



VILLAGE OF RIVER FOREST
SPECIAL HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, November 10, 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: 876 9500 0558 or by clicking here: <https://us02web.zoom.us/j/87695000558>. If you would like to speak during public comment, please email jpape@vrf.us by 4:00 PM on Wednesday, November 10, 2021.

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – September 9, 2021
- III. Public Comment
- IV. Discussion Regarding Proposed Ordinance Change
- V. Consideration and Approval of Recommendation for Proposed Ordinance Change to the Village Board of Trustees
- VI. Update Regarding Certificate of Appropriateness Application – 7620 Madison - Demolition
- VII. Discussion of Additional Ways to Protect Significant Properties
- VIII. Other Business
- IX. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

September 9, 2021

A meeting of the Historic Preservation Commission was held on September 9, 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 7:03 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, Raino-Ogden, Forehand. and Saeger.

Absent: None.

Also Present: Assistant to the Village Administrator Jon Pape.

II. PUBLIC TESTIMONY

No public testimony was heard.

III. APPROVAL OF MEETING MINUTES – AUGUST 26, 2021

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Krusinski to approve the meeting minutes for August 26, 2021 as presented.

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

NAYS: None.

Motion Passes.

IV. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Chair Franek spoke in regards to the discussion at the last meeting about concerns for the demolition and redevelopment of non-residential significant properties. He noted that the ordinance currently specifies a six-month delay for a demolition to allow time for other options to be explored and considered, but that this was primarily for residential properties. Chair Franek pointed the Commission to the list in the meeting packet that was provided by Village Staff of significant properties that were not zoned single family residential. He clarified that he wished to further narrow

Historic Preservation Commission Meeting Minutes
September 9, 2021

the discussion to properties that were not residential in any manner, which meant PRI or Public Recreational and Institutional properties.

Chair Franek noted that redevelopment of these properties took longer due to more extensive review, permits, lending, and leasing. The Commission discussed if they wished to propose an ordinance change to extend the demolition delay for PRI significant properties to something longer than six months.

The Commission agreed that potential multiple uses of a particular property would take more time to review and consider options for than a residential property. Commissioner Saeger said that the developer of a property like this would also require significant time for preparation. Commissioners Graham-White and Raino-Ogden felt a year was needed for all significant properties, but that specifically with the PRI additional time is needed due to multiple potential uses and that the extra time is possible when they are not homes for people.

Commissioner Krusinski asked if the Dominican Priory had a past history of residential use. It was discussed that it was used as dormitories, but is not zoned for residential specific use. The Commission also discussed a case in Oak Park where a development for a grocery store considered the historical nature of the façade of the existing building that was previously a car dealer and had significant features.

In considering the time period, Commissioner Schwartz asked if other municipalities could be survey for a guide on how long to run the delay. Commissioner Graham-White and Mr. Pape noted that communities have a wide range of protections from nothing at all to complete protection, and that the decision ultimately falls on to local preference and balance between preservation and property rights.

The Commission discussed the possibility of ranking the significant properties in tiers of importance so that greater protections could be added to the most important properties. The Commission agreed that greater protection of the most significant properties was important. Possible alternatives included promoting owners seeking landmark status to gain further protections. Ultimately, it was determined that this concept may be revisited at a future time and that the consideration of ordinance change proposal for the PRI properties would be considered at this time.

The Commission discussed the possibility of requiring that demolished properties be salvaged, but determined that this issue would also not be moved forward at this time.

Mr. Pape reviewed the process for proposing a code change. It was noted that the Commission would need to determine the scope of the change in order to hold a public meeting where impacted properties could be informed of the proposed changes and provide any feedback to the Commission. Finally, the proposed change would be taken to the Village Board of Trustees for consideration.

The Commission discussed language for a code change proposal. The Commission decided to proceed with proposing a code change to expand the potential demolition delay for only PRI zoned significant properties from six months to twelve months. A unanimous consensus was reached on this proposal and the Commission directed Mr. Pape and Chair Franek to draft the proposal and public notices so a meeting could be scheduled to review it.

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V. OTHER BUSINESS

The Commission noted that it would cancel its next regularly scheduled meeting on September 23, 2021.

VI. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Saeger to adjourn the September 9, 2021 meeting of the Historic Preservation Commission at 8:39 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

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: November 4, 2021

To: Historic Preservation Commission

From: Jonathan Pape, Assistant to the Village Administrator

Subj: Consideration and Approval of Recommendation for Proposed Ordinance Change to the Village Board of Trustees

At the September 9, 2021 Historic Preservation Commission Meeting, the Commission reached a unanimous consensus to proceed with proposing a code change to expand the potential demolition delay for only PRI zoned significant properties from six months to twelve months. The Commission directed Staff Liaison Jon Pape and Chair Franek to draft the proposal and public notices so a meeting could be scheduled to review it. The draft proposal and communication was completed and was reviewed by the Village attorney. The meeting was set for November 10, 2021.

Letters were mailed to the owners of impacted properties, of which a list was included in the communications on October 21, 2021. Attached is a sample. The meeting was also communicated by the Village:

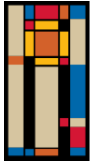
- Website: October 20, 2021
- E-News: October 21, 2021
- Facebook, Instagram, Nextdoor: October 24, 2021
- Facebook, Instagram, Nextdoor: November 3, 2021
- November Newsletter: November 5, 2021

All communication included information about the proposed ordinance change and noted that all are welcome to attend the meeting to learn more and or provide comments. This can be viewed at yrf.us/HPCOrdinanceChange.

