



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, June 23, 2022 – 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: mwalsh@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows:

Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 852 6569 0715

Zoom Link: <https://us02web.zoom.us/j/85265690715?pwd=MVgvQVQyOENESlVjd3B2ZGtOOUhvQT09>

If you would like to speak during public comment, please email mwalsh@vrf.us by 4:00 PM on Thursday, June 23, 2022.

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – April 21, 2022
- III. Public Comment
- IV. Application #: Application for Certificate of Appropriateness for the Demolition of the property located at 7620 Madison Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
 - a. Public Hearing
 - b. Discussion and Deliberation
 - c. Decision Regarding Certificate of Appropriateness
- V. Discussion Regarding Promotion of River Forest Architecture and History
- VI. Discussion Regarding Annual Presentation of Preservation Awards
- VII. Discussion of Additional Ways to Protect Significant Properties
- VIII. Other Business
- IX. Adjournment

**VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES**

April 21, 2022

A meeting of the Historic Preservation Commission was held on April 21, 2022 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 7:07 p.m. Assistant Village Administrator Scheiner 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 Krusinski, Schwartz, and Saeger.

Absent: Commissioners Graham-White, Raino-Ogden and Forehand.

Also Present: Village Administrator Brian Murphy, Assistant Village Administrator Lisa Scheiner and Assistant to the Village Administrator Matt Walsh.

II. APPROVAL OF MEETING MINUTES – NOVEMBER 10, 2021

A MOTION was made by Commissioner Schwartz and SECONDED by Commissioner Saeger to approve the meeting minutes for November 10, 2021 as presented.

AYES: Chairman Franek, Commissioners Krusinski, Schwartz and Saeger.

NAYS: None.

Motion Passes.

III. PUBLIC TESTIMONY

No public testimony was heard.

IV. RECOGNITION OF JONATHAN PAPE

Chairman Franek thanked former Commission Liaison Jon Pape for his dedication and hard work for the Commission and wished him luck in his future endeavors. Commissioners Saeger and Schwartz echoed the same sentiments.

**V. UPDATE OF APPROVAL BY THE VILLAGE BOARD OF TRUSTEES OF
ORDINANCE CHANGE REGARDING PRI ZONED PROPERTIES**

Historic Preservation Commission Special Meeting Minutes
April 21, 2022

Chairman Franek informed the Commission that the Village Board approved the Ordinance change to extend the maximum demolition delay from sixth months to twelve months for PRI zoned significant properties. Chairman Franek congratulated the Commission for its efforts on the change.

VI. UPDATE FROM HOLABIRD & ROOT REGARDING FORMER LUTHERAN CHILD AND FAMILY SERVICES BUILDING AT 7620 MADISON STREET

Chairman Franek informed the Committee that Village staff was not able to obtain any additional information regarding the property. Holabird & Root stated that the records were likely lost to an office flood nearly thirty years ago.

Village Administrator Brian Murphy addressed the Commission to state the Village's intent to continue pursuing a certificate of appropriateness for demolition of the property.

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Schwartz to accept the application as complete and to schedule a public hearing.

AYES: Chairman Franek, Commissioners Saeger, Krusinski and Schwartz.

NAYS: None.

Motion Passes.

VII. REMINDER REGARDING FILING OF COOK COUNTY STATEMENT OF ECONOMIC INTEREST

Chairman Franek reminded the Commission of the requirement for appointed members to complete a statement of economic interest with Cook County.

VII. DISCUSSION REGARDING ANNUAL PRESENTATION OF PRESERVATION AWARDS

Chairman Franek stated that May is National Historic Preservation month and it may be a good opportunity to promote the preservation awards. Chairman Franek asked Commissioners to think of ways to increase public engagement. It was pointed out that the application may need to be updated on the website.

VIII. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Commissioner Saeger initiated discussion regarding an update to the historical survey to add additional significant properties. There was agreement to discuss potential significant properties with the architects that performed the survey. Attorney Smith recommended that the Commission consider preparing for a formal budget request for future survey updates.

