



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for October 24, 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 – August 22, 2019
- IV. Consideration of Certificate of Appropriateness Application – 739 Ashland – Porch
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

August 22, 2019

A meeting of the Historic Preservation Commission was held on August 22, 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 7:00 p.m. Upon roll call, the following persons were:

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

Absent: Commissioners Pritz and Raino-Ogden

Also Present: Assistant to the Village Administrator Jon Pape

II. PUBLIC TESTIMONY

None. Commissioner Raino-Ogden arrived at 7:01.

III. APPROVAL OF MEETING MINUTES – JULY 25, 2019

Chairman Franek corrected that it was the Unity Temple and Robie House that were added to the list of UNESCO World Heritage Sites.

A MOTION was made by Commissioner Dowling and SECONDED by Commissioner Graham-White to approve the meeting minutes for July 25, 2019 as amended.

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

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION – 344 KEYSTONE - ADDITION

Jessica Iverson, 344 Keystone, introduced herself and shared that they were proud to live in this home.

Jon Bergstrom, architect for 344 Keystone, walked the Commission through the proposed project which involved an addition on the back of them that would connect it to the detached accessory living space on the property. He expressed his experience with historic homes.

Historic Preservation Commission Meeting Minutes
August 22, 2019

The Commission inquired as to how the project planned to match new bricks and windows with the old. Mr. Bergstrom shared that all of the brick details and windows would match.

The Commission complimented the work.

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Prestes to approve the Certificate of Appropriateness application for an addition for the property located at 344 Keystone as presented.

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

NAYS: None.

Motion Passes.

V. CONSIDERATION OF APPLICATION FOR HISTORIC PRESERVATION AWARD

The Commission discussed the application they had received for a historic preservation award. The Commission complimented the work that was done to rebuild the windows and the work on the interior of the structure. Ultimately, it was determined the project did not rise to level of a receiving an award.

VI. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Commissioner Dowling provided an update on his work to get in touch with area realtors. The Commission discussed the level of interest that realtors and prospective buyers would have in historic preservation information.

Commissioner Graham-White noted that the Women's Club was still on the market and was now listed as a short sale after another price adjustment. She expressed her concern that this is an iconic property that is still on the market. Chairman Franek noted that he spoke to a prospective buyer regarding restrictions and passed them on to Landmarks Illinois.

VII. OTHER BUSINESS

The Commission noted that the next regularly scheduled meeting is September 26, 2019.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the August 22, 2019 meeting of the Historic Preservation Commission at 7:41 p.m.

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

Historic Preservation Commission Meeting Minutes
August 22, 2019

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

THOMAS BUILDERS & CONSTRUCTION

6142 West North Avenue

Chicago, IL 60639

Ph: 773-237-2200

Client address: 739 Ashland Avenue
River Forest, Illinois

Proposed work: Removal and replacement of entire porch balusters, top rails, bottom rails, handrails, and newell posts.

Materials to be used are Waukie baluster and newell posts made of wolmanized lumber. These items are the same profile of the current materials on the porch. Newell posts will be milled to match the original posts.



The newell post on the left
was a replacement done



several years ago and not original. We will be milling all newell posts to the original which is on the right and will match the balusters as were the original.



2-1/4"

The new wolmanized Waukie post is above. This is identical to the existing posts on the porch.

All current building codes will be followed for this project located at 739 Ashland Ave.



VILLAGE OF RIVER FOREST
APPLICATION FOR BUILDING PERMIT

400 Park Avenue, IL 60305

Phone: 708-366-8500

Fax: 708-366-3702

Email: building@vrf.us

Project Address: 739 ASHLAND Historically Significant Yes ☒ No ☐ PIN: [REDACTED]

Owner: MARIANNE KANE Email: [REDACTED]
Name (add address if different from project address)

Description of Work: REPLACE AS EXISTING RAILINGS AND BALUSTERS

Gross Cost of Project \$ \$9000.00 Less Plumbing: \$ _____ Less Electric: \$ _____ Net: \$ _____

Type of Project: (Please check all that apply)

- ☐ Addition ** (2%) ☐ Alteration/Remodeling (2%) ☐ Commercial (2.35%) ☐ Construction-New** (2%) ☐ Drain Tile* (\$115)
☐ Driveway** (\$100) ☐ Driveway w/ Apron** (\$100 + \$150 deposit) ☐ Exterior Remodel (\$100)** ☐ Garage** (2%)
☐ Generator* (\$115) ☐ HVAC* (\$100) ☐ Paving or Concrete Work** (\$100) ☐ Roof/Siding/Gutter (\$100 each)
☐ Windows (\$100) pictures of existing required for significant properties ☐ Other: _____