At the November 10, 2021 meeting, the Historic Preservation Commission will hear any public comments provided and discuss the proposed ordinance change. If members are ready, the Commission may also move to approve the recommendation of the proposed ordinance change to the Village Board of Trustees.

Attached:

- Sample letter



RIVER FOREST

Proud Heritage • Bright Future

October 21, 2021

SENT VIA MAIL

X

You are receiving this notice as a property owner of X, a significant property in the Village of River Forest that is zoned in the PRI Public, Recreational and Institutional District

A public meeting will be held by the Village of River Forest Historic Preservation Commission on Wednesday, November 10 at 7PM, at Village Hall and via Zoom, regarding a proposed change to the Village's Historic Preservation ordinance. Visit vrf.us/HPCOrdinanceChange for meeting info.

The change that is being proposed by the Historic Preservation Commission is to extend the maximum length of demolition delay from six months to twelve months **only for significant properties that are zoned in the PRI Public, Recreational and Institutional District**. A list of the properties that would be subject to this change can be found below. Owners of these properties are being contacted directly to notify them of this proposed change. All are welcome to attend this public meeting to learn more and or provide comments on this proposed change.

This change is being proposed by the Historic Preservation Commission in order to better align the Village's expectations that (due to the relative sizes, uses and locations) proposed development and or re-development of historically significant properties zoned PRI would more likely include multiple parties, as well as require more time for the community, buyers and sellers to assess potential alternatives to demolition. Such proposals would likely require additional time to review because of a greater variety and complexity of potential uses than significant properties that are zoned as residential or commercial. As a result, up to an additional six months of demolition delay (for a total of twelve months) could be needed to evaluate such options in appropriate cases.

As is provided in the current Village Code for the six month maximum demolition delay, the twelve month maximum demolition delay would be calculated from the date that a completed application for a Certificate of Appropriateness is received by the Village. The proposed twelve month delay for any such significant property that is zoned PRI would be a maximum. The Historic Preservation Commission could also issue a Certificate of Appropriateness or a delay less than the maximum. As is the case currently, any demolition delay decision would still be appealable to the Village Board of Trustees for their review and consideration.

Significant Properties Zoned PRI

Village President
Catherine Adduci

Village Clerk
Jonathan Keller

Village Trustees
Kathleen Brennan
Erika Bachner
Lisa Gillis
Kenneth Johnson
Robert O'Connell
Respicio F. Vazquez

COMMON NAME	NUMBER	STREET NAME
Washington Square Park		Washington + Forest, Washington Square Park
Washington Triangle Park		Washington + Park, Washington Triangle Park
Willard Elementary School, D90	1250	Ashland Avenue
Addison Hall at Concordia University	7400	Augusta Street, Concordia University, Addison Hall
Village of River Forest Pumping Station	7525	Berkshire Street
Train Depot, and Park District Headquarters	8001	Central Street Metra Train Station
Dominican University Priory Campus	7200	Division Street
Grace Lutheran Church	7300	Division Street
Trinity High School	7574	Division Street
Mazzuchelli Hall at Dominican University	7900	Division Street, Mazzuchelli Hall
Lewis Memorial Hall at Dominican University	7900	Division Street, Lewis Memorial Hall
Power Memorial Hall at Dominican University	7900	Division Street, Power Memorial Hall
Grotto at Dominican University	7900	Division Street, Grotto
Christ Episcopal Church	515	Franklin Avenue
Cook County Forest Preserve Offices	536	Harlem Avenue
Temple Har Zion	1040	Harlem Avenue
St. Luke's Parish Church	7600	Lake Street, St. Luke's Parish Church
St. Luke's Parish School	7600	Lake Street, St. Luke's Parish School
St. Luke's Parish Rectory	7600	Lake Street, St. Luke's Parish Rectory
District 90 Administration Building	7776	Lake Street
River Forest Methodist Church	7970	Lake Street
Edmund Cummings Memorial, Cummings Bandshell, in Cook County Forest preserve property at NW corner of Lake and Harlem		Lake Street - Edmund Cummings Memorial
Waller Gates, entrance to 500 block of Auvergne		Lake Street - Waller Gates
River Forest Tennis Club	615	Lathrop Avenue
River Forest Public Library	735	Lathrop Avenue
St. Vincent Ferrer Church	7565	North Avenue
Roosevelt Middle School, D90	7560	Oak Street
First Presbyterian Church	7551	Quick Avenue
Trailside Museum	738	Thatcher Avenue

Proposed changes to Title 13, Historic Preservation, of the Village Code are as follows, noted in red. The below sections represent the impacted and relevant section of Title 13, Historic Preservation, of the Village Code.

13-1-7: REVIEW REQUIRED:

- D. Demolition of a significant property as designated on the significant properties survey shall be delayed for a period of not more than six months **for significant properties that are not zoned in the PRI Public, Recreational and Institutional District, and not more than twelve months for significant properties that are zoned in the PRI Public, Recreational and Institutional District**, following the Commission's receipt of an application to the Village for a demolition permit and a public hearing regarding the issuance of a certificate of appropriateness for such proposed demolition shall be held pursuant to Section 13-1-8(B) of this Chapter.

