



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMISSION MEETING

Thursday, December 10, 2020 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

Physical attendance at this public meeting is limited to 10 individuals, with Committee members, staff and consultants having priority over members of the public. Written public comments will be shared with the Commission. You may submit your public comments via email in advance of the meeting to: Jon Pape at jpape@vrf.us. You may listen to the meeting by participating in a telephone conference call as follows, dial-in number: 312-626-6799 with meeting ID: 869 8301 7885. If you would like to participate over the phone, please email jpape@vrf.us by 5:00 PM on December 10, 2020.

PLEASE NOTE THAT THE GOAL IS TO CONDUCT THE MEETING VIRTUALLY, SO ONLY COME TO VILLAGE HALL FOR THE MEETING IF YOU DO NOT HAVE THE CAPABILITY OF PARTICIPATING VIRTUALLY.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – June 23, 2020
- IV. Discussion of Additional Ways to Protect Significant Properties
- V. Other Business
- VI. Adjournment

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
July 23, 2020

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

DRAFT



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: December 4, 2020

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: July 2020 through October 2020– 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 July, August, September, and October 2020 Monthly Building reports that are 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 July 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
7820 Iowa	Historic District	Roof	-	-	7/02/2020
1022 Forest	Historic District	Fence	-	-	7/02/2020
555 Forest	Historic District	Asphalt Driveway	-	-	7/06/2020
551 Jackson	Significant Property	Modified Overhead Sewer	-	-	7/06/2020

716 Monroe	Historic District	Windows	-	-	7/06/2020
532 Forest	Historic District	Siding	-	-	7/06/2020
1408 Keystone	Significant Property	Draintile	-	-	7/06/2020
825 Bonnie Brae	Significant Property	Rebuild Front Entry	-	-	7/06/2020
747 William	Significant Property	Basement and Garage Drywall	-	-	7/10/2020
746 William	Significant Property	Fence	-	-	7/10/2020
7218 Quick	Significant Property	Flood Control	-	-	7/13/2020
633 Thatcher	Significant Property	Fence	-	-	7/16/2020
711 Franklin	Historic District	Add on to Brick Paver Patio	-	-	7/17/2020
726 Park	Historic District	Basement Updates & Tuckpointing	-	-	7/17/2020
939 Forest	Historic District	Modified Overhead Sewer	-	-	7/21/2020
726 Keystone	Historic District	Fence	-	-	7/21/2020
731 Bonnie Brae	Historic District	Tuckpoint House	-	-	7/22/2020
705 Franklin	Historic District	Exploratory Demolition	-	-	7/24/2020
243 Clinton	Historic District	Garage Roof	-	-	7/27/2020
530 Forest	Historic District	Partial Basement Renovation	-	-	7/27/2020
830 Franklin	Significant Property	Roof and Gutters	-	-	7/30/2020
520 Forest	Significant Property	Remove Parkway Sidewalk	-	-	7/30/2020

The following permits were issued for significant properties or in the Historic District during the month of August 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
515 Auvergne	Significant Property	Brick and Concrete Driveway and Patio	-	-	8/03/2020
515 Auvergne	Significant Property	New Sewer	-	-	8/03/2020
515 Auvergne	Significant Property	Generator	-	-	8/03/2020
747 Ashland	Historic District	Lawn Irrigation	-	-	8/03/2020
600 Monroe	Historic District	Fence	-	-	8/03/2020
842 Forest	Historic District	Fence	-	-	8/06/2020
706 William	Historic District	Roof	-	-	8/06/2020
1512 Forest	Significant Property	Tuckpointing	-	-	8/07/2020

632 Forest	Historic District	Remodel 2 Baths	-	-	8/13/2020
1515 Bonnie Brae	Significant Property	New Water Service	-	-	8/13/2020
711 Franklin	Historic District	Fence	-	-	8/13/2020
743 William	Significant Property	Fence	-	-	8/14/2020
942 Lathrop	Historic District	Roof	-	-	8/14/2020
514 Ashland	Historic District	Sewer Repair	-	-	8/17/2020
918 Jackson	Significant Property	Drain Tile and Sump Pumps	-	-	8/18/2020
939 Forest	Historic District	Drain Tile	-	-	8/18/2020
723 Keystone	Historic District	Brick Paver Sidewalk	-	-	8/20/2020
7902 Chicago Ave	Historic District	Roof	-	-	8/20/2020
547 Edgewood	Historic District	Roof	-	-	8/25/2020
603 Thatcher	Historic District	Upgrade Water Service	-	-	8/25/2020
746 Monroe	Historic District	Fence	-	-	8/25/2020
810 Clinton	Significant Property	Windows	-	-	8/27/2020
1103 Keystone	Significant Property	Exploratory Demo of Kitchen	-	-	8/27/2020
1038 Forest	Historic District	Fence	-	-	8/28/2020
730 Clinton	Historic District	Fence	-	-	8/28/2020
609 William	Historic District	Garage Floor	-	-	8/28/2020
515 Auverge	Significant Property	Replace Rear Stairs	-	-	8/31/2020
558 Keystone	Significant Property	Asphalt Driveway	-	-	8/31/2020
507 Edgewood	Historic District	Pergola, Bar and Grill Area	-	-	8/31/2020
705 Franklin	Historic District	Interior Renovation	-	-	8/31/2020

