



PUBLIC NOTICE

A special meeting of the Historic Preservation Commission is set for November 7, 2017 at 7:00 p.m. in the 1st Floor Conference 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 – September 26, 2017, October 5, 2017
- IV. Consideration of Certificate of Appropriateness Application for 230 Keystone - Addition
- V. Discussion regarding 747 William Demolition – Scheduling of Public Hearing
- VI. Review of Ongoing Commissioner Assignments
- VII. Other Business
- VIII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

September 26, 2017

A meeting of the Historic Preservation Commission was held on September 26, 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, Graham-White, Raino-Ogden, Popowits, Prestes and Pritz

Absent: None

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

Sue Blaine of 803 Monroe, shared her concerns on the proposed demolition of 747 William. She shared that she felt the block as a whole had great significance, and may have been designed by Harry Robinson. She stated the demolition of one home would impact the entire block. She questioned the property owner's previous comments about the planned new home and how they may not fit into the block. Ms. Blaine requested that the homeowner rehabilitate, rather than demolish the property. She proposed that if the home was demolished, that the new structure maintains or replicates the front façade, utilize the same building materials, incorporates the same setback, and keeps the size the same as other homes on the block.

Mark Witt of 710 William, seconded what was said by Ms. Blaine. He stated that the block has a strong community and has a designation as a historic block by the Village. He noted that no single home is really exceptional but collectively they form a cohesive unit, to lose one would be to lose a tooth in the smile. He continued that the block is unique to the world. He mentioned the commemorative street light the block is working on.

Jan Saeger of 435 William, seconded what was shared by Ms. Blaine. She shared comments from a resident who was not there but who spoke at a previous meeting. She read a statement written by Ann Hess, previously of 747 William. The statement was related to the revision of the Village's historic preservation ordinance. She noted that all of the homes on the 700 Block of William are historically significant. Ms. Saeger mentioned that the new home should be a prairie style. She asked the Commission to vote against the Certificate of Appropriateness.

Bill McNeil of 731 William, shared that he has lived on the block for 20 years. He said that over that time about 50% of those homes have changed. His included, which completed an addition. He noted some of the hardships that the original properties had. He further stated that homebuyers in the area are looking for modern amenities. He said that he is not opposed to change on the block.

Historic Preservation Commission Meeting Minutes
September 26, 2017

and not opposed to the demolition. He stated that he loves his block and neighbors, and hopes that a new home will be built in the same style.

Audrey Riley of 722 William, asked that the Commission vote no for the Certificate of Appropriateness and said the beauty is the entire block. She said that the homes together are an ensemble and it is a privilege to live in them.

Ron Heiman of 714 William, shared that he has lived there since 1979 and that he has done a lot of work on his home over the years. He said that he has put money into it because they believe in good architecture. They put in an addition and a front porch in order to fit with the home and the block. He stated that it would be a shame to lose 747 William. He expects that others who buy homes will invest in them.

Lindsay Rask of 742 William, spoke against the demolition of 747 William. She shared that she felt the block would be interrupted by a large home being built on the site. She hopes that the existing home is preserved.

Andrew Elders of Oak Park, stated he is a student of historic preservation at the School of the Art Institute of Chicago. He said that River Forest is well respected in the preservation community. He fears that the flavor of the Village will be lost with teardowns, similar to Hinsdale. Mr. Elders shared that homes like the one on the 700 Block of William are some of the more affordable and tearing them down could price out younger families. From his review he thinks that the issues at 747 William could be addressed.

John McDonnell of 738 William, echoed the comments of others. He shared that he recently moved to this block and the cohesiveness of it attracted him to it. He would like to see that maintained.

Tony Hiller of 707 William, shared that he moved in two years ago. He shared that this specific block is what brought him to River Forest. He does not want to lose it so that he can share it with his neighbors and children. He asked the Commission to vote against the Certificate of Appropriates.

Nathan Frerichs of 715 William, seconded the comments of others.

Diana Hockhes of 743 William, said that she has lived on the block since May and the sense of the pride of the character of the block is evident. She has observed the passion for history on the block.

Fred Hess Jr. the son of the previous owners of 747 William, shared that he is against the demolition. He said that he is concerned about the property values of homes in the area with this tear down. He shared that the loss of historical value could decrease property values because property buyers are not looking for cookie-cutter homes. From his experience living in the home, he does not think that it needs to be torn down but that it needs work.

Rob Sarvis the owner of 747 William shared that he appreciates the comments from all of the neighbors. He noted that the Commission toured the property and saw the structural issues. He said he would like to tear down the home and work with the Village to find something that will fit the block, not just the Village as he previously stated. He said the structural issues are many, due to the

Historic Preservation Commission Meeting Minutes
September 26, 2017

conversion of porches into four-season rooms. He said the home is not level and would be too difficult to correct. He shared that he has lived in River Forest for 17 years and lives at 826 Monroe, where he completed a renovation that he deems to be tasteful. He wants to do something with 747 William that is in character. He said he has been transparent in the process and bought it as his company, Mayborn Development.

III. APPROVAL OF MEETING MINUTES

No comments were heard in regards to the August 24, 2017 and September 11, 2017 meeting minutes.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Graham-White to approve the minutes of the August 24, 2017 and September 11, 2017 Historic Preservation Commission meetings.

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

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF HISTORIC PROPERTY MODIFICATIONS AND APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Management Analyst Pape noted that the application had been received for 747 William.

V. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Commissioner Franek asked to clarify if the September 11, 2017 minutes were approved. No one was in objection to the approval of the September 11, 2017 meeting minutes.

The Commission proceeded to agenda item VI.

Commissioner Popowits informed the Commission that he has been working with someone to help him get his presentations on YouTube. Commissioner Popowits described some of the troubles that he has had in creating this video and difficulty he has had in uploading it to YouTube. Management Analyst Pape and Commissioner Prestes offered to help to complete this project.

The Commission discussed Tax Freeze information that Commissioner Raino-Ogden brought forward. Commissioner Prestes expressed that he has extensive knowledge and experience with the Tax Freeze and that he is willing to offer assistance with it to anyone interested.

The Commission decided to include information on 747 William in the next Village E-Newsletter.

The Commission determined that Tuesday, November 7, 2017 at 7 PM would be the Public Hearing for the 747 William application.

Historic Preservation Commission Meeting Minutes
September 26, 2017

Commissioner Graham-White stated that when she first started coming to the Commission meetings she thought the properties at risk of demolition were the larger, wide lot properties. She no longer feels this is the case as a result of 747 William. She shared that she thinks further education is needed in the real estate and developer business as to the historic preservation aspects.

Commissioner Graham-White shared that 914 Ashland is contingent. She stated her concern for the Women's Club on Ashland and 720 Keystone which have both been on the market for a lengthy amount of time. In response to a question from Chairman Zurowski, Commissioner Graham-White stated that 344 Keystone is still on the market.

VI. DISCUSSION REGARDING 747 WILLIAM

Management Analyst Pape recapped the September 11, 2017 meeting that involved a walkthrough of 747 William. This was completed for the benefit of the Commission to see the home.

Chairman Zurowski shared that the tour of the structure was helpful. He recognized that it may not have changed opinion but a positive discussion was had.

Commissioner Franek stated that he was out of town during the September 11, 2017 meeting and would still like to see the home. The applicant Rob Sarvis agreed to set up a time with Commissioner Franek.

Management Analyst Pape provided an explanation to the Commission of the Public Hearing process to hear the application of 747 William. Management Analyst Pape asked the Commission to try to come to a consensus on a Public Hearing date. Possible outcomes of the Public Hearing were discussed.

Commissioner Prestes asked if the Certificate of Appropriateness could be issued with conditions. Chairman Zurowski shared that it is not how the ordinance is written and that the demolition delay is intended to serve as a time period to identify alternative options.

In response to the question from Commissioner Prestes, Commissioner Franek further shared that the ordinance does not provide guidance for conditions but that it would best to get input from the Village Attorney. He shared that the process is intended to be open for discussion to find alternatives. Further, Commissioner Franek stressed that he would like to thank all of the public comment given, and noted that comment could be given again at the Public Hearing.