Historic Preservation Commission Special Meeting Minutes
April 21, 2022

Commissioner Saeger proposed a collaboration with the Park District during an August food truck event at Keystone Park. The Commission was in favor of the concept, and Commissioner Schwartz volunteered to assist.

Commissioner Schwartz inquired about inviting speakers to present at meetings about preservation. Chairman Franek stated he would contact Landmarks Illinois.

X. OTHER BUSINESS

Chairman Franek asked the Commission for a volunteer to serve as Chairman pro tem for the next meeting. No decision was made at the meeting.

IX. ADJOURNMENT

A MOTION was made by Commissioner Schwartz and SECONDED by Commissioner Saeger to adjourn the April 21, 2022 meeting of the Historic Preservation Commission at 8:08 p.m.

AYES: Chairman Franek, Commissioners Krusinski, Schwartz and Saeger.

NAYS: None.

Motion Passes.

Respectfully submitted:

Matt Walsh
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: June 17, 2022

To: Historic Preservation Commission

From: Matt Walsh, Assistant to the Village Administrator

Subj: 7620 Madison Street – Certificate of Appropriateness – Demolition

Application History: On July 23, 2020, the Village presented an application for a Certificate of Appropriateness for the demolition of 7620 Madison Street to the Historic Preservation Commission. At the July 23, 2020 meeting, the Commission determined the application to be 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.”

For nearly two years, staff and Commission members attempted to collect relevant information and were not successful. Holabird & Root stated that the relevant records were likely lost to an office flood. At the April 21, 2022 Historic Preservation Commission meeting, the Commission voted to accept the application as complete and to proceed with the public hearing. The application, first filed in 2020, is included below.

Village Application: 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.

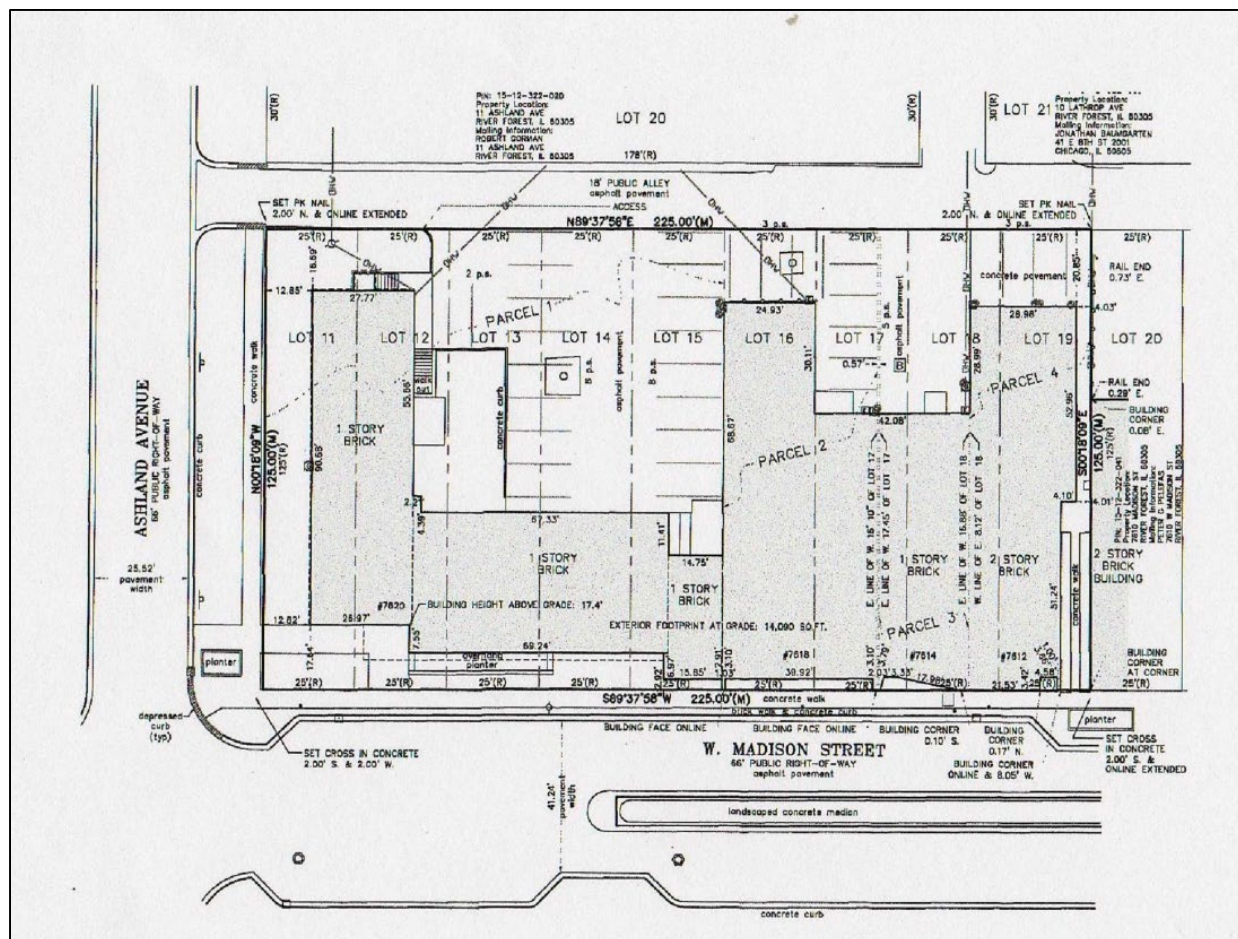
The survey notes the reason for significance as, "Excellent Mid-Century Modern style example with stone screen and extensive art glass, all with excellent integrity." The property was built in 1960 and the architect was Holabird & Root.