13-1-8: HEARING PROCEDURES:

B. Procedures: Public hearings regarding applications made pursuant to Sections 13-1-4 through 13-1-6 of this Chapter shall be heard in accordance with the following procedures:

2. Findings by the Commission: The Commission shall review all evidence and (as applicable), either

- (d) withhold a certificate of appropriateness for the demolition of a property listed on the Village survey of architecturally or historically significant properties and, in such event, issue a certificate of demolition delay for a period of not more than six (6) months for significant properties that are not zoned in the PRI Public, Recreational and Institutional District, and not more than twelve (12) months for significant properties that are zoned in the PRI Public, Recreational and Institutional District, following the filing of an application for a demolition permit with the Village.

Attached is a flow chart that represents the current procedure for demolition of a significant property with the proposed change called out in red.

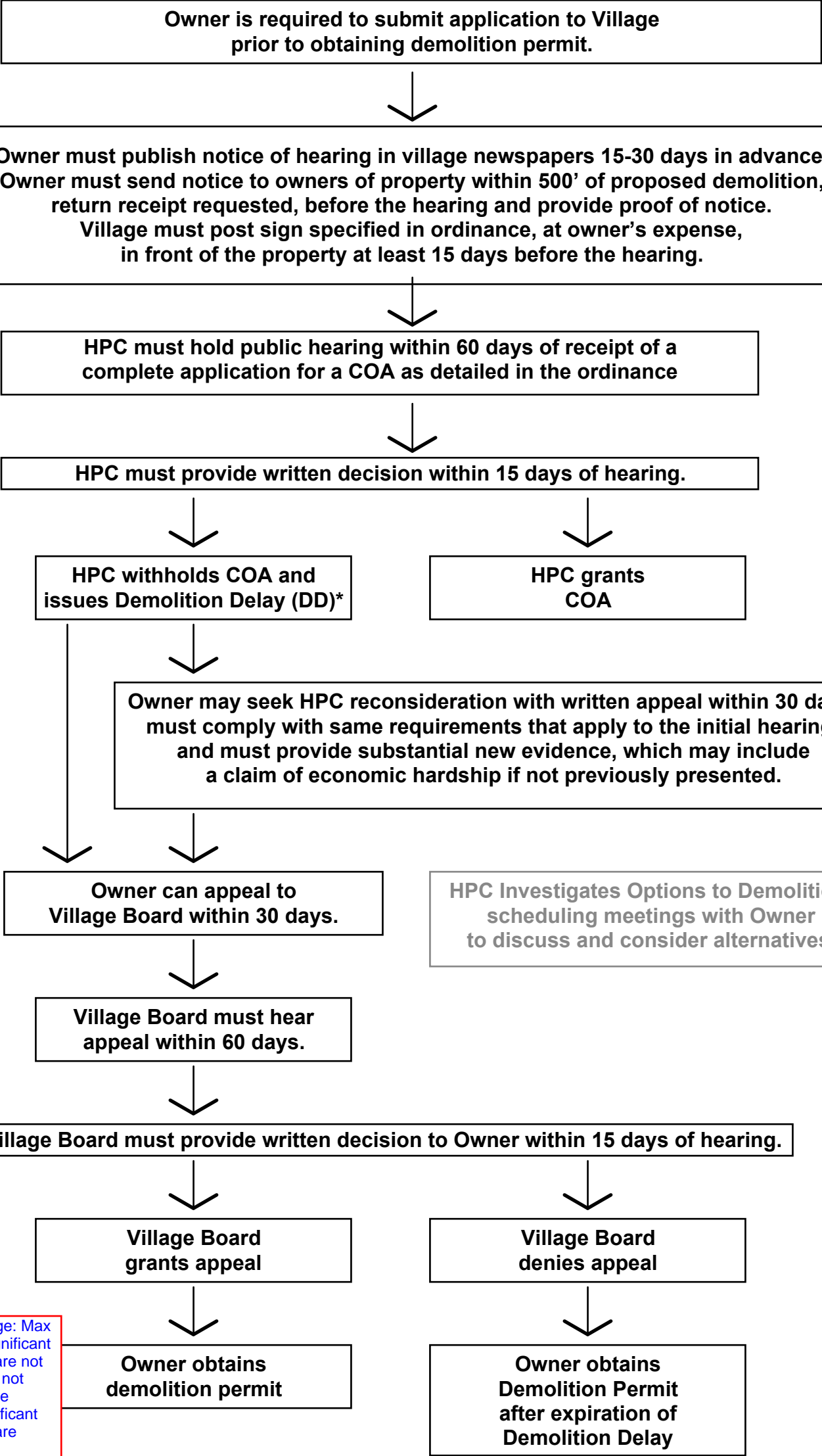
Anyone with questions regarding the proposed change or public meeting should contact Jon Pape, Assistant to the Village Administrator and Historic Preservation Commission Staff Liaison at jpape@vrf.us or 708-714-3563.

Sincerely,

Dave Franek, Historic Preservation Commission Chair

Jon Pape, Assistant to the Village Administrator and Historic Preservation Commission Staff Liaison

Procedure to Obtain Certificate of Appropriateness (COA) for Demolition of a Significant Property



Proposed change: Max 6 months for significant properties that are not zoned PRI, and not more than twelve months for significant properties that are zoned PRI.

