



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for November 30, 2017 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 – November 7, 2017
- IV. Discussion regarding 747 William Demolition – Preparation for Public Hearing
- V. Other Business
- VI. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

November 7, 2017

A meeting of the Historic Preservation Commission was held on November 7, 2017 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 Zurowski, Commissioners Franek, Raino-Ogden, Popowits, Prestes and Pritz

Absent: Commissioner Graham-White

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

Tom Bierzychudek, 754 William, shared that the 700 Block of William now has a public Facebook page called the 700 William Prairie Homes. The page has postings about the architectural significance of the home and other information about the homes on the block.

Jan Saeger, 435 William, shared that she joined the Facebook group and encouraged others to join. She shared that she watched the PBS documentary with Geoffrey Baer on the Western Suburbs and that he notes the significance of the 700 Block of William. She stated that he said that perhaps William Drummond is the architect. Ms. Saeger shared that she attended some of the Comprehensive Planning sessions and that another one is going to be coming up. She mentioned that preservation has been discussed.

III. APPROVAL OF MEETING MINUTES – SEPTEMBER 26, 2017, OCTOBER 5, 2017

Commissioner Franek made a correction to the October 5, 2017 minutes, stating that he was agreeing with Commissioner Pritz in regards to the bias in a given report.

Commissioner Prestes corrected a statement on the September 26, 2017 minutes, stating that it was Commissioner Pritz, not himself, that made a statement.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Pritz to approve the meeting minutes for September 26, 2017 and October 5, 2017 as amended.

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

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION FOR 230 KEYSTONE - ADDITION

Tim and Mary Beth Ocasek of 230 Keystone presented their project. The proposed project involved an addition of a master closet and bathroom on the second floor and a laundry room and closet area on the first floor. Mr. Ocasek shared that they worked with the architect to gain as much space as possible without making the exterior unnatural. Mr. Ocasek asked the Commission why the home was significant and if they had comments on the design.

Chairman Zurowski asked why the new proposed roof was a hip roof instead of a gable. Mr. Ocasek said they were trying to make it look natural and not protruding from the front. They felt the hip roof looked the least bulky.

Commissioner Raino-Ogden shared that he felt the gable roof would be more appropriate and explained how he thought it could compliment the rest of the home. He added how the windows and decorative elements could be rearranged to make the design the most appropriate to the look and feel of the home.

The Commission summarized that the proposal was to make the hip roof a gable. Additionally, Commissioner Raino-Ogden suggested double-hung windows instead of the casement windows, with cedar shake accents on the north elevation of the home.

Management Analyst Pape read information from the survey as to why the home is considered significant. Commissioner Franek shared background about the survey and the architecture in the Village. He suggested that the homeowners contact the Historical Society for more information about their home.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Raino-Ogden to approve a Certificate of Appropriateness for the addition at 230 Keystone conditional on the meeting of the suggestions set forward.

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

NAYS: None.

Motion Passes.

V. DISCUSSION REGARDING 747 WILLIAM DEMOLITION – SCHEDULING OF PUBLIC HEARING

The Commission reviewed the Structural report that was submitted by the applicant. Management Analyst Pape noted that the report, and the application as a whole, had been reviewed by the Village and determined to be complete. Commissioner Raino-Ogden inquired if the architect who

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submitted the report was a licensed engineer. Management Analyst Pape stated that by the Village's search with state licenses, he was not. It was explained that this report was what the applicant was voluntarily supplying, and that therefore the application is being considered complete.

Commissioner Popowits noted that the architect that completed the report does have a lot of experience in the area.

In regards to the scheduling of the Public Hearing, Commissioner Franek noted that the Commission has 60 days to complete the hearing. He also stated that the Commission will want to be sensitive to the holidays and snow season to gain public attendance.

Commissioner Pritz stated that he feels it is important to have the meeting sooner rather than later to maximize the time that they have to negotiate conditions with the applicant.

Chairman Zurowski stated that he feels more options exist beyond the negotiation of conditions, such as using the demolition delay to try to find another buyer or alternative.

Commissioner Franek shared that he feels the intent of the ordinance is not to begin negotiations prior to the Public Hearing. He outlined the process of the Public Hearing and following steps. Commissioner Franek stated that the negotiations would take place after the Public Hearing.