The Commission decided to ask the Village Attorney for further guidance on the possibility of issuing conditions for the approval of the Certificate of Appropriateness.

Chairman Zurowski thanked the homeowner for coming and asked if he has considered any options other than demolition prior to making the determination to demolish it.

Mr. Sarvis shared that if it was possible to do renovations to the property he would like to do that. He cited the slanting floors in the home, the foundation, and the narrow driveway as issues that he felt were not able to be remedied without the demolition. He said based on his analysis as a developer he does not think that the renovation is a viable option. Mr. Sarvis further shared that he

Historic Preservation Commission Meeting Minutes
September 26, 2017

loves River Forest, has been a long time resident, and raised a family here. He stated he would like to keep the character of the neighborhood intact.

Commissioner Graham-White asked Mr. Sarvis to confirm that he did not have his architect look at the property and the structure prior to the purchase of it. Mr. Sarvis confirmed that. Commissioner Graham-White continued that she felt a professional developer would have evaluated those things prior to the purchase, given its historical significance. Mr. Sarvis stated he went through the property but his architect did not. He knew that a number of issues existed, but felt it was reflected in the price that he bought it at.

Commissioner Pritz stated that at the September 11 meeting, the architect noted that the state of the house was impacted by the narrow driveway, and the front porch that is not on the foundation and instead is resting on jacks. Commissioner Pritz asked if the architect believed that this portion needed to be demolished to be remedied. Mr. Sarvis answered that he is not saying it is not possible to repair the foundation in place, but it would be difficult and costly. He stated that the rear porch would be worse because of the nature of having a second story on top of it. The discussion continued to evaluate the condition of the basement, the windows, and roof, that were identified as needing to be replaced to complete a renovation.

Commissioner Graham-White asked if the applicant had cost estimates for the renovation. Mr. Sarvis responded that he does not have exact numbers but that it would cost hundreds of thousands of dollars.

A resident in the audience welcomed the Commission and applicant to see his and other homes on the block to see examples of the slanted floors and other aspects that they see as charms to the homes. Another resident shared that a neighbor on the block had the basement dug deeper and a new foundation poured in, with a back addition in a way that saved the home. It was determined that the house in reference was 726 William. Other residents shared their experiences renovating the homes in ways to preserve the existing character of the homes, regardless of economic implications.

In response to a question from Commissioner Pritz, the applicant stated the home was on the market for approximately four months and he purchased the property for \$415,000.

Another speaker from the audience shared that the original porch would have been built to slope away from the house to be able to shed water away from the house.

Mr. Sarvis engaged in a discussion with members of the audience as to the consideration of the renovation. The discussion focused on what the difference in impact would be between an addition and a renovation and the complete demolition of the home would have on the block. A resident asked the applicant to further go through the process of considering all the parts of the steps and cost involved in the renovation as well as the rebuild to have a more in depth comparison.

Commissioner Prestes thanked the applicant for coming to the meeting. He asked the applicant why he chose this home on this 700 Block of William to purchase a property that he thought he would consider tearing down, given the opposition that he knew he would face. Mr. Sarvis responded that he lives a block away and has for almost 17 years. Mr. Sarvis says he did not realize how significant

Historic Preservation Commission Meeting Minutes
September 26, 2017

the block is claiming it is. He stated he appreciates the architecture, but did not know how it was perceived.

In a response to a question from Commissioner Graham-White, Mr. Sarvis said he has bought property in River Forest prior and was aware of the significant property list. Mr. Sarvis confirmed that he was aware of the historic preservation ordinance.

Chairman Zurowski thanked everyone for coming and sharing comments. He noted that he hopes this process brings forward further discussion and positive feedback.

The Commission returned to agenda item V.

VII. APPROVAL OF SUBMISSION FOR JEANETTE FIELDS MURAL

Management Analyst Pape informed the Commission that he is requesting the approval of a request to Staff to purchase the mural as presented.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Raino-Ogden to approve the content of the request and mural as presented.

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

NAYS: None.

Motion Passes.

VIII. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP

Management Analyst Pape informed the Commission that the draft of the map content had been completed and shared with the Commission. Management Analyst Pape shared with the Commission proposals that had been received for the graphic design work to complete the map brochure.

The Commission reviewed the three submissions for graphic design work and discussed the pros and cons of each proposal. The varying levels of design capabilities and price were discussed as factors. The Commission decided to look further into the proposals and gather more information for the decision.

IX. OTHER BUSINESS

Commissioner Raino-Ogden shared materials that he had used to do further research on the 700 Block of William.

Management Analyst Pape confirmed that November 7, 2017 will be the next meeting of the Commission. A discussion was had recapping the format of the Public Hearing.

Historic Preservation Commission Meeting Minutes
September 26, 2017

Commissioner Pritz stated that he felt the conversation related to 747 William was determining a threshold at which a historic home is beyond repair. He expressed his concern of setting a precedent and asked if the Commission wanted to give this more thought.

Commissioner Franek disagreed with the idea of the precedent because of the uniqueness of each property and this particular one on the 700 Block of William.

The Commission had a discussion on the basis of making a subjective decision on the application and the process of dealing with applications on a case-by-case basis.

X. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the September 26, 2017 meeting of the Historic Preservation Commission at 9:20 p.m.

AYES: Chairman Zurowski, Commissioners Franek, Graham-White, 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 HISTORIC PRESERVATION COMMISSION MEETING MINUTES

October 5, 2017

A meeting of the Historic Preservation Commission was held on October 5, 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 7:02 p.m. Upon roll call, the following persons were:

Present: Commissioners Franek, Graham-White, Raino-Ogden, Popowits, Prestes and Pritz

Absent: Chairman Zurowski

Also Present: Management Analyst Jon Pape

Due to the absence of Chairman Zurowski, Management Analyst Pape asked to hear a motion to nominate a Chair Pro Tem in order to continue the meeting.

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Popowits to appoint Commissioner Franek as Chair Pro Tem for the October 5, 2017 Historic Preservation Commission meeting.

AYES: Commissioners Franek, Graham-White, Raino-Ogden, Popowits, Prestes and Pritz

NAYS: None.

Motion Passes.

II. PUBLIC TESTIMONY

Prior to the public testimony, Management Analyst Pape detailed the purpose of the night's meeting. After the September 26, 2017 meeting, the Commission expressed an interest in requesting additional information from the applicant at 747 William. Further, the Village Attorney disagreed with Staff's previous opinion that the application for 747 William was complete. He detailed that this special meeting was to serve the purpose of determining what other information the Commission was to request from the applicant at 747 William.

Management Analyst Pape further shared that a site plan and elevation drawings for the existing structure at 747 William had already been requested. Tonight's meeting was to decide if anything beyond that was requested.

Sue Blaine of 803 Monroe, shared history related to the 700 Block of William. She noted that the collection of homes on the block is what makes it significant. Ms. Blaine outlined possible outcomes for 747 William, including detailing other renovations that the applicant has completed in River

Historic Preservation Commission Meeting Minutes
October 5, 2017

Forest. Further, Ms. Blaine detailed a story of a successful renovation of a historic home after a fire. Ms. Blaine stated her requests for the renovation or rebuild of a home at 747 William.

Bill McDonald of 803 Bonnie Brae, spoke in opposition of the application for 747 William. Mr. McDonald stated that he feels that although the house that the applicant completed on Ashland was tasteful, that it does not have any relevance to the project on the 700 Block of William.

Gregg Kuenster of 516 Park, spoke in regard to 516 Park. He shared that the property at 516 Park had a fire and that he is trying to preserve the homes style. He stated that the Village is trying to make him convert it to a single family home and that he is looking for the Commission's support in keeping it the way that it looked before. He shared with the Commission a copy of the preliminary plans for the renovation. Management Analyst Pape clarified that the structure at 516 Park is not a significant property. The Commission welcomed him to come to the next meeting for further discussion and feedback.

Pat Heiman of 714 William, shared that she has lived there since 1979. She stated that she attended the last meeting and heard her neighbors share their thoughts on their homes. Ms. Heiman shared a statement that she had prepared for a petition in opposition of the application for 747 William, requesting a renovation and or addition instead. She said that through her canvassing she had conversations with many neighbors and recapped their comments that focused on their love for the block. She provided the Commission with the petition.