* Demolition Delay period is 6 months from original application to Village



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: November 4, 2021

To: Historic Preservation Commission

From: Jonathan Pape, Assistant to the Village Administrator

Subj: Update regarding Certificate of Appropriateness Application for the Demolition of
7620 Madison Street

In July of 2020, the Village of River Forest brought forward an application for a Certificate of Appropriateness for the demolition of 7620 Madison Street, a property listed on the Village's Significant Properties list. A copy of that application can be found attached.

During its July 23, 2020 meeting, the Historic Preservation Commission reviewed the application and determined that it would accept it as complete, "pending the addition of any findings of research completed on the stained glass and wind screen features including contacting Lutheran Child and Family Services (previous owner) and Holabird & Root (architect), as well as reviewing permit applications and other building documents that are available." Minutes from this meeting are also attached for reference.

The application for this project was not continued at the time due to the fact that the State had not released funding for demolition. At this time, the Village has secured State funding for this project and is going to move forward with this application. The Commission's application requests will be met to make the application complete and then a Public Hearing will be scheduled in the near future.

Attached:

- Certificate of Appropriateness Application for the Demolition of 7620 Madison Street
- Minutes from the July 23, 2020 Historic Preservation Commission Meeting



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: July 20, 2020

To: Historic Preservation Commission

From: Jonathan Pape, Assistant to the Village Administrator

Subj: Certificate of Appropriateness Application for the Demolition of 7620 Madison Street

The Village of River Forest brings forward this application for a Certificate of Appropriateness for the demolition of 7620 Madison Street, a property listed on the Village's Significant Properties list. The property was listed for sale and purchased by the Village in December of 2017 for redevelopment purposes. The Village also owns the properties located at 7618 Madison Street, 7614 Madison Street, 7612 Madison Street, 10 Lathrop, and 11 Ashland. While all of these are being proposed to be demolished, only 7620 Madison is a significant property. The property is in the Madison Street Tax Increment Financing (TIF) District, established in 2016.

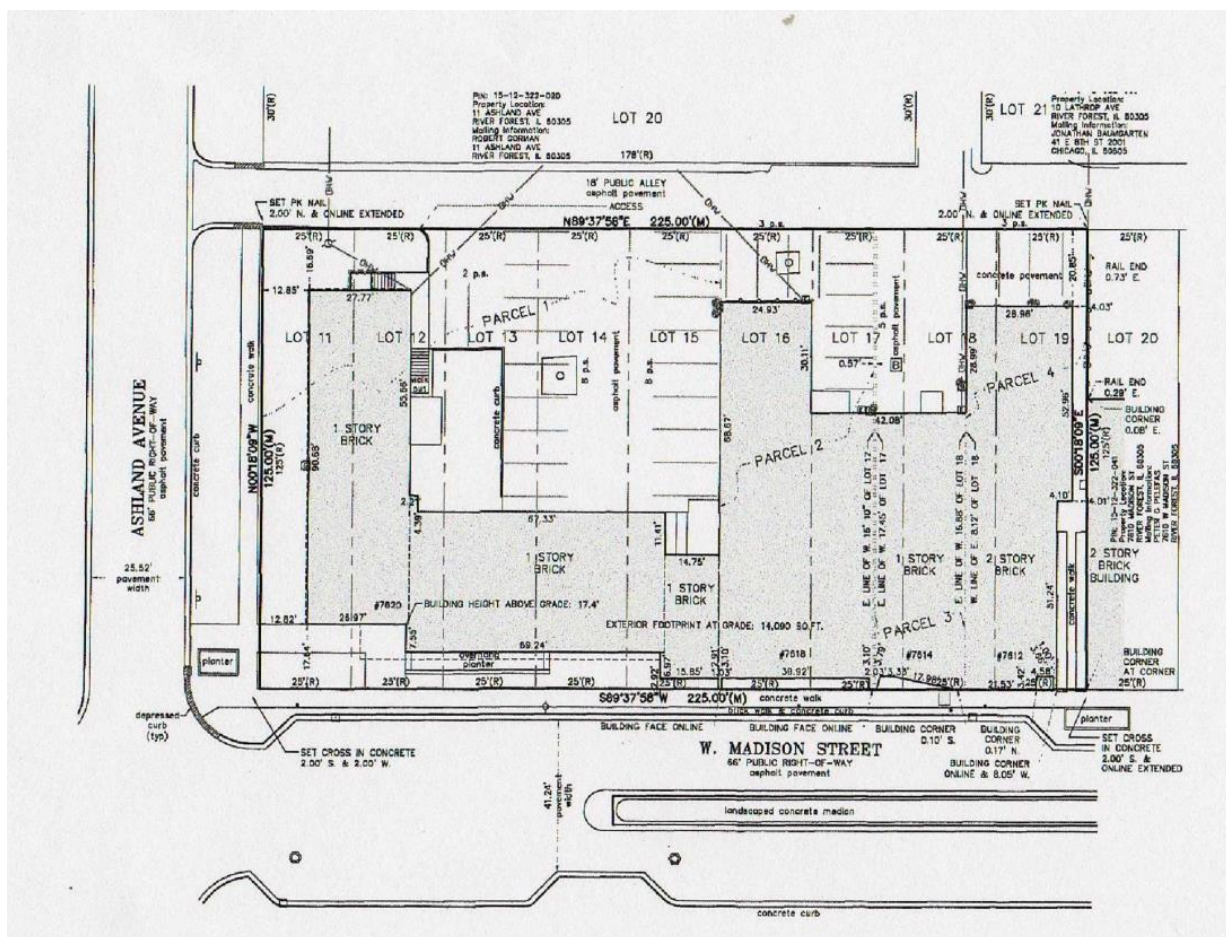
The survey notes the reason for significance as, "Excellent Mid-Century Modern style example with stone screen and extensive art glass, all with excellent integrity." The property was built in 1960 and the architect was Holabird & Root.