Commissioner Pritz restated that he feels it is important to try to take advantage of the time given now so that the Commission can try to be in control of the process and in control of what is built there in the future.

The Commission discussed the pro's and con's to having the Public Hearing at the soonest or latest possible date. Additionally, the Commission discussed the process and its desire to negotiate with the homeowners. Chairman Zurowski determined that two Commissioners were in support of beginning negotiations and exploring that option now, and that the rest of the Commission wanted to continue the Public Hearing process before conceding that the home will be demolished.

The Commission determined that the Public Hearing would be scheduled for December 5, 2017, at 7pm, contingent on being able to secure a larger meeting location for that date.

VI. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Commissioner Popowits shared that he is working with Village staff and some staff from Oak Park to create a video recording out of his presentations. Management Analyst Pape shared that they are working on finishing that presentation.

The Commission discussed an article from the Chicago Tribune talking about the historic tax incentives that are threatened by current proposed tax legislation.

In regards to the map brochure, Management Analyst Pape asked the Commission if they were most comfortable with a proposal for graphic design work. That proposal was identified and the Commission agreed to pursue it as time allows.

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Resident Jan Saeger noted that 914 Ashland is still on the market.

Management Analyst Pape noted that staff is nearing completion of the new website. He said that he would complete the Commission's page and that it could be reorganized and improved by the Commission at a later date.

Commissioner Pritz noted that he attended the Board and Commissions Workshop for the Comprehensive Plan. He asked if the Village's objectives with the plan needed to be coordinated with efforts for the increased advertising of River Forest historic properties.

VII. OTHER BUSINESS

The Commission determined that it would hold a meeting on November 30, 2017, at 7pm at Village Hall to discuss any process or last minute details before the December 5 Public Hearing.

Management Analyst Pape shared that District 90 has informed the Village that they are planning on building an addition at Willard School and that the project will come before the Commission in the future.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Prestes to adjourn the November 7, 2017 meeting of the Historic Preservation Commission at 8:31 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, 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 27, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: October 2017 – 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 October 2017 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 October 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
715 Forest	Historic District	Fence	-	-	10/02/2017
715 Forest	Historic District	Brick Paver Walk	-	-	10/05/2017
222 Gale	Historic District	Exploratory Demolition	-	-	10/04/2017
540 Forest	Historic District	Concrete Walk	-	-	10/05/2017

7979 Lake	Significant Property	Roof	-	-	10/06/2017
547 Franklin	Historic District	Rooftop Solar Panels	-	-	10/06/2017
722 Keystone	Historic District	Fence	-	-	10/06/2017
612 Ashland	Historic District	Deck & Windows	-	-	10/09/2017
7800 Augusta	Significant Property	Outdoor Spa & Grill	-	-	10/09/2017
843 Keystone	Historic District	House & Garage Roofs	-	-	10/09/2017
1003 Forest	Historic District	Stone at Entryway	-	-	10/12/2017
1038 Forest	Historic District	Exploratory Demo-Kitchen & Baths	-	-	10/13/2017
703 Thatcher	Historic District	Fence	-	-	10/13/2017
923 Lathrop	Historic District	Water Service from B-Box to House	-	-	10/13/2017
1415 Ashland	Significant Property	Patio	-	-	10/16/2017
544 Thatcher	Historic District	Patio	-	-	10/23/2017
563 Park	Significant Property	Windows in Rear of Home	-	-	10/25/2017
815 Franklin	Historic District	Roof & Gutters	-	-	10/25/2017
547 Edgewood	Historic District	Roof	-	-	10/26/2017
726 Keystone	Historic District	Chimney	-	-	10/26/2017
751 Forest	Historic District	Electrical Repairs	-	-	10/26/2017
303 Forest	Significant Property	Sewer Repair and Clean-Out	-	-	10/30/2017
715 Forest	Historic District	Fence	-	-	10/02/2017
715 Forest	Historic District	Brick Paver Walk	-	-	10/05/2017
222 Gale	Historic District	Exploratory Demolition	-	-	10/04/2017
540 Forest	Historic District	Concrete Walk	-	-	10/05/2017
7979 Lake	Significant Property	Roof	-	-	10/06/2017
547 Franklin	Historic District	Rooftop Solar Panels	-	-	10/06/2017
722 Keystone	Historic District	Fence	-	-	10/06/2017
612 Ashland	Historic District	Deck & Windows	-	-	10/09/2017
7800 Augusta	Significant Property	Outdoor Spa & Grill	-	-	10/09/2017
843 Keystone	Historic District	House & Garage Roofs	-	-	10/09/2017
1003 Forest	Historic District	Stone at Entryway	-	-	10/12/2017
1038 Forest	Historic District	Exploratory Demo-Kitchen & Baths	-	-	10/13/2017
703 Thatcher	Historic District	Fence	-	-	10/13/2017

