, please find the July 2019 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

Permits

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

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
1123 Franklin	Significant Property	Demo Single Family Home	-	-	7/02/2019
7222 Quick	Historic District	Fence	-	-	7/03/2019
605 Forest	Historic District	Windows and Wood Repairs	-	-	7/10/2019
7916 Lake	Historic District	Roof	-	-	7/11/2019

608 Lathrop	Historic District	Basement Flood Control	-	-	7/12/2019
506 Thatcher	Historic District	Brick Patio	-	-	7/12/2019
715 Ashland	Historic District	Kitchen Remodel	-	-	7/16/2019
942 Lathrop	Historic District	Front Porch Post Replacement	-	-	7/22/2019
344 Keystone	Significant Property	2 nd Floor and Attic Baths and Interior Remodeling	-	-	7/22/2019
554 Thather	Significant Property	Tuckpoint Chimney	-	-	7/22/2019
707 Keystone	Historic District	Porch Stair Replacement	-	-	7/26/2019
734 Lathrop	Historic District	Brick Patio	-	-	7/26/2019
535 Franklin	Significant Property	Waterproof Foundation Walls	-	-	7/29/2019
528 River Oaks	Historic District	Brick Paver Sidewalks	-	-	7/29/2019
528 River Oaks	Historic District	Tuckpointing	-	-	7/29/2019
915 Lathrop	Historic District	Deck with Pergola	-	-	7/29/2019
823 Ashland	Historic District	Kitchen, Bath and 3 rd Floor Remodel	-	-	7/30/2019
1044 Forest	Significant Property	Kitchen Remodel	-	-	7/30/2019
755 William	Significant Property	4 Car Garage	-	-	7/31/2019



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: August 5, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – July, 2019

The Village issued 147 permits in July, 2019, compared to 131 during the same month in 2018. Permit revenue collected in July, 2019 totaled \$45,885, compared to \$79,061 in June. Fiscal Year-to-date building permit revenue is 17% of the \$999,740 budgeted.

Planned Development Project Updates

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

Approved:

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 16 of the 29 units.
- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage (Approved July 9, 2018) – A permit was issued for this project in August, 2018. Work is ongoing and the University has until April 9, 2021 to complete construction for the planned development permit to remain valid.
 - West Annex/Christopher Center Link (Approved July 9, 2018) – A permit was issued for this project in May, 2019. A temporary certificate of occupancy was issued for this project pending completion of landscaping. Unless there is anything noteworthy, this will be the final update for this project.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Demolition activities continue on the site. 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. Under the Planned Development Ordinance, the developer met the July, 2019 deadline to submit a completed building permit application. The Village's staff and consultants completed their review in early late July/early August and issuance of demolition and building permits are expected in August. Therefore, the developer is on schedule to meet the construction commencement deadline for the planned development

permit. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: The Development Review Board is scheduled to hold a pre-filing conference on September 19, 2019 regarding the proposed planned development that was heard by the Village Board of Trustees at its July 22, 2019 meeting. After the pre-filing conference, the next step will be to hold a meeting with neighboring property owners and for the developer to submit an application.

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals. Please note that, because of the recently adopted Comprehensive Plan, five of the seven Board members (including the Village President) must vote in favor of approval for an item to be approved.

- 1201 Park Avenue: The Zoning Board of Appeals held a public hearing in July and adopted their findings of fact memorializing their recommendation that the variation to the secondary front yard setback be approved to construct a shed. This matter will be presented to the Village Board of Trustees on August 26, 2019 for final action.

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	
September	180	130	152	116	
October	149	140	119	118	
November	72	98	79	90	
December	79	55	71	51	
January	66	107	69	80	
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
Two Month Comparison	294	319	281	340	298
Fiscal Year Total	1,381	1,527	1,375	2,403	298

Real Estate Transfers

	July 2019	July 2018	FY 2020 Total	FY 2019 Total
Transfers	29	23	52	232

Residential Property Demolition

	July 2019	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	1	1	2	4	7

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

Address

1123 Franklin

Architectural Survey Notes

Architecturally significant - Demolition delay issued by the Historic Preservation Commission expired and a permit was issued in July, 2019.