- 1) The applicant is the Village of River Forest.
- 2) The owner of the property is the Village of River Forest.
- 3) The street address is 7620 Madison Street.

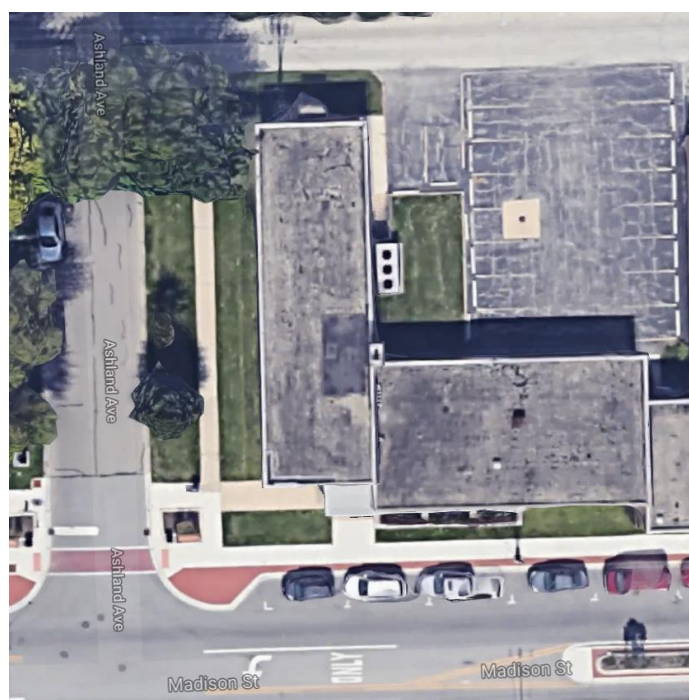
The legal description for the property is as follows:

LOT ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), IN BLOCK SEVEN (7) IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4 & 5) Below are site and elevation photographs taken. The site fronts Madison Street and is at the corner of Madison Street and Ashland Avenue. The building is adjacent and internally connected to 7618, 7614, and 7612 Madison Street.



Plat of Survey



Arial view



Nearby properties



South elevation



Windows (South elevation)



Window detail (South elevation)



Front entrance (South elevation)



Front entrance detail (South elevation)



West elevations (from southwest corner)



West elevations (from northwest corner)



North elevations



North elevations

- 6) The proposed work is to demolish the structure entirely, along with the structures located at 7618 Madison Street, 7614 Madison Street, 7612 Madison Street. 10 Lathrop, and 11 Ashland. The Village would then market the entire property to developers for a redevelopment. The Village received a State grant to fund the demolition. Once the grant agreement is approved, a determination can be made to the timing of the demolition.
- 7) No architect or developers are involved in this project at this time.

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

July 23, 2020

A meeting of the Historic Preservation Commission was held on July 23, 2020 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 7:13 p.m. Assistant to the Village Administrator Pape noted that the meeting was occurring telephonically, as permitted to 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 Forehand, Graham-White, and Saeger.

Absent: Commissioners Raino-Ogden, Pritz, Prestes

Also Present: Assistant to the Village Administrator Jon Pape.

II. PUBLIC TESTIMONY

No public testimony was heard.

III. APPROVAL OF MEETING MINUTES – JUNE 25, 2020

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Graham-White to approve the meeting minutes for June 25, 2020 as presented.

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

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION – 7620 MADISON - DEMOLITION

Assistant to the Village Administrator Jon Pape presented the application on behalf of the Village, reviewing the information that was in the meeting packet. Mr. Pape reviewed the timelines and process for a Certificate of Appropriateness application for demolition.

Commissioner Forehand noted that Holabird & Root, the architect of this structure, is a notable firm in Chicago and has been since the 1800's. He also noted that the wind screen feature is consistent with the style, but is maybe not the best example of this form of architecture.

Historic Preservation Commission Meeting Minutes
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Chairman Franek inquired to Commissioner Forehand about what makes the structure notable. Commissioner Forehand pointed to the wind screen, noting that while it would not be an excellent example, it is consistent with the midcentury modern look. Commissioner Forehand felt the stained glass was not a part of that style, but the linear structure and flat roof is consistent with the style.

The Commission discussed that it would be important, if possible, to determine who the artist of the stained glass or wind screen were. They inquired if Lutheran Child and Family Services (LCFS, the previous owner occupant of the building) or Holabird & Root would know, or if the building permit records would provide any information.

Commissioner Forehand noted that he would accept the photographs of the building elevations in lieu of the requirement for architectural elevations.