The following permits were issued for significant properties or in the Historic District during the month of September 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
544 Keystone	Historic District	Kitchen and Bath Remodel	-	-	9/01/2020
1034 Forest	Historic District	Fence	-	-	9/03/2020
1045 Park	Significant Property	Grind and Tuckpoint	-	-	9/04/2020
615 Keystone	Significant Property	Grind and Tuckpoint	-	-	9/04/2020
626 William St	Historic District	Fence	-	-	9/04/2020
210 Gale	Historic District	Roof	-	-	9/04/2020

723 Bonnie Brae	Historic District	200 AMP Electric Service	-	-	9/10/2020
608 Bonnie Brae	Historic District	New Detached Garage	-	-	9/10/2020
722 Bonnie Brae	Historic District	Windows	-	-	9/10/2020
722 Bonnie Brae	Historic District	Roof	-	-	9/10/2020
746 Forest	Historic District	Windows	-	-	9/11/2020
550 Edgewood	Historic District	Interior Drain Tile	-	-	9/14/2020
601 Keystone	Significant Property	Clean Out with Check Valve	-	-	9/15/2020
630 Monroe	Historic District	200 AMP Electric Service	-	-	9/17/2020
747 Park	Historic District	Fence	-	-	9/18/2020
562 Forest	Historic District	Circuits for Garage Feed and Jacuzzi	-	-	9/21/2020
612 Ashland	Historic District	Garage Roof	-	-	9/21/2020
823 Forest	Historic District	Siding	-	-	9/21/2020
339 Gale	Historic District	Asphalt Driveway	-	-	9/22/2020
727 Ashland	Historic District	Re-pipe Basement to Copper	-	-	9/22/2020
815 Forest	Significant Property	Windows	-	-	9/22/2020
620 Bonnie Brae	Historic District	Concrete Drive and Walk	-	-	9/25/2020
719 Keystone	Historic District	Install Check Valve	-	-	9/25/2020
705 Keystone	Historic District	Generator	-	-	9/28/2020

The following permits were issued for significant properties or in the Historic District during the month of October 2020.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
628 William	Historic District	Irrigation System	-	-	10/02/2020
830 Forest	Historic District	Structural Repairs	-	-	10/02/2020
609 Park	Historic District	Fence	-	-	10/05/2020
943 Forest	Historic District	Patio	-	-	10/06/2020
1011 Forest	Historic District	Fence	-	-	10/06/2020
1022 Forest	Historic District	Replace Concrete North Side of House	-	-	10/07/2020
943 Forest	Historic District	Patio	-	-	10/07/2020
210 Gale	Historic District	Garage	-	-	10/08/2020
625 Ashland	Historic District	Sewer Repair in Parkway	-	-	10/08/2020

1030 Forest	Historic District	Fence	-	-	10/08/2020
611 Edgewood	Historic District	Attic Floor and Roof Framing	-	-	10/12/2020
624 Lathrop	Historic District	Second Floor Remodel Add Bath	-	-	10/13/2020
347 Gale	Historic District	Front Stair Reconstruction	-	-	10/13/2020
630 Thatcher	Significant Property	Gutters	-	-	10/15/2020
842 Forest	Historic District	Windows	-	-	10/16/2020
628 Clinton	Historic District	Interior Drain Tile and Sump System	-	-	10/16/2020
753 Forest	Historic District	200AMP Electric Service	-	-	10/20/2020
615 Forest	Historic District	Roof	-	-	10/20/2020
837 Clinton	Significant Property	Exploratory Kitchen Demo	-	-	10/20/2020
1517 Bonnie Brae	Significant Property	Roof	-	-	10/21/2020
825 Bonnie Brae	Significant Property	Patio	-	-	10/21/2020
811 Franklin	Historic District	Fence	-	-	10/22/2020
627 Jackson	Historic District	Interior Exploratory Demolition	-	-	10/23/2020



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

MEMORANDUM

Date: August 6, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – July, 2020

The Village issued 178 permits in July, 2020, compared to 147 during the same month in 2019. July, 2020 was within 4 of the Restore Illinois Plan as a result of the COVID-19 pandemic. Permit revenue collected in July, 2020 totaled \$33,152, compared to \$34,356 in June, 2020, and \$45,885 in July, 2019. Although permit volume high, job cost and permit revenue are below what has been collected during this time period over the past five years, indicating that there are a large quantity of smaller projects underway. Staff will continue to monitor the impacts of the COVID-19 pandemic on building permit revenue. Fiscal year-to-date permit revenue is 31.1% of the \$608,005 budgeted (which includes building, plumbing, and electrical permit revenue).