Mark Witt of 710 William, stated that the Village President and Board of Trustees passed a resolution noting the significance of the block in July of 2016. He offered to provide it to the Commission.

Michael Ruehle of 343 Ashland, stated that after the last meeting he went to the 700 Block of William to observe the block and 747 William. He stated that he took some photographs and did some assessments based on his experience in renovating homes like this. He shared that he felt that 747 William was one of the least impressive homes on the block and that it does not stand out. However, he shared that he felt it is coherent with the block and it belongs. Mr. Ruehle noted that he thinks the driveway and roof issues can be remedied.

Cindy Ruben of 715 William, shared that she seconded the comments made and signed the petition. She said that it is a special block and that she feels it is important that this house be maintained to maintain the significance of the block.

Mark Zinni stated that he used to be a resident of William Street and that he recently toured the 747 William home. He stated that he is an architect and has been practicing for thirty five to forty years during which he estimated he worked on ten or so homes on the 700 Block of William. He said that the block is a unique street, however if one were to remove 747 William, one would be taking a tooth out of the smile of the street. He shared that he thinks tasteful renovations and additions have been done on the block and in his mind he thinks it would be better for a developer to renovate the home.

Rob Sarvis the homeowner of 747 William, clarified that the home he renovated on Ashland was a ranch, not a bungalow as a residents stated previously. He stated he does think that it looks like a

bungalow now and that he tried to fit it into River Forest architecture. He said that he recognizes that many options exist for the future of 747 William but he feels a demolition may be needed to accomplish the goal of providing modern amenities. He cited taller ceilings as well as the tree in the front yard that complicates the moving of the driveway as needs for the demolition.

III. CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION FOR 747 WILLIAM - DEMOLITION

Management Analyst Pape provided answers as to the previous questions from the Commission regarding conditions. He stated that the Ordinance does not specifically outline a process for conditions and provides no authority for the Commission to issue binding conditions. However, he shared that the Village Attorney opined that the Commission could issue conditions in exchange for issuing a shorter demolition delay.

Management Analyst Pape clarified the question in front of the Commission and the options that they had as a result of the application based on the ordinance and the information provided by the Village Attorney relating to conditions. The Commission reviewed these options. The Commission discussed condition situations and the legality of the process. The Commission question if the conditions could be binding and enforceable, whether they could be completed in writing and what the penalty would be for breaking the agreement.

Commissioner Raino-Ogden stated that the new home will be subject to the current zoning regulations which helps the size of the home but would not protect the setback for the structure.

Chair Pro Tem Franek shared with the public present the importance of them providing public comment at future meetings and throughout the process of hearing the application.

A discussion was had in regard to the setback and lot coverage requirements.

Michael Ruehle of 343 Ashland, asked a question in regards to the ordinance. In response to the question, the Commission clarified the difference between a local landmark and a significant property, of which 747 William is a significant property and not a local landmark.

Laurie Blazek of 730 William asked what was needed to constitute landmark status in River Forest. She asked if the block could apply for landmark status. In response to the question, Chairman Franek noted that a local landmark status is a voluntary designation by the homeowner. Management Analyst Pape stated that he would ask the Village Attorney to clarify if it was possible to landmark the entire block as a whole.

Resident Ron Heiman asked Commissioner Raino-Ogden to share a letter that had been received by the Commission by the National Registrar. The note included a statement in opposition of the demolition and information about the properties eligibility for tax credit.

Markie Reitz of 1032 Lathrop stated that Mr. Sarvis stated that people are not interested in eight foot ceiling but that people are living in homes with them on the block.

A resident reminded the Commission about a book and other materials that have been written about the significance of the block.

Historic Preservation Commission Meeting Minutes
October 5, 2017

Commissioner Pritz asked about the process to negotiate conditions if the Commission were to pursue that route. It was determined that the Village Attorney would be asked what the best way would be to efficiently pursue the negotiations of the conditions.

**IV. APPROVAL OF INFORMATION TO REQUEST FROM THE APPLICANT FOR
747 WILLIAM - DEMOLITION**

Chair Pro Tem Franek asked for the Commissioners requests from the applicant.

Commissioner Raino-Ogden asked for a structural engineer's structural report of 747 William. Management Analyst Pape informed the Commission that the Village Attorney had previously opined that this request was not within the realm information that could be requested under the ordinance. The Commission determined that the information could be requested and that the applicant could voluntarily comply with the request. In the event that the applicant did not want to supply them as part of the completed application, the Village Attorney's opinion would be sought as an appeal.

Commissioner Graham-White inquired as to an analysis of the financial problems that need to be corrected at the property. She noted how many other homes have similar issues to this property and how many people buy and live in River Forest because they love old homes. She asked Mr. Sarvis what he means by saying that he is willing to work with the Commission.

Mr. Sarvis stated that he is willing to work with the Commission. He said he does not have architectural drawings as to what a new property would look like. He shared that he is trying to work through this process with the neighborhood and see where the project is headed.

In response to a question from Commissioner Graham-White, Mr. Sarvis said that he is willing to accept insight from the Commission on a future home. In response to a question from Commissioner Pritz, Mr. Sarvis said he is willing to pursue conditions with the Commission. Mr. Sarvis further stated his issues with the property and stated that he appreciated others who have shared that they enjoy what he perceives to be problems such as the slanting floor. He said that he does not see the value to it but he wants to create something within the character of the neighborhood.

Commissioner Raino-Ogden stated that all of the homes were built at the same time and that although some of them have been altered, they all maintain their original characteristics. Mr. Sarvis disagreed and said that some of them are unrecognizable. Commissioner Raino-Ogden stated he wants to keep some pieces intact, such as the setback. Mr. Sarvis stated that he did not think the Village would allow him to move the setback but that he would not change the setback if he built a new home.

Chair Pro Tem Franek stated that the Commission is interested in keeping the streetscape intact and that the Commission would at some point be interested in seeing the drawings and concepts for the new home.

Historic Preservation Commission Meeting Minutes
October 5, 2017

Commissioner Pritz noted that anything collected from the applicant is going to have some bias in the report. He suggested that perhaps the Commission complete some evaluations as well. Chair Pro Tem Franek noted that reports from the Commission would also have bias in their advocacy as well.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Pritz to request that a licensed engineer perform a structural report on 747 William.

AYES: Commissioners Franek, Graham-White, Raino-Ogden, Popowits, Prestes and Pritz

NAYS: None.

Motion Passes.

Management Analyst Pape confirmed that elevation drawings and the site plan of the existing property will be supplied.

V. DISCUSSION AND POSSIBLE CANCELATION OF NOVEMBER 7, 2017 PUBLIC HEARING

Management Analyst Pape stated that since at the last meeting a Public hearing was informally scheduled for November 7, 2017, that the Public Hearing is now noted as being cancelled and being postponed until the completed application is received.

VI. OTHER BUSINESS

The Commission determined that they would hold November 7, 2017 as a meeting date to be the next regular meeting of the Historic Preservation Commission.

Commissioner Graham-White requested that in the event the 500 foot buffer for public notices does not include the entire 700 Block of William, that the entire block receive the notice in the mail. The applicant agreed to do so.

The Commission confirmed that previously the applicant was asked if he would participate in negotiations of conditions and that the applicant replied that they would negotiate conditions.

VII. ADJOURNMENT

A MOTION was made by Commissioner Prests and SECONDED by Commissioner Raino-Ogden to adjourn the October 5, 2017 meeting of the Historic Preservation Commission at 8:27 p.m.

AYES: Commissioners Franek, Graham-White, Raino-Ogden, Popowits, Prestes and Pritz

NAYS: None.

Motion Passes.