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Saeger to accept the application for a Certificate of Appropriateness for the demolition of 7620 Madison Street, a Significant Property in River Forest, as complete pending the addition of any findings of research completed on the stained glass and wind screen features including contacting Lutheran Child and Family Services (previous owner) and Holabird & Root (architect), as well as reviewing permit applications and other building documents that are available.

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

NAYS: None.

Motion Passes.

V. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

None at this time.

VI. OTHER BUSINESS

The Commission noted that its next regularly scheduled meeting is August 27, 2020.

VII. ADJOURNMENT

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Saeger to adjourn the July 23, 2020 meeting of the Historic Preservation Commission at 7:55 p.m.

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

NAYS: None.

Motion Passes.

Historic Preservation Commission Meeting Minutes
July 23, 2020

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

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: November 4, 2021

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: August, September and October 2021– 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, September and October 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 months of August, September, and October 2021.

Date Issued	Permit Number	Address	Description
8/19/2021	22-0022	7574 Division St	Trinity High School Link Addition and Courtyard Renovation
8/6/2021	22-0141	7400 Augusta St, Telecom Rooftop Site	Modifications to T-Mobile equipment at the existing rooftop site. Please reference plans provided for exact details.
9/1/2021	22-0204	727 Keystone Ave	addition to single family home
8/21/2021	22-0260	615 Lathrop Ave	Local private athletic & social club. Event will take place outdoors and indoors.
10/16/2021	22-0263	615 Lathrop Ave	Private athletic & social club. Event will take place in lawn and some indoors.

9/18/2021	22-0264	615 Lathrop Ave	Private social & athletic club. The event will take place outside with some indoors.
9/23/2021	22-0299	214 Gale Ave	Two small dormer additions on west side of house.
8/23/2021	22-0338	7900 Division St	DU Fest is Dominican University's kickoff block party for the academic year and will take place Sunday August 29 from 3pm-6pm. We see around 700-800 students. DU Fest is for Dominican University students held on Dominican University's campus. We contract with local food trucks and pass out food tickets to the students to use at the trucks. There will be no sales made at trucks. We have a local band come play on our university as well for the duration of the event.
8/2/2021	22-0347	7574 Division St	Replace air handling unit with (2) new rooftop units.
9/14/2021	22-0402	603 Edgewood Pl	This is a multi-site application for our annual Housewalk
10/21/2021	22-0480	615 Thatcher Ave	kitchen remodeling
8/29/2021	22-0501	7900 Division St	Bombay Wraps temporary food service permit request for DU Fest 8/29/21
8/18/2021	22-0523	714 William St	Block Party for the 700 block of William Street
8/28/2021	22-0545	7900 Division St	DU Fest Food Truck
8/16/2021	22-0547	7900 Division St	DU Fest food truck
8/29/2021	22-0584	7900 Division St	DU Fest food truck
8/16/2021	22-0588	7900 Division St	DU Fest Food Truck
8/17/2021	22-0609	1105 Park Ave	new valley and chimney flashings. Slate repairs Garbage will be hauled away in my van
8/12/2021	22-0618	558 Franklin Ave	We'll be filming some small DIY car repair videos in the driveway of the residential house.
8/9/2021	22-0635	Near 7360 Oak Ave	contractor is completing repair work for a faulted ComEd cable. faulted cable runs thru the South ROW of Oak lane from the easement east of clinton to the alley west of william street. contractor is requesting to complete a excavation in the street over existing conduit to utilize available ducts running East West down Oak. if conduits are clear contractor will excavate and intercept open duct and trench to comed riser pole on both ends of project. if conduits are not clear and available contractor will need to directional bore and place a new conduit between riser locations.
9/21/2021	22-0647	7400 Augusta St, Grounds	banner
10/13/2021	22-0686	629 Ashland Ave	Interior alterations to existing Kitchen. Relocate existing header as indicated in the drawings.
9/15/2021	22-0696	612 Keystone Ave	backyard patio seatwall outdoor kitchen and gas firepit
10/4/2021	22-0720	543 Edgewood Pl	32 ft of interior drain tile; sump pump system (2 pumps); 15 ft of 4" solid PVC underground to Lawn Scape; 128 sq ft of wall liner; single receptacle outlet on dedicated circuit.
9/28/2021	22-0721	1115 Ashland Ave	121 ft of interior drain tile; sump pump system; 1/3 hp sump pump; discharge to Rain Chute; 84 sq ft of wall liner; double receptacle outlet on dedicated circuits.
8/31/2021	22-0731	734 William St	Install 6' vinyl privacy fence
8/24/2021	22-0743	727 William St	Install new ejector pit/pump. Replace laundry tub. Connect basement floor drain to laundry tub & to new ejector pit. Connect ejector pump discharge to kitchen waste stack. Install new 4" PVC pipe from soil stack to where the sewer enters the building.
9/3/2021	22-0769	1040 N Harlem Ave	Tent Installation 30' x 60' high peak frame tent
10/27/2021	22-0773	1105 Park Ave	Installation of a Flood Control System.
9/2/2021	22-0785	7400 Augusta St	Maroon & Gold.Geiseman Gymnasium, North Gym, Indoors
9/14/2021	22-0786	7400 Augusta St	Alumni Social
9/13/2021	22-0804	530 Ashland Ave, 632 Ashland	Block Party
9/28/2021	22-0821	815 Ashland Ave	Replace flagstone sidewalk with brick aver sidewalk in existing footprint. Walk is constructed on a compacted crushed gravel base with polymeric