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 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. 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. Demolition has been completed 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. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: At its July 16, 2020 meeting, the Development Review Board voted 5-2 in favor of recommending to the Village Board of Trustees that a planned development permit, with conditions, be granted for the application. The DRB will meet on August 20, 2020 to approve

meeting minutes and adopt its findings of fact and recommendation to the Village Board of Trustees. The recommendation will be forwarded to the Village Board at its first meeting in September. 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:

- There were no hearings held in July, 2020.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
May	178	128	205	144	109
June	179	153	135	154	144
July	140	194	131	147	178
August	145	123	170	106	
September	130	152	116	95	
October	140	119	118	130	
November	98	79	90	91	
December	55	71	51	63	
January	107	69	80	63	
February	87	58	67	53	
March	120	93	101	91	
April	148	136	139	85	
Two Month Comparison	319	347	266	301	322
Fiscal Year Total	1,527	1,375	1,403	1,222	431

Real Estate Transfers

	July 2020	July 2019	FY 2021 YTD Total	FY 2020 Total
Transfers	27	29	59	229

Residential Property Demolition

	July 2020	FY 2021 YTD Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
Residential Demolitions	1	3	5	2	4

Property

726 Forest Avenue

Architecturally Significant

n/a



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

MEMORANDUM

Date: September 1, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – August, 2020

The Village issued 148 permits in August, 2020, compared to 106 during the same month in 2019. August, 2020 was within 4 of the Restore Illinois Plan as a result of the COVID-19 pandemic. Permit revenue collected in August, 2020 totaled \$49,711 compared to \$33,152 July, 2020, and \$692,243 in August, 2019 (which included \$625,690 for the permit at Chicago and Harlem; other permit revenue during that period totaled \$23,287). Permit volume continues to be on pace with prior years despite the COVID-19 pandemic. Fiscal year-to-date permit revenue is 39.3% of the \$608,005 budgeted (which includes building, plumbing, and electrical permit revenue). Notable permits/projects include:

- 726 Forest - New single family residence

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 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. 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. Demolition has been completed 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. The developer reports that construction is on track for completion in March, 2021 and that the first residents may begin moving in as early as April, 2021. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Pending:

- 1101-1111 Bonnie Brae Place: At its July 16, 2020 meeting, the Development Review Board voted 5-2 in favor of recommending to the Village Board of Trustees that a planned development permit, with conditions, be granted for the application. The DRB will meet on August 20, 2020 to approve meeting minutes and adopt its findings of fact and recommendation to the Village Board of Trustees. The recommendation will be forwarded to the Village Board on September 14, 2020. 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:

- There were no hearings held in August, 2020.
- A hearing is scheduled on September 10, 2020 for two zoning variation applications.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
May	178	128	205	144	109
June	179	153	135	154	144
July	140	194	131	147	178
August	145	123	170	106	148
September	130	152	116	95	
October	140	119	118	130	
November	98	79	90	91	
December	55	71	51	63	
January	107	69	80	63	
February	87	58	67	53	
March	120	93	101	91	
April	148	136	139	85	
Two Month Comparison	285	317	301	253	326
Fiscal Year Total	1,527	1,375	1,403	1,222	579

Real Estate Transfers

	August 2020	August 2019	FY 2021 YTD Total	FY 2020 Total
Transfers	33	15	92	229

Residential Property Demolition

	August 2020	FY 2021 YTD Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
Residential Demolitions	0	3	5	2	4



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

MEMORANDUM

Date: October 5, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – September, 2020

The Village issued 137 permits in September, 2020, compared to 95 during the same month in 2019. September, 2020 was within 4 of the Restore Illinois Plan as a result of the COVID-19 pandemic. Permit revenue collected in September, 2020 totaled \$31,623 compared to \$49,711 August, 2020. For the last three months, the quantity of permits issued has outpaced 2019, despite the COVID-19 pandemic. Fiscal year-to-date permit revenue is 44.5% of the \$608,005 budgeted (which includes building, plumbing, and electrical permit revenue). Notable permits/projects include:

- 910 William Street - New single family residence

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 17 of the 29 units.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. 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. Demolition has been completed 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. The developer reports that construction is on track for completion in March, 2021 and that the first residents may begin moving in as early as April, 2021. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Zoning Board of Appeals Updates

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

- The public hearing for 7820 Augusta was opened on September 10 and continued to October 15, 2020 at the petitioner's request.
- The public hearing for the requested variation at 346 Park Avenue was opened on September 10, 2020 and continued to January 7, 2021 at the petitioner's request.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
May	178	128	205	144	109
June	179	153	135	154	144
July	140	194	131	147	178
August	145	123	170	106	148
September	130	152	116	95	137
October	140	119	118	130	
November	98	79	90	91	
December	55	71	51	63	
January	107	69	80	63	
February	87	58	67	53	
March	120	93	101	91	
April	148	136	139	85	
Two Month Comparison	275	275	286	201	285
Fiscal Year Total	1,527	1,375	1,403	1,222	716

Real Estate Transfers

	September 2020	September 2019	FY 2021 YTD Total	FY 2020 Total
Transfers	33	21	125	229

Residential Property Demolition

	September 2020	FY 2021 YTD Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
Residential Demolitions	0	3	5	2	4



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

MEMORANDUM

Date: November 10, 2020

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – October, 2020

The Village issued 134 permits in October, 2020, compared to 130 during the same month in 2019. October, 2020 was within 4 of the Restore Illinois Plan as a result of the COVID-19 pandemic. Permit revenue collected in October, 2020 totaled \$29,055 compared to \$31,263 in September, 2020. For the past four months, the quantity of permits issued has outpaced 2019, despite the COVID-19 pandemic. Fiscal year-to-date permit revenue is 49.3% of the \$608,005 budgeted (which includes building, plumbing, and electrical permit revenue).

The Village's Permit Clerk, Carol Foytik, retired on October 30th. While Carol will be missed, we were pleased to welcome the new Permit Clerk, Tracie Liebig, on October 26th.

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 all 29 units. As of the last update, 12 of the units had not been sold and are instead now being rented, which is consistent with the approved Planned Development. This will be the final update for this project.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. 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. Demolition has been completed 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. The developer reports that construction is on track for completion in March, 2021 and that the first residents may begin moving in as early as April, 2021. Regular updates regarding the project are available on the Village's website (www.vrf.us/chicagoandharlem).

Zoning Board of Appeals Updates

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

- 7820 Augusta: After the conclusion of the October 15, 2020 public hearing, the Zoning Board of Appeals voted 3-3 regarding the requested variations. The ZBA will meet on November 12, 2020 to adopt findings of fact after which the matter will be forwarded to the Village Board for consideration.
- 210 Gale: After the conclusion of the October 15, 2020 public hearing, the Zoning Board of Appeals voted 6-0 to recommendation that the variation be granted. The ZBA will meet on November 12, 2020 to adopt findings of fact after which the matter will be forwarded to the Village Board for consideration.
- 1134-1136 Harlem Avenue: A petition was filed in October and a public hearing will be held on November 12, 2020.
- 346 Park Avenue: The public hearing for the requested variation was opened on September 10, 2020 and continued to January 7, 2021 at the petitioner's request.

Land and License Management Software Implementation

On October 12, 2020, the Village Board awarded a contract to Davenport for the purchase and implementation of its LAMA land and license management software. Staff held kick-of calls with the software vendor and the Village's IT consultant, ClientFirst in mid-October. The project is broken into the following eight phases:

- | | | |
|---------------------------|----------------------------|-------------|
| 1. Initiation | 4. Configuration | 7. Training |
| 2. Requirements Gathering | 5. User Acceptance Testing | 8. Go Live |
| 3. Use Case Validation | 6. Final Configuration | |

The Village has completed Phase 1 and is now in Phase 2, which entails gathering and documenting the processes in place for permitting, planning (zoning), code enforcement, and licensing. Village Staff will continue to keep the Board apprised of progress on this project.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
May	178	128	205	144	109
June	179	153	135	154	144
July	140	194	131	147	178
August	145	123	170	106	148
September	130	152	116	95	137
October	140	119	118	130	134
November	98	79	90	91	
December	55	71	51	63	
January	107	69	80	63	
February	87	58	67	53	
March	120	93	101	91	
April	148	136	139	85	
Two Month Comparison	270	271	234	225	271
Fiscal Year Total	1,527	1,375	1,403	1,222	850

Real Estate Transfers

	October 2020	October 2019	FY 2021 YTD Total	FY 2020 Total
Transfers	26	23	151	229

Residential Property Demolition

	October 2020	FY 2021 YTD Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
Residential Demolitions	0	3	5	2	4