



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, September 9, 2021 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
First Floor Community Room

AGENDA

Public comments sent in advance of the meeting are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: jpape@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows: dial-in number: 312-626-6799 with meeting ID: 840 1895 8827 or by clicking here: <https://us02web.zoom.us/j/84018958827>. If you would like to speak during public comment, please email jpape@vrf.us by 4:00 PM on Thursday, September 9, 2021.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – August 26, 2021
- IV. Discussion of Additional Ways to Protect Significant Properties
- V. Other Business
- VI. Adjournment

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

August 26, 2021

A meeting of the Historic Preservation Commission was held on August 26, 2021 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 7:05 p.m. Assistant to the Village Administrator Pape noted that the meeting was occurring telephonically, as well as in person, as permitted by 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 Graham-White, Krusinski, Schwartz, and Saeger.

Absent: Commissioners Raino-Ogden and Forehand.

Also Present: Assistant to the Village Administrator Jon Pape.

II. PUBLIC TESTIMONY

No public testimony was heard. ‘

On behalf of the Commission, Chair Franek thanked former Commissioner Prestes for his service of two terns to the Commission, noting he was a valued voice for the Commission and that he is always welcome in the future.

Chair Franek welcomed new Commissioners John Schwartz and Scott Krusinski. Commissioners Schwartz and Krusinski introduced themselves.

Chair Franek shared with the new Commissioners that the historical and architectural surveys were available as a resource to the new Commissioners and that Assistant to the Village Administrator Pape would share more information with them.

III. APPROVAL OF MEETING MINUTES – JUNE 17, 2021

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to approve the meeting minutes for June 17, 2021 as presented.

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

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF APPLICATION FOR HISTORIC PRESERVATION AWARD

The Commission reviewed the Historic Preservation Award and the different categories of award that have previously been established.

For 2021, the Commission received one application. The Commission discussed the merit of the application for 825 Bonnie Brae which highlighted a 2020 project to demolish and replace the garage at the property as well as a restoration and renovation project of the front entryway of the home including the front steps, porch, and decorative elements of the front of the home. The application notes the great lengths that went to maintain original elements, style, and dimensions.

All Commissioners agreed that the works was well done and that the application was well presented. After discussion, the Commission agreed that the renovation category was most appropriate.

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Schwartz to award 825 Bonnie Brae with a Historic Preservation Award in the Renovation category for the work completed on the front steps, porch area, and along the water table in the front of the home.

AYES: Chairman Franek, Commissioners Graham-White, Krusinski, Schwartz, and Saeger.

NAYS: None.

Motion Passes.

V. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Chair Franek presented to the Commission an idea to pursue an ordinance change for the Historic Preservation ordinance in the Village Code. He noted that two historic properties that are not zoned as single family have recently been in the news. The first being the former car dealership on Madison in Oak Park and the second being the Dominican Priory campus in River Forest, which is a significant property.

He explained that due to this status, the Commission would be able to withhold a Certificate of Appropriateness for demolition for up to six months. This six-month period serves the purpose of allowing time for other purchasers or outcomes for the property to be presented, though typically for a single family home. The Priory Campus presents a different set of circumstance since it is not zoned single family, and there is an increased complexity of any application due to the impacts of any use on the community. Accordingly, he suggested to seek additional protection for such properties not zoned single family such as an additional demolition delay. He asked for a special meeting to be called in early September so all members could attend and provide input, since two members were currently absent. He asked Mr. Pape to provide a current list of significant properties that are not zoned single family.

Historic Preservation Commission Meeting Minutes
August 26, 2021

The Commission discussed and agreed that this was a good idea to explore this possibility and discuss further at a future meeting with all members in attendance. The Commission agreed that dates would be circulated for a special meeting date based on Commissioner availability.

It was noted that this would just be a discussion to discuss the possibility of additionally measures. Should the Commission be in agreement, the Commission would schedule and provide notice of a future public meeting to review any further public comment and formulate a recommendation to the Village Board.

VI. OTHER BUSINESS

Commissioner Saeger promoted the walking tours that she works on with the Historical Society noting that some were coming up soon.

Chair Franek promoted the upcoming Wright Plus tour, that includes homes in River Forest this year. He noted that they were still seeking volunteers.