*Electrical permit may be required **Grading permit may be required

Documents Submitted: ☐ Plat of Survey ☐ Drawings (3 sets) ☐ Digital Plans ☐ Job proposal/contract
☐ Engineering calculations ☐ Fees, Bonds, Deposits ☐ Plumbing Permit ☐ Electrical Permit ☐ Demolition Permit
☐ Grading Permit ☐ Dumpster Permit (On-Street) \$350 Fee/30 Days ☐ Dumpster Permit (On-Property) \$50 Fee/30 Days

Contractor Type	License	Bond	Name	Mailing Address	Phone or Email
General	None	None			
Architect	None	None			
Carpenter			THOMAS BUCKERS	6142 W. NORTH AVE	773 237-2200
Concrete					
DEMOLITION*					
Drywall/Plaster					
ELECTRICIAN*					
Elevator					
Fireplace/Chimney					
Glazing					
HVAC/MECHANICAL					
Landscaping					
Mason					
Asphalt/Brick					
PLUMBER*					
Roofer					
Scavenger/Waste*					
SEWER & DRAIN*					
Sheet Metal					
Siding/Gutter					
Windows					

*SEPARATE PERMITS REQUIRED

By signing this document you acknowledge and agree that all information provided is true and accurate on your behalf. You further acknowledge and agree to terms, policies and conditions listed in the conditions and notices found on the back of this sheet and in the River Forest Village Code.

SIGNED: Marianne Kane DATE: 9-23-19 SIGNED: [Signature] DATE: 9/23/19

MUST BE SIGNED BY THE PROPERTY OWNER

General Contractor

Village Use Only: Date Application Received: _____ Preliminary Inspection Date: _____

Building Permit Fee: _____ Approved by: _____ Date: _____

Deposit: _____ Form of Payment: _____ Payment Date: _____

Balance: _____ Form of Payment: _____ Payment Date: _____ Permit# _____

CLIFF.

We will replace
AS EXISTING TOP
AND BOTTOM RAILS
SAME BALUSTERS AS
EXISTING AND SPACING
Newel post will all
be replaced and
match BALUSTERS
NO CHANGES TO STAIRS
OR STRINGERS
RAIL HEIGHT WILL
BE 36" HIGH
THOMAS







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Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: October 18, 2019

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: August 2019, September 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 August and September 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 August 2019.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
1338 Park	Significant Property	Gutters	-	-	8/01/2019
630 Monroe	Historic District	Windows	-	-	8/02/2019
705 Franklin	Historic District	Roof	-	-	8/05/2019
7510 Quick	Historic District	Fence	-	-	8/06/2019
550 Lathrop	Historic District	Roof	-	-	8/08/2019
211 Gale	Historic District	Drain Tile	-	-	8/08/2019

608 Bonnie Brae	Historic District	Soffits and Fascia	-	-	8/08/2019
542 Ashland	Historic District	Electric Upgrades	-	-	8/08/2019
558 Keystone	Significant Property	Garage Demo	-	-	8/09/2019
558 Keystone	Significant Property	New Garage	-	-	8/09/2019
543 Edgewood	Significant Property	Exploratory Roof Demo	-	-	8/12/2019
715 Park	Historic District	Fence	-	-	8/14/2019
834 Keystone	Historic District	Entry Door	-	-	8/20/2019
942 Lathrop	Historic District	Windows	-	-	8/20/2019
629 William	Historic District	Drainage	-	-	8/21/2019
610 William	Historic District	Exploratory Demolition	-	-	8/22/2019
626 Forest	Historic District	Tuckpointing	-	-	8/22/2019
629 Clinton	Significant Property	Garage Roof	-	-	8/26/2019
228 Gale	Historic District	Pergola Addition	-	-	8/27/2019
1515 Bonnie Brae	Significant Property	Windows	-	-	8/30/2019

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

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
730 Clinton	Historic District	Garage Demo	-	-	9/04/2019
730 Clinton	Historic District	New Garage	-	-	9/04/2019
539 Ashland	Historic District	Patio	-	-	9/05/2019
1047 Keystone	Significant Property	Sidewalk	-	-	9/09/2019
931 Ashland	Significant Property	Sewer Clean-Out	-	-	9/12/2019
714 Park	Historic District	Tuckpoint and Reline Chimney	-	-	9/12/2019
629 William	Historic District	Garage Roof	-	-	9/16/2019
735 William	Significant Property	Roof and Gutters	-	-	9/19/2019
311 Gale	Historic District	Roof and Gutters	-	-	9/19/2019
211 Gale	Historic District	Driveway with Apron	-	-	9/20/2019
525 Auvergne	Significant Property	Master Bath Remodel	-	-	9/23/2019
632 Ashland	Historic District	Fence	-	-	9/23/2019
7902 Chicago	Historic District	Addition and Remodel	-	-	9/25/2019
730 Franklin	Historic District	Fence	-	-	