9/13/2021	22-0827	915 Bonnie Brae Pl	sand swept in in the joints. Walkway is approx. 87 LF by 4'. Front stoop will be repaired and receive a new capstone.
10/29/2021	22-0828	811 Franklin Ave	We are currently working at this site, permit #22-0077. Homeowner has now requested we remove and replace a concrete section of the driveway from the public sidewalk towards the house - 19' long x 9' wide
10/8/2021	22-0829	217 Park Ave	Concrete area for sports
10/6/2021	22-0833	706 Keystone Ave	New concrete walkway in front of house. Remove concrete walkways on both sides of front. Replace with a concrete center entrance. Repair the flagstone on front porch and relay the flagstone wall/barrier in front.
9/17/2021	22-0851	1311 Ashland Ave	brick paver patio and bury a gutter
9/23/2021	22-0870	539 Jackson Ave	COMPLETE TEAR OFF AND REPLACEMENT OF GARAGE FLAT ROOF AND PAINT FLAT ON THE MAIN HOUSE
9/23/2021	22-0876	7970 Lake St	lead service line replacement. LSLR Program. 1 1/2" service with 1" meter.
9/20/2021	22-0905	530 Keystone Ave	River Forest United Methodist Church will be hosting a Family Pride Parade on October 3rd. This will include a mini parade around the block of the church and activities on the lawn of the church following the parade.
9/23/2021	22-0922	214 Gale Ave	Installation of 131' of 6' high stockade cedar fence and 18' of 4' high traditional sq lattice fence.
9/24/2021	22-0926	1040 N Harlem Ave, Augusta Street/Bonnie Brae/Thomas Street	Will be installing 5 outlets, 8 light fixtures, 2 smoke detector/ carbon monoxide detector. Existing service to space.
10/12/2021	22-0929	539 Jackson Ave	We are having a celebration to honor the receiving of a new torah scroll for the congregation. This is a once-in-a-generation event. There will be a ceremony at Temple Har Zion followed by a short parade around the block with the new scroll and ~100 walkers. There will be a medium sized flatbed truck with side railings for musicians accompanying the parade. The event ends back at Temple Har Zion with light refreshments and music in the outdoor tent.
9/27/2021	22-0934	706 Keystone Ave	Sewer repair and clean-out station installation on private property
10/7/2021	22-0960	214 Gale Ave	Filming interior of 706 Keystone Ave, River Forest
10/4/2021	22-0964	1515 Lathrop Ave	T/O Reroof House
10/4/2021	22-0965	501 Ashland Ave	Oktoberfest. Will take place in the school parking lot at LeMoyne between Jackson and Lathrop.
10/6/2021	22-0975	7980 Chicago Ave	The 100th Anniversary Celebration will be held in the school and school gym. 519 Ashland Ave
10/13/2021	22-0991	7800 Augusta St, n/a	replace garage roof
10/12/2021	22-0995	7574 Division St, building service	Remove and replace porch windows.
10/25/2021	22-0997	751 Monroe Ave	Service upgrade and temp generator power for shut down
10/18/2021	22-1024	230 Keystone Ave, River Forest, IL 60305	Apply 4 LF of exterior subsoil membrane to the south foundation wall.
10/28/2021	22-1058	519 Edgewood Pl	Roofing Section
10/27/2021	22-1071	7574 Division St	Re-pipe existing lawn sprinkler connection and install new RPZ
			Hosting its Blazer Boutique, a ladies night out event inside the SMG Athletic Facility. There will be light appetizers and alcohol.



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: September 1, 2021

To: Cathy Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Acting Village Administrator

Subj: Building & Zoning Report – August, 2021

Permit and Real Estate Transfer Activity

Year-to-date revenue for FY 2022 is \$224,319, which is 17.2% of the revenues budgeted for FY 2022. Notable permit(s) issued during this reporting period include:

- 7574 Division Street: Trinity High School building addition

Real Estate Transfers

	August 2021	August 2020	FY 2022 YTD Total	FY 2021 Total
Transfers	22	33	116	276

Residential Property Demolition

	August 2021	FY 2022 YTD Total	FY 2021 Total	FY 2020 Total
Residential Demolitions	0	1	4	5

Address

n/a

Architectural Significance

n/a

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:

- 7574 Division Street – This project was approved June 28, 2021. From the date of approval, the applicant has nine months to obtain a building permit, 15 months to commence construction, and

18 months to complete construction. A building permit has been issued. A project website has been established (www.vrf.us/trinity).

- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has obtained a permit from the MWRD and the Village is prepared to issue a building permit. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).

Pending

- 400 Ashland Avenue – The property owner appeared before the Development Review Board on February 18, 2021 regarding a pending application for a major amendment to an existing planned development to convert a portion of the building from commercial to residential space. A public hearing was opened on August 5 and continued to September 2. A project website has been established (www.vrf.us/400ashland) for more information about the project and application.
- 735 Lathrop Avenue – River Forest Public Library has been working with Staff regarding a pending application for a major amendment to an existing planned development to move HVAC equipment to the ground level on the north side of the building in a masonry enclosure. The applicant held a resident meeting on April 28, 2021, introduced the project to the Village Board of Trustees on May 10, 2021, and appeared before the Development Review Board for a pre-filing conference on June 3, 2021. The applicant submitted an application in late August and a public hearing will be scheduled once it has been determined that the application is complete. A project website has been established (www.vrf.us/rflibrary) for more information about the project and application.