VII. ADJOURNMENT

A MOTION was made by Commissioner Schwartz and SECONDED by Commissioner Saeger to adjourn the August 26, 2021 meeting of the Historic Preservation Commission at 8:00 p.m.

AYES: Chairman Franek, Commissioners Graham-White, Krusinski, Schwartz, and Saeger.

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

River Forest Significant Properties Not Zoned Single Family (R1, R2, R3)

| COMMON NAME | NUM | STR NAME | ZONING CLASSIFICATION |
|---|-----------|--|-----------------------|
| Commercial building, SE corner of Lake and Thatcher | 7977-85 | Lake Street | C2 |
| Former Lutheran Child & Family Services | 7620 | Madison Street | C2 |
| Fifth Third Bank, Old River Forest State Bank | 7727 | Lake Street | C3 |
| Commercial building, SE corner of Lake and Ashland | 7623-7629 | Lake Street | C3 |
| Byline Bank thru River Forest Chocolates | 7753-7771 | Lake Street | C3 |
| Washington Square Park | | Washington + Forest, Washington Square Park | PRI |
| Washington Triangle Park | | Washington + Park, Washington Triangle Park | PRI |
| Willard Elementary School, D90 | 1250 | Ashland Avenue | PRI |
| Addison Hall at Concordia University | 7400 | Augusta Street, Concordia University, Addison Hall | PRI |
| Village of River Forest Pumping Station | 7525 | Berkshire Street | PRI |
| Train Depot, and Park District Headquarters | 8001 | Central Street Metra Train Station | PRI |
| Dominican University Priory Campus | 7200 | Division Street | PRI |
| Grace Lutheran Church | 7300 | Division Street | PRI |
| Trinity High School | 7574 | Division Street | PRI |
| Mazzuchelli Hall at Dominican University | 7900 | Division Street, Mazzuchelli Hall | PRI |
| Lewis Memorial Hall at Dominican University | 7900 | Division Street, Lewis Memorial Hall | PRI |
| Power Memorial Hall at Dominican University | 7900 | Division Street, Power Memorial Hall | PRI |
| Grotto at Dominican University | 7900 | Division Street, Grotto | PRI |
| Christ Episcopal Church | 515 | Franklin Avenue | PRI |
| Cook County Forest Preserve Offices | 536 | Harlem Avenue | PRI |
| Temple Har Zion | 1040 | Harlem Avenue | PRI |
| St. Luke's Parish Church | 7600 | Lake Street, St. Luke's Parish Church | PRI |
| St. Luke's Parish School | 7600 | Lake Street, St. Luke's Parish School | PRI |
| St. Luke's Parish Rectory | 7600 | Lake Street, St. Luke's Parish Rectory | PRI |
| District 90 Administration Building | 7776 | Lake Street | PRI |
| River Forest Methodist Church | 7970 | Lake Street | PRI |
| Edmund Cummings Memorial, Cummings Bandshell, in Cook County Forest preserve property at NW corner of Lake and Harlem | | Lake Street - Edmund Cummings Memorial | PRI |
| Waller Gates, entrance to 500 block of Auvergne | | Lake Street - Waller Gates | PRI |
| River Forest Tennis Club | 615 | Lathrop Avenue | PRI |
| River Forest Public Library | 735 | Lathrop Avenue | PRI |
| St. Vincent Ferrer Church | 7565 | North Avenue | PRI |
| Roosevelt Middle School, D90 | 7560 | Oak Street | PRI |
| First Presbyterian Church | 7551 | Quick Avenue | PRI |
| Trailside Museum | 738 | Thatcher Avenue | PRI |
| Multi-family, east side of 1500 Bonnie Brae | 1515 | Bonnie Brae Place | R4 |
| Multi-family, east side of 1500 Bonnie Brae | 1517-1519 | Bonnie Brae Place | R4 |
| Multi-family, NW corner of Bonnie and Lake | 500-510 | Bonnie Brae Place | R4 |
| River Forest Garden Condominiums | 7200-14 | Oak Street | R4 |

R1: Wide Lot Single Family

R2: Single Family Detached

R3: Residential Single Family Attached

R4: Multi-Family Residential

C1: Specialty Retail and office

C2: Retail and Office with multifamily

C3: Special Retail, Office, multifamily residential

ORIC: Office, Research, Industrial, Commercial

PRI: Public,Recreational,Industrial