



## **PUBLIC NOTICE**

A regular meeting of the Historic Preservation Commission is set for August 30, 2018 at 7:00 p.m. in the 2<sup>nd</sup> Floor Conference Room at the River Forest Village Hall, 400 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – July 19, 2018
- IV. Review of Brochure Map Draft
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

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

**July 19, 2018**

A meeting of the Historic Preservation Commission was held on July 19, 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 Popowits, Pritz, Graham-White, Raino-Ogden, and Prestes

Absent: Commissioner Dowling

Also Present: Management Analyst Jon Pape

**II. PUBLIC TESTIMONY**

Tom Bierzychudek, 754 William, shared an update with the Commission regarding his process to place plaques on the homes of the 700 Block of William. Mr. Bierzychudek also shared with the Commission his ideas to further recognize the significance of the block. Ideas that required low to no maintenance and had small cost were discussed as an alternative to a more extensive lamppost idea that had previously been recommended. The possibility of proposing an idea to the Village Board and asking for the Village's involvement was discussed.

Jan Saeger, 435 William, shared that she was excited about the map brochure. She shared that she appreciated the mural of six historic homes on the railroad tracks south of Village Hall. It was agreed that the artwork would be shared and recognized by the Village's communication channels. Ms. Saeger further shared her continued work on encouraging the owners of historic properties to apply for plaques with the Historical Society.

**III. APPROVAL OF MEETING MINUTES –MAY 24, 2018, JUNE 28, 2018**

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Popowits to approve the meeting minutes for May 24, 2018 as presented.

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

NAYS: None.

Motion Passes.

A MOTION was made by Commissioner Popowits and SECONDED by Commissioner Prestes to approve the meeting minutes for June 28, 2018 as presented.

Historic Preservation Commission Meeting Minutes  
July 19, 2018

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

NAYS: None.

Motion Passes.

**IV. REVIEW OF BROCHURE MAP DRAFT**

Commissioner Prestes noted that some of the numbered squares on the map representing the properties were not accurately placed on the map. He stated that a few needed to be adjusted to the other side of the street or moved to the proper location within the block.

Management Analyst Pape stated that one property owner contacted the Village and said that they would not like to be included on the map. He stated that the home had been removed. The Commission discussed the addition of a watermark representing the historic district which was recommended by the Village Board.

The Commission discussed printing the map brochure and considered ways that it could potentially be distributed.

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

The Commission discussed the listing of historic properties for sale online in order to provide a resource with further information about the property. The Commission's further involvement with the realty community was also discussed. Chairman Franek shared the conversations that he had with realtors that specialize in the sale of historic homes.

Commissioner Popowits shared with the Commission that his video series is finished and shared online. He discussed the possibility of creating a crossword puzzle to print in the Wednesday Journal which would have clues in the online programs.

The Commission discussed the possibility of launching its own Facebook or other social media page to share information about significant properties.

**VI. OTHER BUSINESS**

Due to conflicts in scheduling an August meeting, the Commission agreed to poll and determine the schedule for the next meeting at a later date.

**VII. ADJOURNMENT**

A MOTION was made by Commissioner Popowits and SECONDED by Commissioner Raino-Ogden to adjourn the July 19, 2018 meeting of the Historic Preservation Commission at 8:05 p.m.

Historic Preservation Commission Meeting Minutes  
July 19, 2018

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

NAYS: None.

Motion Passes.

Respectfully submitted:

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Jonathan Pape  
Management Analyst

Approved:

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David Franek, Chairman  
Historic Preservation Commission

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Date

DRAFT



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

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

**MEMORANDUM**

Date: August 24, 2018

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: June 2018 and July 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 June 2018 and July 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 June 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
545 Thatcher	Historic District	New Garage	-	-	6/01/2018
623 Jackson	Historic District	Kitchen Remodel	-	-	6/04/2018
738 Park	Historic District	Brick Paver Front Walk	-	-	6/05/2018
823 Forest	Historic District	Fence	-	-	6/06/2018
600 Thatcher	Historic District	Roof	-	-	6/06/2018

735 Ashland	Historic District	Interior Demo and HVAC	-	-	6/08/2018
735 Ashland	Historic District	Remove Non-Functional Chimney	-	-	6/12/2018
523 Forest	Historic District	Fence	-	-	6/14/2018
734 Keystone	Historic District	Pergola	-	-	6/15/2018
535 Keystone	Historic District	Siding	-	-	6/18/2018
530 Keystone	Significant Property	Paver Patio and Planter Walls	-	-	6/19/2018
719 Thatcher	Historic District	Garage Roof	-	-	6/19/2018
720 Keystone	Significant Property	Fence	-	-	6/20/2018
739 Forest	Historic District	Roof	-	-	6/26/2018
525 Edgewood Pl	Significant Property	Fence	-	-	6/26/2018
7915 Oak Ave	Historic District	Front Stairs	-	-	6/27/2018
942 Forest	Historic District	Fence	-	-	6/29/2018