923 Lathrop	Historic District	Water Service from B-Box to House	-	-	10/13/2017
1415 Ashland	Significant Property	Patio	-	-	10/16/2017
544 Thatcher	Historic District	Patio	-	-	10/23/2017
563 Park	Significant Property	Windows in Rear of Home	-	-	10/25/2017
815 Franklin	Historic District	Roof & Gutters	-	-	10/25/2017
547 Edgewood	Historic District	Roof	-	-	10/26/2017
726 Keystone	Historic District	Chimney	-	-	10/26/2017
751 Forest	Historic District	Electrical Repairs	-	-	10/26/2017
303 Forest	Significant Property	Sewer Repair and Clean-Out	-	-	10/30/2017



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

MEMORANDUM

Date: November 2, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - October, 2017

The Village issued 119 permits in October, 2017, compared to 140 during the same month in 2016. Permit revenue collected in October, 2017 totaled \$15,323, compared to an updated amount of \$31,302 in September. Fiscal Year total permit revenue has now reached 60% of the \$475,000 projected for FY 17-18.

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 unoccupied townhomes and project site continues. Under the Planned Development Ordinance construction must be completed by April 13, 2018 for the planned development permit to remain valid. A model unit is open and occupancy has now been granted to three of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met. The developer proposed changes to the landscaped “courtyard” area and once the final proposed landscape plan was received it was determined that this amendment could be, and was, approved administratively.
- St. Vincent’s Church (1530 Jackson - Approved March 23, 2016) – Construction on this project is underway. Under the Planned Development Ordinance, construction must be completed by September 23, 2018 for the planned development permit to remain valid. The church is seeking relief from a condition of approval regarding the color of the windows. That matter was heard by the DRB at an October 26, 2017 public hearing since it is considered a major amendment and will be presented to the Village Board of Trustees for a final vote on November 13, 2017.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – As of mid-August CUC was provided a temporary certificate of occupancy for the

dormitory floors one through three with conditions regarding the installation of certain emergency communication equipment and accessibility requirements. CUC and the Village staff continue to work through these issues and expect that they will be resolved by the end of the calendar year. Construction of floors four and five are expected to commence ahead of schedule. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.

- Fenwick Artificial Turf Field (Approved September 26, 2016) - Construction on this project is underway. Fenwick reports that work on this project is expected to conclude in the fall of 2017. Work must be completed by June 26, 2019 for the planned development permit to remain valid. This project is nearly complete and staff anticipates that final inspections will be conducted in November.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer has submitted construction drawings for review and comments have been returned. Under the Planned Development Ordinance, the developer must commence construction by February 17, 2018 for the planned development permit to remain valid.

Pending:

- Concordia University Cell Tower (7400 Augusta) - The University introduced the project to the Village Board on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna. A neighbor meeting was held on March 15, 2017. A pre-filing conference with the Development Review Board was held on April 6, 2017 to consider the University's request for waivers of several application requirements. The University continues to work with the cellular service carrier to fine tune the plans before the application will be presented.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
May	101	113	124	178	128
June	99	104	144	179	153
July	76	112	150	140	194
August	105	84	144	145	123
September	83	111	180	130	152
October	82	120	149	140	119
November	62	55	72	98	
December	39	43	79	55	
January	23	24	66	107	
February	27	22	67	87	
March	47	41	109	120	
April	93	78	97	148	

Two Month Comparison		231	329	270	271
Fiscal Year Total	837	907	1,381	1,527	869

Real Estate Transfers

	October 2017	October 2016	FY 2018 Total	FY 2017 Total
Transfers	19	12	118	256

Residential Property Demolition

	October 2017	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
Residential Demolitions	0	1	7	3