Historic Preservation Commission Meeting Minutes
October 5, 2017

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, Chairman
Historic Preservation Commission

Date

DRAFT



VILLAGE OF RIVER FOREST
APPLICATION FOR BUILDING PERMIT

400 Park Avenue, IL 60305

Phone: 708-366-8500

Fax: 708-366-3702

Email: building@vrf.us

Historically Significant

Project Address: 230 KEYSSTONE AVE

Yes ☒ No ☐

PIN: 15-12-306-00-0000

Owner: TIM & MARY BETH OLASEK

Phone: [REDACTED]

Email: [REDACTED]

Name (add address if different from project address)

Description of Work: 2-STORY ADDITION

Gross Cost of Project \$ 25,000.00 Less Plumbing: \$ _____ Less Electric: \$ _____ Net: \$ _____

Type of Project: (Please check all that apply)

- ☒ Addition ** (2%) ☐ Alteration/Remodeling (2%) ☐ Commercial (2.35%) ☐ Construction-New** (2%)
☐ Drain Tile* (\$115) ☐ Driveway** (\$100) ☐ Driveway w/ Apron** (\$100 + \$150 deposit) ☐ Exterior Remodel/Garage** (2%)
☐ Generator* (\$115) ☐ HVAC* (\$100) ☐ Paving or Concrete Work** (\$100) ☐ Roof/Siding/Gutter (\$100 each)
☐ Windows (\$100) pictures of existing required for significant properties ☐ Other: _____

*Electrical permit may be required **Grading permit may be required

Documents Submitted: ☒ Plat of Survey ☒ Drawings (3 sets) ☐ Digital Plans ☐ Job proposal/contract
☐ Engineering calculations ☐ Fees, Bonds, Deposits ☐ Plumbing Permit ☐ Electrical Permit ☐ Demolition Permit
☐ Grading Permit ☐ Dumpster Permit (On-Street) \$350 Fee/30 Days ☐ Dumpster Permit (On-Property) \$50 Fee/30 Days

Contractor Type	License	Bond	Name	Mailing Address	Phone or Email
General	None	None			
Architect	None	None	GHEL-BENEFITMAN ARCH.	24 VATHROP AVE P.F.	708-366-1700
Carpenter					
Concrete					
DEMOLITION*					
Drywall/Plaster					
ELECTRICIAN*					
Elevator					
Fireplace/Chimney					
Glazing					
HVAC/MECHANICAL					
Landscaping					
Mason					
Asphalt/Brick					
PLUMBER*					
Roofer					
Scavenger/Waste*					
SEWER & DRAIN*					
Sheet Metal					
Siding/Gutter					
Windows					

*SEPARATE PERMITS REQUIRED

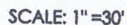
By signing this document you acknowledge and agree that all information provided is true and accurate on your behalf. You further acknowledge and agree to terms, policies and conditions listed in the conditions and notices found on the back of this sheet and in the River Forest Village Code.

SIGNED: [Signature] DATE: 10/31/17 SIGNED: _____ DATE: _____

MUST BE SIGNED BY THE PROPERTY OWNER

General Contractor

Village Use Only: Date Application Received: 10/31/17 Preliminary Inspection Date: _____
Building Permit Fee: _____ Approved by: _____ Date: _____
Deposit: 200.00 Form of Payment: CK Payment Date: 10/31/17
Balance: _____ Form of Payment: _____ Payment Date: _____ Permit# _____



LOT 2 IN BLOCK 3 IN GALE AND BLOCKI'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SOUTH LINE OF LINDEN STREET

KEYSTONE AVENUE

LEGEND

FRS = FOUND RAILROAD SPIKE
 FRP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FIB = FOUND IRON BAR
 FPK = FOUND PK NAIL
 FCB = FOUND COT CROSS
 FN = FOUND COT NOTCH
 FSI = SET IRON PIPE
 SOC = SET COT CROSS
 SPK = SET PK NAIL
 MEAS = MEASURED INFORMATION
 CALC = CALCULATED INFORMATION
 T1 = TOP OF FOUNDATION
 FFG = FINISHED FLOOR GRADE
 PL = FLOW LINE
 INV = INVERT
 CONC = CONCRETE
 BIT = BITUMINOUS
 UE = UTILITY EASEMENT
 PUB = PUBLIC UTILITY EASEMENT
 PUDGE = PUBLIC UTILITY
 DRAINAGE EASEMENT
 FC = FENCE CORNER
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 O = IRON PIPE
 + COT CROSS
 X CHAIN-LINK FENCE
 W WOOD FENCE
 I IRON FENCE

GENERAL NOTES:

- 1) CALL: J.L.U.I.E. @ #1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION (CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY @ #312-744-7000)
- 2) NO UNDERGROUND UTILITIES SHOWN HEREON.
- 3) REFER TO LOCAL ZONING ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
- 5) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
- 6) NO CURRENT TITLE POLICY AVAILABLE AT TIME OF SURVEY.
- 7) LEG. DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
- 8) DO NOT SCALE DIMENSIONS FROM THIS PLAT.

(COMMON ADDRESS: #230 KEYSTONE AVE., RIVER FOREST, ILLINOIS.)

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF
68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

JOHN COEN TOLINE, P.L.S. # 35-3078
MY COMMISSION EXPIRES NOVEMBER 30, 2012
PROFESSIONAL LAND SERVICES, L.L.C.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

COMMON ADDRESS: #230 KEYSTONE AVENUE

RIVER FOREST, IL

ORDER NO: R12-275.15

SCALE: 1" = 30'

FIELD DATE: 06/29/2012

BOOK: 0 PAGE: 00

PREPARED FOR:

TIMOTHY R. OCASEK
PHONE: (708) 557.5577

PROFESSIONAL LAND SERVICES, L.L.C.

LAND SURVEYING AND MAPPING

7518 W. MADISON AVE., STE. A - FOREST PARK, IL 60130
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolandsurv@sbcglobal.net

RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL

O C A S E K
RESIDENCE
RIVER FOREST ILLINOIS

INDEX TO DRAWINGS

- AT-1 TITLE SHEET
A-2 NEW SITE PLAN, AREA CALCULATIONS
A-3 EXST'G/DEMOLITION FLOOR PLANS AND EXTERIOR ELEVATIONS AND NOTES
A-4 FOUNDATION PLAN, FIRST AND SECOND FLOOR PLANS, DOOR SCHEDULE, NOTES AND PLUMBING DIAGRAMS
A-5 EXTERIOR ELEVATIONS AND FRAMING PLANS
A-6 INTERIOR ELEVATIONS
A-6 TYPICAL BUILDING SECTIONS AND DETAILS
E-1 CRAWL SPACE, FIRST AND SECOND FLOOR ELECTRICAL/REFLECTED CEILING PLAN, ELECTRICAL SYMBOLS AND NOTES

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN COMPLETED UNDER MY
DIRECT SUPERVISION AND THAT THEY COMPLY WITH ALL CURRENT APPLICABLE
REGULATIONS AND BUILDING CODES IN THE VILLAGE OF RIVER FOREST.

JON OLOF BERGSTROM, ALA ILLINOIS LICENSE NO. 001-011688
PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION NUMBER 184.00541

BUILDING CODES

COMPLY WITH ALL LOCAL CODES INCLUDING , BUT NOT LIMITED TO THE FOLLOWING
VILLAGE OF RIVER FOREST BUILDING CODES AND STANDARDS, VOLUME 2.