The following permits were issued for significant properties or in the Historic District during the month of July 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
7900 Division	Significant Property	Roof	-	-	7/05/2018
1517-1519 Bonnie Brae	Significant Property	Water Service Repair	-	-	7/09/2018
601 Bonnie Brae	Significant Property	Bath Update	-	-	7/10/2018
560 Park	Historic District	Windows	-	-	7/11/2018
819 Forest	Historic District	Fence	-	-	7/11/2018
107 Ashland	Significant Property	Replace Concrete Stairs	-	-	7/12/2018
554 Thatcher	Significant Property	Deck	-	-	7/12/2018
702 Park	Historic District	Windows and Siding	-	-	7/16/2018
147 Thatcher	Significant Property	Fence	-	-	7/17/2018
1047 Keystone	Significant Property	Sewer Repair	-	-	7/17/2018
703 Forest	Historic District	Flood Control	-	-	7/18/2018
7969 Lake St	Historic District	Roof	-	-	7/18/2018
621 Bonnie Brae	Historic District	Kitchen	-	-	7/20/2018
703 Thatcher	Historic District	Roof	-	-	7/20/2018
726 Keystone	Historic District	Roof	-	-	7/23/2018

7800 Augusta	Significant Property	Basement Remodel with Bathroom	-	-	7/25/2018
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**Village of River Forest**  
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Tel: 708-366-8500

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## MEMORANDUM

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Date: July 17, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - June, 2018

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The Village issued 135 permits in June, 2018, compared to 205 during the same month in 2017. Permit revenue collected in June, 2018 totaled \$34,801.74, compared to \$83,034.10 in May. Fiscal Year to date building permit revenue is 23% of the \$514,500 budgeted. The following noteworthy permits were issued by the Building Department in June, 2018:

- 7900 Division Street (Dominican University): Parmer Hall Renovations for the Health Services
- 627 Forest: Formerly a vacant home that is being renovated

### 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 interior of the unoccupied townhomes continues. Occupancy permits have been issued to nine of the 29 units.
- 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. Work on this project continues and final inspections have been scheduled for mid-July.
- 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 had been required to commence construction by July 30, 2018. On July 9, 2018, the Village Board of Trustees approved a second extension to construction commencement deadline to March 30, 2019.
- Concordia University (7400 Augusta)



- Cell Tower/Parking Garage (Approved July 9, 2019) – Plans have been submitted for a construction permit and are currently under review. Under the Planned Development Ordinance the University has until April 9, 2019 to obtain a building permit, October 9, 2019 to commence construction, and April 9, 2021 to complete construction for the permit to remain valid.
- West Annex/Christopher Center Link (Approved July 9, 2019) – Plans have not yet been submitted for a construction permit. Under the Planned Development Ordinance the University has until April 9, 2019 to obtain a building permit, October 9, 2019 to commence construction, and April 9, 2021 to complete construction for the permit to remain valid.

*Pending:*

- Mixed Use Development (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 developer submitted a revised application on June 4, 2018. A public hearing was held on June 28, 2018 and continued to July 26, 2018.
- Senior Care Community (Chicago and Harlem) – 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 developer has submitted an application but has since proposed to amend it to expand the project to their third residential lot north of the TCF Bank. As a result, the 500' neighbor notice requirement has changed and the developer is scheduled to host a second neighbor meeting on July 17, 2018 at 7 p.m. at the Village Hall to discuss the amended site plan and meet with the additional residents.
- 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 2015	FY 2016	FY 2017	FY 2018	FY 2019
May	113	124	178	128	205
June	104	144	179	153	135
July	112	150	140	194	
August	84	144	145	123	
September	111	180	130	152	
October	120	149	140	119	
November	55	72	98	79	
December	43	79	55	71	
January	24	66	107	69	
February	22	67	87	58	
March	41	109	120	93	
April	78	97	148	136	
<b>Two Month Comparison</b>	<b>217</b>	<b>268</b>	<b>357</b>	<b>281</b>	<b>340</b>
<b>Fiscal Year Total</b>	<b>907</b>	<b>1,381</b>	<b>1,527</b>	<b>1,375</b>	<b>340</b>

**Real Estate Transfers**

	June 2018	June 2017	FY 2019 YTD Total	FY 2018 Total
<b>Transfers</b>	26	22	64	232

**Residential Property Demolition**

	June 2018	FY 2019 YTD Total	FY 2018 Total	FY 2017 Total
<b>Residential Demolitions</b>	0	1	4	7

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

<u>Address</u>	<u>Architectural Survey Notes</u>
None	-



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## MEMORANDUM

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Date: August 7, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - July, 2018

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The Village issued 131 permits in July, 2018, compared to 194 during the same month in 2017. Permit revenue collected in July, 2018 totaled \$52,617.04, compared to \$34,801.74 in June. Fiscal Year to date building permit revenue is 33% of the \$514,500 budgeted. The following noteworthy permits were issued by the Building Department in July, 2018:

- New Single Family Residence - 747 William
- New Single Family Residence - 830 Park

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Architectural Survey Notes

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