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- 346 Park Avenue: The public hearing for the requested variation was opened on September 10, 2020 and continued to January 14, 2021 at the petitioner's request. The public hearing concluded on January 14, 2021, and the Zoning Board of Appeals adopted Findings of Fact at its February meeting. It is anticipated that this matter will be presented to the Village Board for consideration at a future meeting for a final vote in September, 2021.



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: October 4, 2021

To: Cathy Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Acting Village Administrator
Jeff Loster, Director of Public Works and Development Services

Subj: Building & Zoning Report – September, 2021

Permit and Real Estate Transfer Activity

Year-to-date revenue for FY 2022 is \$270,987, which is 42.7% of the revenues budgeted for FY 2022.

Real Estate Transfers

	September 2021	September 2020	FY 2022 YTD Total	FY 2021 Total
Transfers	31	33	147	276

Residential Property Demolition

	September 2021	FY 2022 YTD Total	FY 2021 Total	FY 2020 Total
Residential Demolitions	1	2	4	5

<u>Address</u>	<u>Architectural Significance</u>
558 Lathrop Ave.	n/a

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:

- 7574 Division Street – This project was approved June 28, 2021. From the date of approval, the applicant has nine months to obtain a building permit, 15 months to commence construction, and

18 months to complete construction. A building permit has been issued and work is in progress. A project website has been established (www.vrf.us/trinity).

- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has obtained a permit from the MWRD and the Village is prepared to issue a building permit. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).

Pending

- 400 Ashland Avenue – The property owner appeared before the Development Review Board on February 18, 2021 regarding a pending application for a major amendment to an existing planned development to convert a portion of the building from commercial to residential space. A public hearing was opened on August 5, continued to September 2, and continued again to October 21. A project website has been established (www.vrf.us/400ashland) for more information about the project and application.
- 735 Lathrop Avenue – River Forest Public Library has been working with Staff regarding a pending application for a major amendment to an existing planned development to move HVAC equipment to the ground level on the north side of the building in a masonry enclosure. The applicant held a resident meeting on April 28, 2021, introduced the project to the Village Board of Trustees on May 10, 2021, and appeared before the Development Review Board for a pre-filing conference on June 3, 2021. The applicant submitted an application in late August, a technical review committee meeting was held in late September, and it is anticipated that this matter will proceed to public hearing on October 21, 2021. A project website has been established (www.vrf.us/rflibrary) for more information about the project and application.

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- 346 Park Avenue: This application has been withdrawn by the petitioner. There will be no further updates on this matter.



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: November 4, 2021

To: Cathy Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Acting Village Administrator
Jeff Loster, Director of Public Works and Development Services

Subj: Building & Zoning Report – October, 2021

Permit and Real Estate Transfer Activity

Year-to-date revenue for FY 2022 is \$325,409, which is 51.3% of the revenues budgeted for FY 2022.

Real Estate Transfers

	October 2021	October 2020	FY 2022 YTD Total	FY 2021 Total
Transfers	13	14	160	276

Residential Property Demolition

	October 2021	FY 2022 YTD Total	FY 2021 Total	FY 2020 Total
Residential Demolitions	1	3	4	5

<u>Address</u>	<u>Architectural Significance</u>
1500 William	n/a

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:

- 7574 Division Street – This project was approved June 28, 2021. From the date of approval, the applicant has nine months to obtain a building permit, 15 months to commence construction, and

18 months to complete construction. A building permit has been issued and work is in progress. A project website has been established (www.vrf.us/trinity).

- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Village Staff have been working with the developer to issue the building permit so that site work and excavation can begin in early November. Project updates will continue to be provided on the Village's website (www.vrf.us/lakeandlathrop).

Pending

- 400 Ashland Avenue – The property owner appeared before the Development Review Board on February 18, 2021 regarding a pending application for a major amendment to an existing planned development to convert a portion of the building from commercial to residential space. A public hearing was opened on August 5, continued to September 2, and continued again to October 21. At its October 21 meeting, the Development Review Board recommended conditional approval of this project. The Development Review Board will return in mid-November to adopt its findings of fact and forward its recommendation to the Village Board of Trustees for consideration at a future Board Meeting. A project website has been established (www.vrf.us/400ashland) for more information about the project and application.
- 735 Lathrop Avenue – River Forest Public Library has been working with Staff regarding a pending application for a major amendment to an existing planned development to move HVAC equipment to the ground level on the north side of the building in a masonry enclosure. The applicant held a resident meeting on April 28, 2021, introduced the project to the Village Board of Trustees on May 10, 2021, and appeared before the Development Review Board for a pre-filing conference on June 3, 2021. The applicant submitted an application in late August, a technical review committee meeting was held in late September, and it is anticipated that this matter will proceed to public hearing on October 21, 2021. At its October 21 meeting, the Development Review Board recommended conditional approval of this project. The Development Review Board will return in mid-November to adopt its findings of fact and forward its recommendation to the Village Board of Trustees for consideration at a future Board Meeting. A project website has been established (www.vrf.us/rflibrary) for more information about the project and application.