



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for November 1, 2018 at 7:00 p.m. in the 1st 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 – October 4, 2018
- IV. Consideration of Policy Interpretation – Demolition of Secondary and Accessory Structures on Residential Significant Properties
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

October 4, 2018

A meeting of the Historic Preservation Commission was held on October 4, 2018 at 7:00 p.m. in the Second Floor Conference 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, Dowling, and Prestes

Absent: Commissioners Graham-White and Raino-Ogden

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

Commissioner Pritz arrived at 7:03 p.m.

Maureen Heakin, 344 Keystone, wanted to clarify a conversation that she had previously with Management Analyst Pape that was brought up at the August 30, 2018 meeting. She shared that she was not asking the Historic Preservation Commission to help them sell their home. Rather, she was expressing that they would be interested and open to working with the Commission in any way to help promote historic preservation in the community. She cited the 146 Keystone video as an example. Chairman Franek stated that he would be in contact with Ms. Heakin.

III. APPROVAL OF MEETING MINUTES – AUGUST 30, 2018

A MOTION was made by Commissioner Popowits and SECONDED by Commissioner Prestes to approve the meeting minutes for August 30, 2018 as presented.

AYES: Chairman Franek, Commissioners Popowits, Dowling, Pritz and Prestes

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF POLICY INTERPRETATION – DEMOLITION OF SECONDARY AND ACCESSORY STRUCTURES ON RESIDENTIAL SIGNIFICANT PROPERTIES

Management Analyst Pape presented his memorandum to the Commission detailing the proposed policy interpretation for the demolition of secondary and accessory structures on residential significant properties.

Historic Preservation Commission Meeting Minutes
October 4, 2018

The Commission discussed the proposed interpretation, which included considering only those secondary and accessory structures which could be used as dwelling units as significant properties.

Commissioner Prestes questioned why the criteria of being a dwelling unit was proposed to be used since he felt that the criteria did not have an impact on if the structure was architecturally or historically significant.

Commissioner Pritz seconded Commissioner Prestes' thoughts, sharing that he felt in many cases that a secondary or accessory structure could be very much in design with the property regardless of its status as a dwelling unit.

Chairman Franek shared with the Commission the example that was brought to staff of a potential buyer that was interested in preserving a significant property, but would need to demolish a small garage on the property to build one suitable for cars.

The Commission continued to discuss the appropriateness of the proposed threshold of dwelling unit. The overall sentiment from the Commission was that rather than the dwelling unit criteria, it would be more appropriate for individual properties come to the Commission with any secondary and accessory structure that they felt are not a significant property for further consideration. Rather than if the secondary or accessory structure is or is not a dwelling unit, the Commission felt that a better judgement would be whether or not it contributes to the significance of the property.

The Commission discussed the processes in the ordinance that may allow a homeowner to seek permission for the demolition. The Commission felt that a full Certificate of Appropriateness process with a public hearing may be overly burdensome for this need. The Commission's consensus was to treat all structures on significant properties as significant structures, and find a way that is not overly burdensome on the homeowner to make case-by-case objections for specific structures on a property.

Management Analyst Pape shared that a proposed interpretation would be redrafted and brought back to the Commission at a future meeting.

V. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Chairman Franek shared that he has had conversations with Frank Lippo of the Historical Society since the last meeting. As part of this discussion, Chairman Franek shared that they discussed the potential for automatically qualifying significant properties in River Forest for plaques through Historical Society, and the potential of cost discount for River Forest significant properties.

Management Analyst Pape shared that the printing of the map brochure encountered a few issues with the printer. Due to that, the Village had a few copies of the map brochure completed, but was still waiting for a full, final batch. He expressed that they would be completed as soon as possible.

VI. OTHER BUSINESS

The Commission agreed that it would circulate availability in order to determine the next meeting date.

Historic Preservation Commission Meeting Minutes
October 4, 2018

VII. ADJOURNMENT

A MOTION was made by Commissioner Prestes and SECONDED by Commissioner Pritz to adjourn the October 4, 2018 meeting of the Historic Preservation Commission at 8:30 p.m.

AYES: Chairman Franek, Commissioners Popowits, Dowling, Pritz and Prestes

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

David Franek, Chairman
Historic Preservation Commission

Date



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: October 29, 2018

To: Dave Franek, Historic Preservation Chairman
Historic Preservation Commissioners

From: Jonathan Pape, Management Analyst

Subj: Policy Interpretation – Demolition of Secondary and Accessory Structures on
Residential Significant Properties

Background

In 2016, the Village Board of Trustees adopted Village Ordinance 3589, which amended the Village's historic preservation regulations. In part, the Village Code changes included procedures and regulations for the demolition of significant properties. The ordinance defines a significant property as, "any structure found by the Commission to be historically significant or architecturally significant." The *Village Wide Architectural and Historical Survey* denotes which properties meet this standard and are considered to be significant properties.