- 2003 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE (NEC) W/ AMENDMENTS
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (BY STATE MANDATE)
- 2003 INTERNATIONAL FUEL GAS CODE (IFGC) W/ AMENDMENTS
- 2003 INTERNATIONAL MECHANICAL CODE (IMC) W/ AMENDMENTS
- 2003 INTERNATIONAL FIRE CODE (IFC) W/ AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE (CURRENT ADDITION)

MECHANICAL NOTE

THE MECHANICAL SYSTEM ARE TO BE DESIGN BUILD BY THE GENERAL CONTRACTORS
MECHANICAL SUB-CONTRACTOR AND ALL BEDROOMS SHALL HAVE A COLD AIR RETURN (TYP

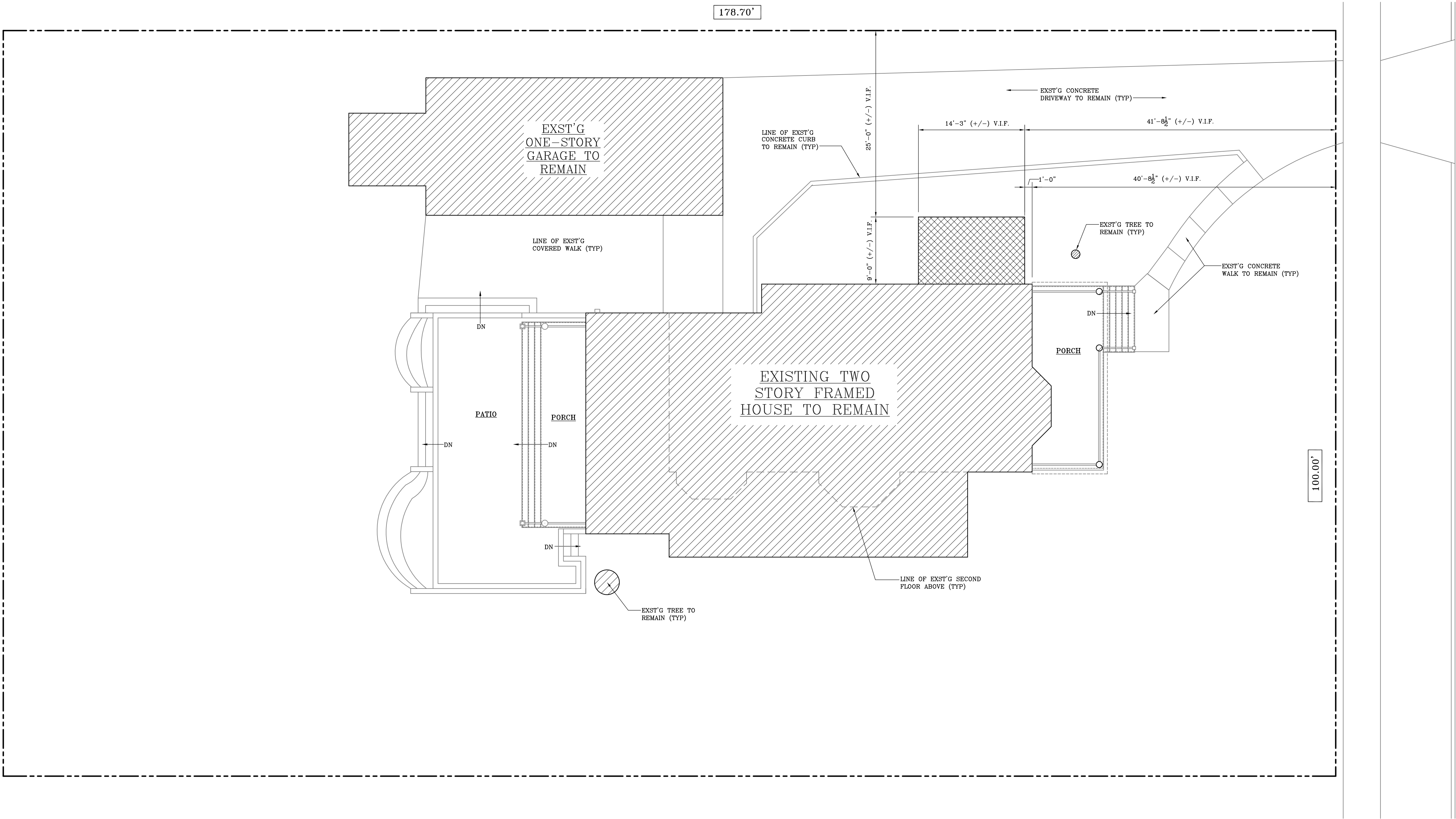
THE MECHANICAL SYSTEM SHALL BE CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE GROUND ON A DESIGN HEATING DAY (IMC 309.1) AND THE MINIMUM WINTER DESIGN TEMPERATURE IS -2 DEGREES (VORF AMENDMENT TO IRC TABLE R301.2(1))

SHER - BERGSTROM
ARCHITECTS, INC.

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RIVER FOREST, ILLINOIS 60305
(708) 366 - 1700

JOB NO.

230 KEYSTONE AVENUE
RIVER FOREST ILLINOIS



EXISTING/NEW SITE PLAN
SCALE: 1/8"=1'-0"

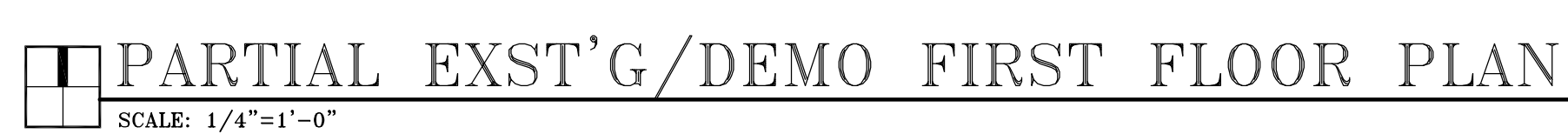
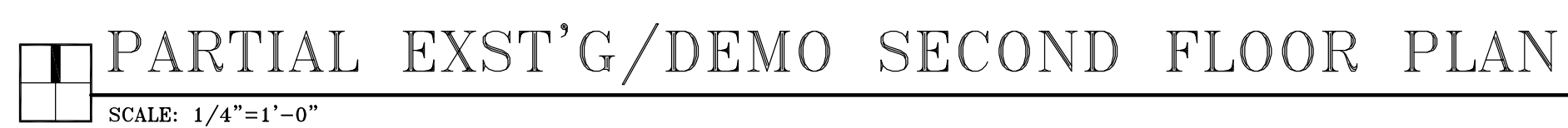
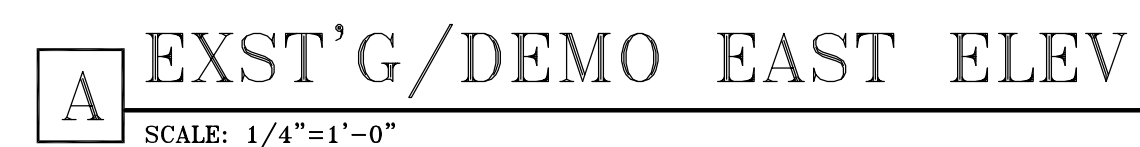
LOT COVERAGE AREA CALCULATIONS		
SITE AREA (100.00' X 178.70')		
ALLOWABLE SITE COVERAGE (30%)		= 17,870.0 S.F.
		= 5,361.0 S.F.
EXIST'G SITE COVERAGE:		
EXIST'G HOUSE		= 1,988.0 S.F.
EXIST'G FRONT COVERED PORCH		= 211.0 S.F.
EXIST'G REAR COVERED PORCH		= 164.0 S.F.
EXIST'G COVERED WALK		= 105.0 S.F.
EXIST'G GARAGE		= 836.0 S.F.
TOTAL		3,304.0 S.F.
NEW SITE COVERAGE:		
EXIST'G HOUSE, FRONT AND REAR PORCH, COVERED WALK AND GARAGE		= 3,304.0 S.F.
NEW TWO-STORY FRAMED ADDITION		= 127.0 S.F.
TOTAL		5,361.0 S.F. > 3,431.0 S.F.

PROPOSED FLOOR AREA RATIO		
SITE AREA		
ALLOWABLE F.A.R. (SITE AREA x .40)		= 17,870.0 S.F.
		= 7,148.0 S.F.
EXIST'G FIRST FLOOR AREA		
EXIST'G SECOND FLOOR AREA		= 1,988.0 S.F.
EXIST'G GARAGE (AREA OVER 400 SF)		= 1,271.5 S.F.
EXIST'G GARAGE (AREA OVER 400 SF)		= 536.0 S.F.
NEW FIRST FLOOR FRAMED ADDITION		= 127.0 S.F.
NEW SECOND FLOOR FRAMED ADDITION		= 127.0 S.F.
TOTAL		7,148.0 S.F. < 4,049.5 S.F.