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: September 4, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – August, 2019

The Village issued 106 permits in August, 2019, compared to 170 during the same month in 2018. Permit revenue collected in August, 2019 totaled \$692,243, compared to \$45,885 in July. Fiscal Year-to-date building permit revenue is 86% of the \$999,740 budgeted. Notable permits included:

- Demolition permits for the TCF Bank building at 800 Harlem Avenue as well as the single family homes at 818, 822, and 826 Harlem Avenue
- New construction permits for The Sheridan senior living community at Chicago and Harlem

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 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.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the Planned Development Ordinance, the developer had until June, 2019 to submit a completed building permit application but has requested an extension that the Village Board will consider. The developer's contractor was issued a permit for exterior demolition in June and those efforts continue. 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. Building permits were issued for the demolition of the existing buildings is underway and construction of the new building is expected to commence in later summer/early fall. Village staff and the developer hosted a neighbor meeting on August 14, 2019 to discuss the construction activity and establish a means of communication during the construction phase. The developer has 33 months from the date of approval to complete construction (July, 2021) for the planned development permit to remain valid. Village staff and the developer hosted a neighbor meeting on August 14, 2019. 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 pre-filing meeting that was scheduled for September 19, 2019 was cancelled at the applicant's request and will likely be rescheduled for October. The developer plans to hold a meeting with neighboring property owners in the coming weeks and plans to submit an application this fall.

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.

- 824 Harlem Avenue: The Zoning Board of Appeals held a public hearing in August and recommended that the requested variation to construct a privacy fence in the front yard be denied. The Zoning Board of Appeals will meet in September to adopt their findings of fact. Staff anticipates that this matter will be presented to the Village Board of Trustees shortly thereafter for a final decision

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	
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	

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Two Month Comparison	294	285	317	301	253
Fiscal Year Total	1,381	1,527	1,375	2,403	551

Real Estate Transfers

	August 2019	August 2018	FY 2020 Total	FY 2019 Total
Transfers	15	28	44	232

Residential Property Demolition

	August 2019	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	3	4	2	4	7

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

<u>Address</u>	<u>Architectural Survey Notes</u>
818 Harlem Avenue	n/a
822 Harlem Avenue	n/a
826 Harlem Avenue	n/a



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: October 8, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – September, 2019

The Village issued 95 permits in September, 2019, compared to 116 during the same month in 2018. Permit revenue collected in September, 2019 totaled \$22,958.12, compared to \$692,243 in August. Fiscal Year-to-date building permit revenue is 88% of the \$999,740 budgeted. Notable permits included:

- 735 Lathrop Avenue – Library renovations to staff area and lobby

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 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.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the Planned Development Ordinance, the developer had until June, 2019 to submit a completed building permit application but has requested an extension that the Village Board will consider. The developer's contractor was issued a permit for exterior demolition in June and those efforts continue. 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. Building permits have been issued 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.

Village staff and the developer hosted a neighbor meeting on August 14, 2019. 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 pre-filing meeting that was scheduled for September 19, 2019 was cancelled at the applicant's request and it is anticipated that it will be rescheduled for November. The developer has scheduled a meeting with neighboring property owners on October 9 and plans to submit an application later this fall. 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. 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.

- 842 Harlem Avenue: The Zoning Board of Appeals met in September to adopt findings of fact and public hearing minutes regarding a variation sought at 842 Harlem Avenue for a fence in the front yard. The ZBA's recommendation will be presented to the Village Board of Trustees for a final decision at its first meeting in October.
- Cannabis Business Establishments: The Zoning Board of Appeals is scheduled to hold a public hearing on October 17, 2019 at 7:30 p.m. at the Village Hall regarding cannabis business establishments. It is anticipated that the ZBA will adopt their findings of fact and recommendation in early November. The Board will consider their recommendation at the second meeting in November in anticipation.
- 535 Monroe Avenue: The Zoning Board of Appeals is scheduled to hold a public hearing on October 17, 2019 at 7:30 p.m. at the Village Hall regarding an application for zoning variations at 535 Monroe. It is anticipated that the ZBA will adopt their findings of fact and recommendation in early November. The Board will consider their recommendation at the second meeting in November in anticipation.

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	
November	72	98	79	90	
December	79	55	71	51	

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
January	66	107	69	80	
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
Two Month Comparison	324	275	275	286	201
Fiscal Year Total	1,381	1,527	1,375	2,403	551

Real Estate Transfers

	September 2019	September 2018	FY 2020 Total	FY 2019 Total
Transfers	21	15	44	232

Residential Property Demolition

	September 2019	FY 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):

<u>Address</u>	<u>Architectural Survey Notes</u>
...	n/a