- 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.

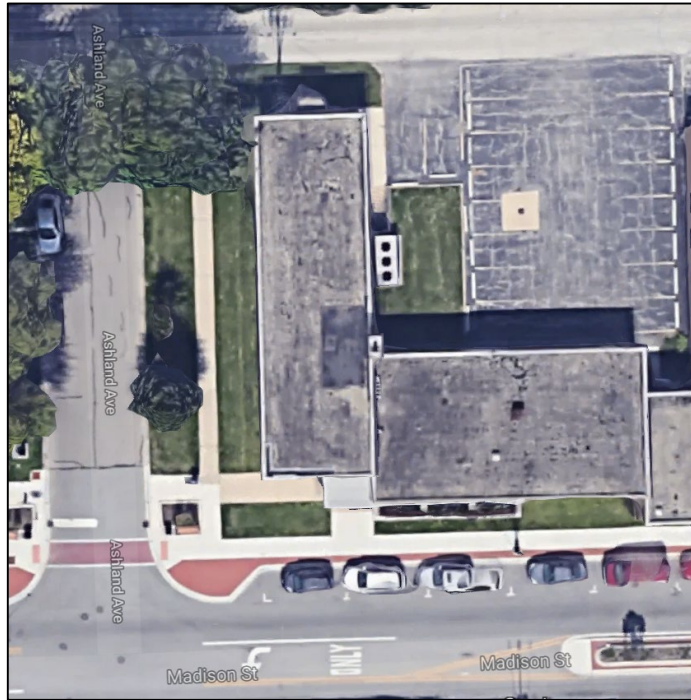
The legal description for the property is as follows:

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



Aerial view



Nearby Properties



South Elevation



Windows (South Elevation)



Window detail (South Elevation)



Front Entrance (South Elevation)



Front entrance detail (South Elevation)



West elevation (from southwest corner)



West elevation (from northwest corner)



North elevation



West Elevation

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.

Demolition Plans: As stated in the original application documents, the Village has received grant funding from the Illinois Department of Commerce and Economic Opportunity for this project. The Village intends to properly secure the demolition site and market the site for redevelopment. The site currently has signs advertising its availability. There are no current plans for redevelopment.