The Historic Preservation Commission previously discussed a policy interpretation at their October 4, 2018 meeting. After that discussion, it was determined that the first policy interpretation was not agreeable to the Commission and that an alternative policy interpretation would be drafted.

Issue

The current ordinance addresses the procedures and regulations for the demolition of significant properties which is implied to apply to the primary structure on the property, but is silent on its application to secondary, accessory structures on the property such as garages, carriage houses, pool houses or guest houses. In order to appropriately enforce and administer the ordinance, staff is in need of a policy interpretation on how to treat secondary or accessory structures under the code.

Analysis

Due to the fact that the historic preservation ordinance addresses only significant properties rather than certain structures, the current proposed interpretation would be to consider all structures on a significant property be treated as such under the ordinance. In the event that a property owner felt that any structure on their property should not be considered as significant, they could follow the process for withdrawal of the designation for just that individual structure under the procedures set forth in section 13-1-5 of the ordinance.

Conclusion

The Historic Preservation Commission should review and reach a consensus on whether or not it agrees with this policy interpretation. In the event that it does not agree, staff would ask that the Historic Preservation Commission propose and reach a consensus on an alternative interpretation.

The policy interpretation of the Historic Privation Commission and or Staff will be presented to the Village Board for consideration.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: October 29, 2018

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: September 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 September 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 September 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
711 William	Significant Property	Roof and Windows (Back of house)	-	-	9/6/2018
7916 Lake St	Historic District	Front Stoop and Stairs	-	-	9/7/2018
632 Clinton	Historic District	Windows	-	-	9/7/2018
819 Keystone	Historic District	Sewer Repair and Clean-Out	-	-	9/7/2018

818 Forest	Historic District	Permeable Paver Patio	-	-	9/7/2018
526 Thatcher	Historic District	Fence	-	-	9/10/2018
1408 Keystone	Significant Property	Fence	-	-	9/10/2018
632 Forest	Historic District	Fence	-	-	9/14/2018
533 Forest	Historic District	Windows	-	-	9/18/2018
711 Park	Historic District	Deck Sunroom with Fireplace	-	-	9/18/2018
735 Jackson	Historic District	Garage Roof	-	-	9/21/2018
617 Franklin	Historic District	Brick Patio	-	-	9/21/2018
1120 Park	Historic District	Fence	-	-	9/21/2018
831 Ashland	Significant Property	Tuckpointing	-	-	9/26/2018
1038 Forest	Historic District	Flood Control	-	-	9/27/2018



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: October 2, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - September, 2018

The Village issued 116 permits in September, 2018, compared to 152 during the same month in 2017. Permit revenue collected in September, 2018 totaled \$29,590.19, compared to \$48,707.19 in August. Fiscal Year to date building permit revenue is 48% of the \$514,500 budgeted. The following noteworthy permits were issued by the Building Department in September, 2018:

- 7400 Augusta – Concordia University Koehneke Student Center Retail Space Remodel
- 711 Park Avenue – Rear Deck
- 7756 Madison Street - Hair Salon Build Out
- 7327-7329 North Avenue – Concrete Pad for Bike Rack (ROW License and Encroachment Agreement to be presented to the Village Board at the October 15, 2018 meeting)

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 13 of the 29 units.
- 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) – A permit was issued for this project in August, 2018. 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 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.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018.

Pending:

- Senior Care Community (Chicago and Harlem) – Public hearings were held on August 30 and September 6, 2018. On September 6 the Development Review Board voted to recommend approval of this project. The Development Review Board met on September 20, 2018 and adopted findings of fact. This matter will be presented to the Village Board of Trustees on October 15, 2018.

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	131
August	84	144	145	123	170
September	111	180	130	152	116
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	
Two Month Comparison	195	324	275	275	286
Fiscal Year Total	907	1,381	1,527	1,375	757

Real Estate Transfers

	September 2018	September 2017	FY 2019 YTD Total	FY 2018 Total
Transfers	12	15	123	232

Residential Property Demolition

	September 2018	FY 2019 YTD Total	FY 2018 Total	FY 2017 Total
Residential Demolitions	0	1	4	7

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

Address

-

Architectural Survey Notes

-