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230 KEYSTONE AVENUE
RIVER FOREST ILLINOIS

NEW SITE PLAN AND AREA CALCULATIONS		
DATE	ISSUE	SHEET
10/28/17	OTHER REVIEW	A-2
10/24/17	PERMITS/CONSTRUCTION	
		OF



DEMOLITION KEYNOTES:	
1.	REMOVE EXISTING WINDOW AND WINDOW FRAME AND DISCARD
2.	REMOVE EXISTING WALL AND DISCARD
3.	REMOVE EXISTING WINDOW WELL, WINDOW AND FRAME AND DISCARD
4.	REMOVE EXISTING ROOF STRUCTURE AND DISCARD
5.	REMOVE EXISTING SIDING, TRIM AND SHEATHING DOWN TO STUD AND DISCARD
6.	REMOVE EXISTING ROOFING DOWN TO SHEATHING AND DISCARD
7.	REMOVE EXISTING EXISTING OVERHANG AS REQ FOR NEW CONSTRUCTION CLEARANCES AND DISCARD
8.	REMOVE EXISTING FACIA BOARD AND TRIM AND DISCARD
9.	REMOVE EXISTING PLASTER/DRYWALL AND DISCARD
10.	REMOVE EXISTING DOOR AND DISCARD
11.	REMOVE EXISTING FLOORING DOWN TO SHEATHING AND DISCARD
12.	REMOVE EXISTING FOUNDATION WALL TOP 8" FOR NEW SLAB CLEARANCE (V.I.F.)

WATER FIXTURE
SUPPLY UNIT COUNT

EXST'G BASEMENT BATH	W.S.F.U.
WASHER (REMOVED)	0
LAUNDRY SINK (REMOVED)	0
EXST'G FIRST FLOOR	W.S.F.U.
WATER CLOSET	3
LAVATORY	1
SHOWER	2
KITCHEN SINK	2
DISHWASHER	1
EXST'G SECOND FLOOR	W.S.F.U.
WATER CLOSET	3
LAVATORY	1
TUB/SHOWER	2
NEW FIRST FLOOR	W.S.F.U.
WASHER	3
NEW SECOND FLOOR	W.S.F.U.
WATER CLOSET	3
LAVATORY	1
LAVATORY	1
SHOWER	2
TOTAL W.S.F.U.	25

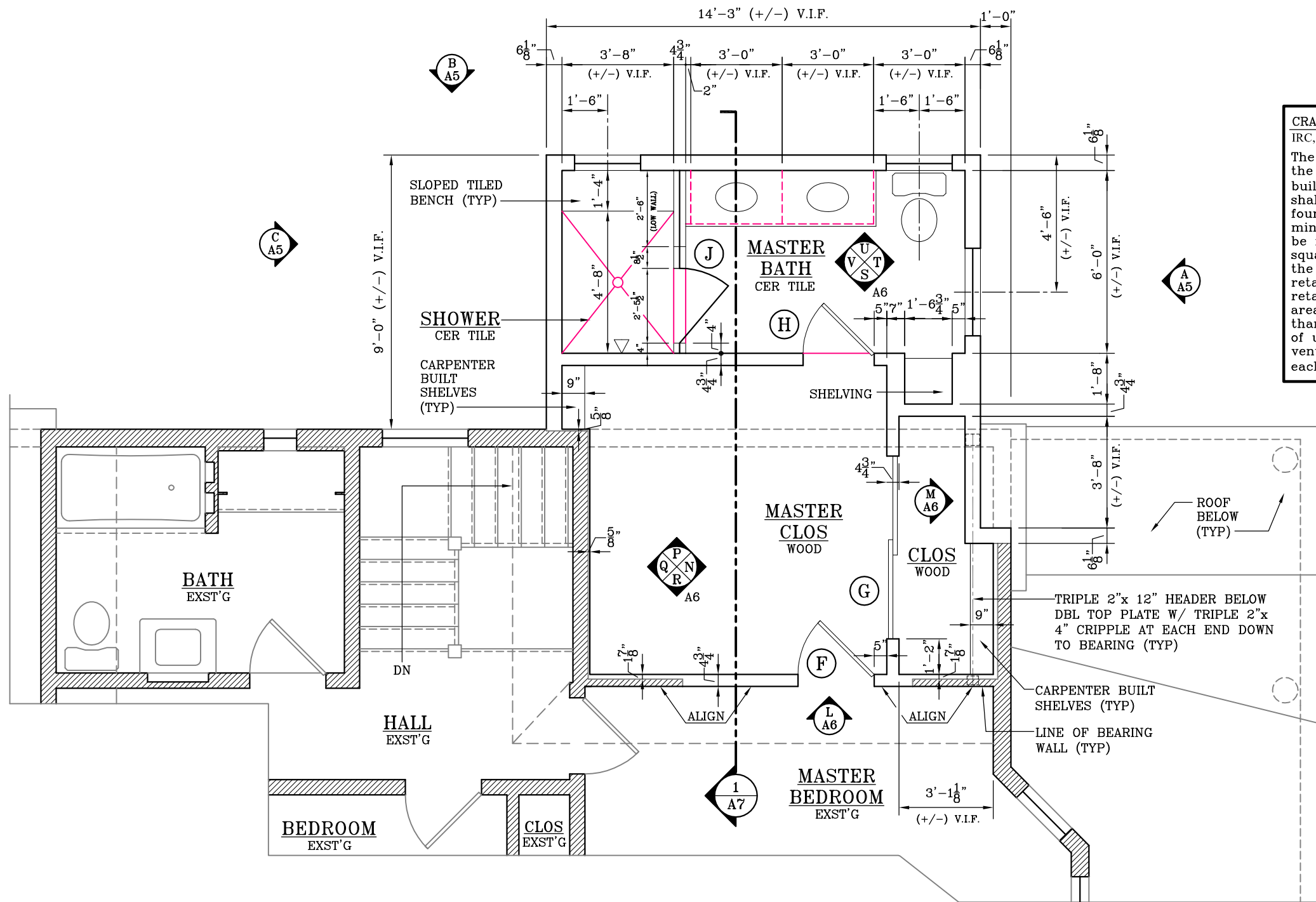
WATER LINE SIZE REQUIRED = 1" (EXST'G)
WATER METER SIZE REQUIRED = 1" (EXST'G)

(PER TABLES M AND N OF 2014 ILLINOIS STATE
PLUMBING CODE W/ AMMENDMENTS)

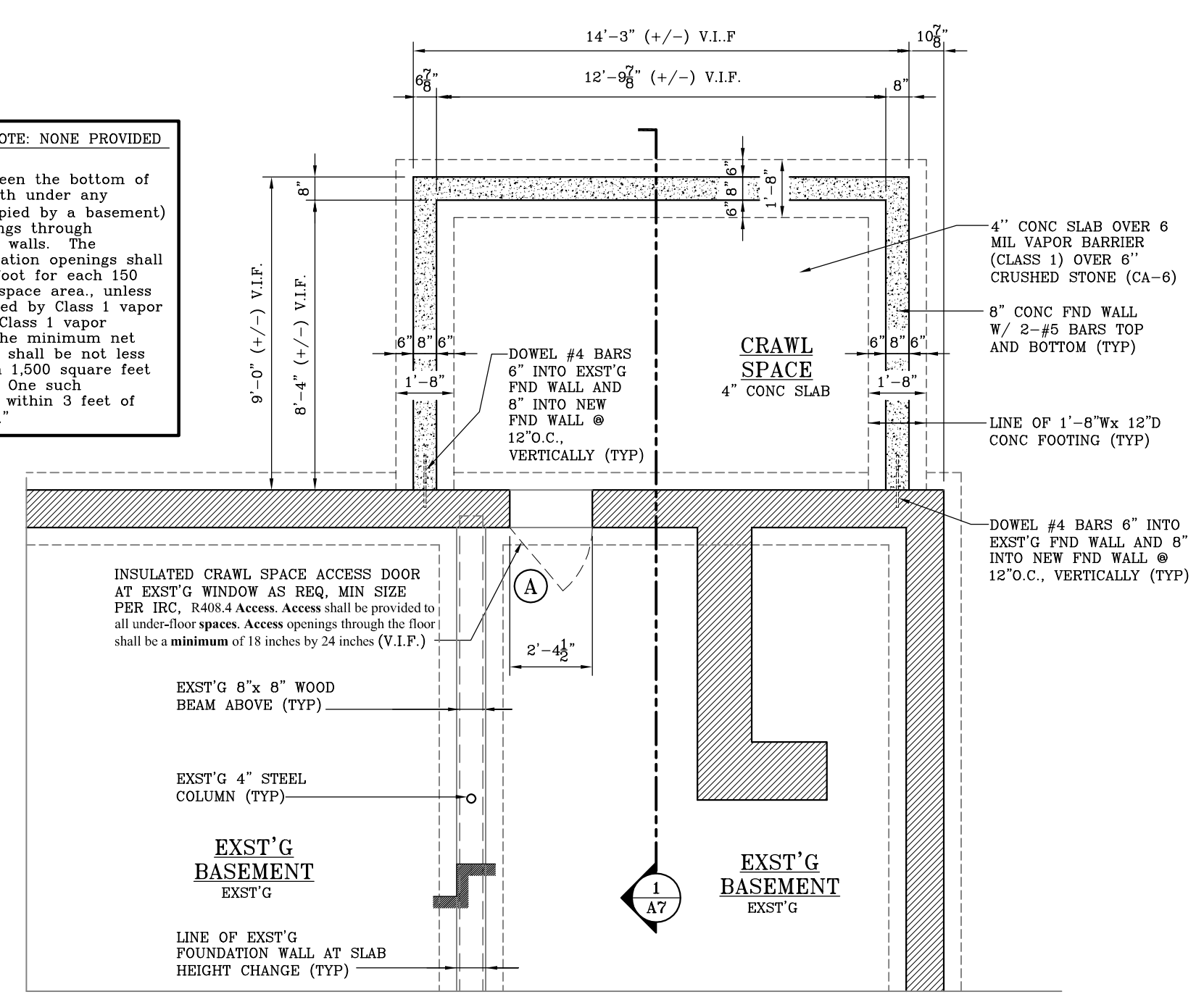
PLUMBING SPECIFICATIONS:

- ALL WATER SUPPLY LINES SHALL BE COPPER TYPE "K" OR "L" (TYPE "M" COPPER IS NOT PERMITTED). TYPICAL WATER SERVICE TO THE HOUSE SHALL BE A MINIMUM 1" DIAMETER TYPE "K" COPPER (MIN. DEPTH 6'-0" BELOW GRADE).
- P.V.C. IS ALLOWED FOR DRAIN WASTE AND VENT (SCHEDULE 40 DWV). FOLLOW THE LATEST EDITION OF THE ILLINOIS STATE PLUMBING CODE.
- NOTCHING OR BORING OF BEARING WALL STUDS SHALL NOT EXCEED 40% OF THE WIDTH OF THE STUD. SIMILAR HOLES SHALL NOT EXCEED 60% OF THE WIDTH OF THE STUD IN INTERIOR NONBEARING WALLS.
- NOTCHING OR BORING OF BEARING WALL STUDS SHALL NOT EXCEED AS FOLLOWS: 1. ANY STUD IN AN EXTERIOR WALL AND BEARING POSITION MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25% OF THE WIDTH OF THE STUD. 2. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 40% OF THE WIDTH OF THE STUD AND THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD AND 3. A STUD MAY BE BORED TO A DIAMETER OF 60% OF THE STUD WIDTH, PROVIDED THAT SUCH STUDS ARE DOUBLED AND NO MORE THAN TWO (2) SUCCESSIVE STUDS ARE BORED.
- "NO HUB" TYPE CONNECTORS MAY BE USED TO CONNECT NEW PIPING TO EXISTING WASTE, SOIL AND VENT PIPING (USE AS REQUIRED WHEN THE USE OF HUB CONNECTORS ARE NOT POSSIBLE).
- MINIMUM FIXTURE SUPPLY SHALL BE 1/2" DIAMETER COPPER WITH 12" HIGH AIR CHAMBERS AND SHUT OFF.
- MINIMUM MAIN VENT STACKS SHALL BE 3" DIAMETER WITH 4" INCREASER THROUGH ROOF. ALL BRANCH VENTS SHALL BE A 2" DIAMETER MINIMUM.
- ALL DOUBLE BOWL SINKS SHALL HAVE INDIVIDUAL "P" TRAPS, CONNECTED WITH A DOUBLE "Y" WITH CLEAN OUT (OR CLEANOUT EQUIVALENT PER SECTION 890.430 OF THE ILLINOIS STATE PLUMBING CODE 1993 PG D5).
- MINIMUM WASTE LINES:
 - 1-1/2" DIA - LAVS
 - 2" DIA - FLOOR DRAINS
 - 3" DIA - WATER CLOSETS
 - 2" DIA - SHOWERS
 - 2" DIA - BATHTUBS
 - 2" DIA - LAUNDRY BOX (GRAY BOX)

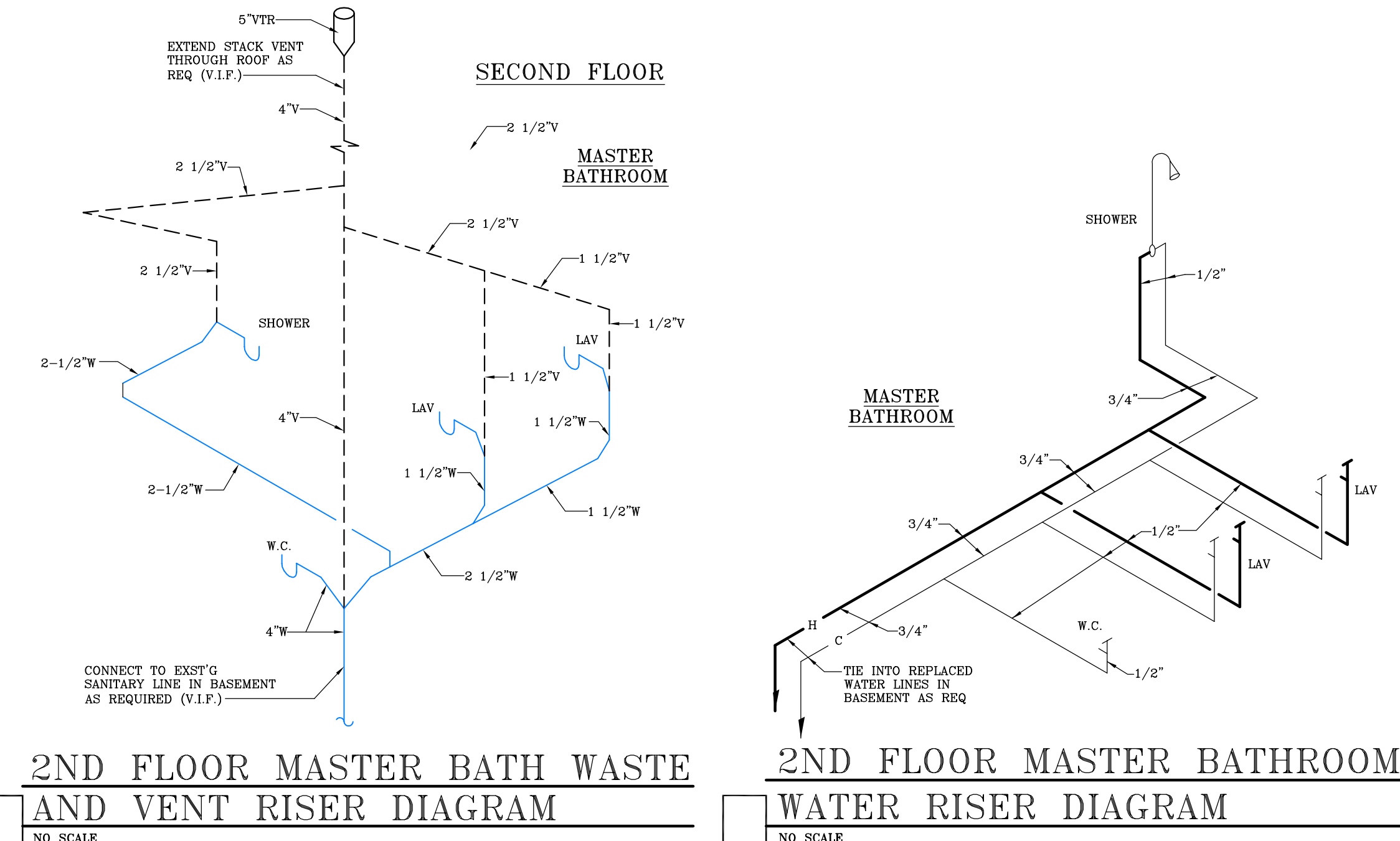
- 2" DIAMETER LINE FOR 2ND FLOOR, FLOOR DRAIN, WHEN WASHING MACHINES ARE LOCATED ON THE 2ND FLOOR. (NOTE: A PAN FOR THE WASHING MACHINE WHICH IS CONNECTED TO THE FLOOR DRAIN IS REQUIRED).
- ALL WATER HEATERS REQUIRE A PAN WHICH IS CONNECTED TO A FLOOR DRAIN (2" MINIMUM DIAMETER) WHEN THE WATER HEATER IS LOCATED ON THE 1ST OR 2ND FLOOR. WHEN THE WATER HEATER IS LOCATED ON THE BASEMENT FLOOR OR CONCRETE SLAB, NO PAN IS REQUIRED.
- ALL SUMP PITS SHALL BE HEAVY DUTY FIBERGLASS, CAST IRON OR CONCRETE WITH A HEAVY DUTY METAL COVER. (P.V.C. OR "BLACK PLASTIC" SUMP PITS ARE PERMITTED).
- PROVIDE FIRESTOPS - FIRESTOP ALL PENETRATIONS WITH DRYWALL COMPOUND, CEMENTITIOUS MATERIAL, OR APPROVED FIRESTOP CAULK (BOTH SIDES). WATER RESISTANT 5/8" GYPSUM BOARD OF 1/2" DURA ROCK MUST BE BROUGHT DOWN TO THE FLOOR BEHIND TUBS AND SHOWER STALLS FOR PROPER FIRESTOPPING. (OR FIRESTOPPING STUD SPACES WITH 2"x 6" WOOD BLOCKING AT THE RIM HEIGHT OF TUB, EVERY STUD SPACE). ALL PLUMBING WALLS SHALL BE 2"x 6" WOOD STUDS.
- INSULATE DOMESTIC HOT WATER PIPING WITH R-3 MINIMUM PER IECC R403.4.2
- All shower compartments and shower-bath combinations shall be provided with an automatic safety water mixing device, shall comply with ANSI/ASSE 1016, and be designed with a maximum handle rotation limit/stop, or comply with ASSE 1017 or ASSE 1070. The safety water-mixing device shall be adjusted to a maximum setting of one hundred and fifteen degrees (115 degrees) Fahrenheit at the time of installation. Illinois Plumbing code IAC 890.690.b.



PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

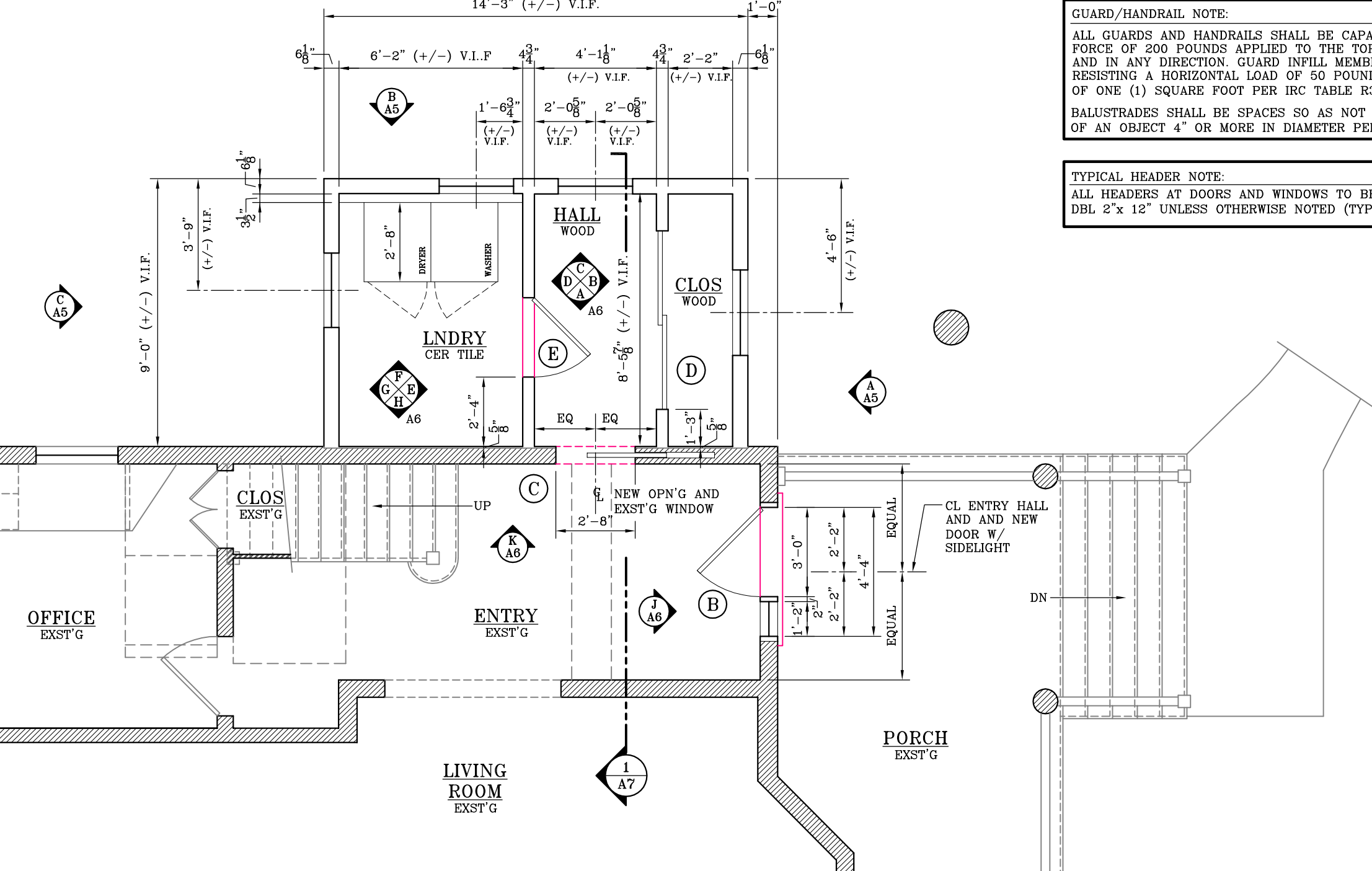


FOUNDATION PLAN
SCALE: 1/4"=1'-0"



2ND FLOOR MASTER BATH WASTE AND VENT RISER DIAGRAM
NO SCALE

2ND FLOOR MASTER BATHROOM WATER RISER DIAGRAM
NO SCALE



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE		
MARK	SIZE	DESCRIPTION
A	28.5"x 34.5"x 1-3/4" (+/-) V.I.F.	CUSTOM MADE INSULATED ACCESS DOOR BY GEN CONT OR EQUAL
B	3'-0"x 7'-0"x 1-3/4"	SIMPSON 36803 CRAFTSMAN ONE PANEL - THREE LITE (SDL) DOOR W/ SIMPSON SIDELIGHT 36813 CRAFTSMAN ONE PANEL - THREE LITE (SDL) OR EQUAL
C	2'-8"x 7'-0"x 1-3/8"	SIMPSON 8216 INFINITY 6 PANEL PRIMED MDF DOOR OR EQUAL W/ POCKET DOOR HARDWARE
D	PAIR 3'-0"x 7'-0"x 1-3/8"	SIMPSON 8216 INFINITY 6 PANEL PRIMED MDF DOOR OR EQUAL W/ SLIDING DOOR HARDWARE
E	2'-8"x 7'-0"x 1-3/4"	SIMPSON 8216 INFINITY 6 PANEL PRIMED MDF DOOR OR EQUAL
F	2'-6"x 6'-4"x 1-3/8"	CUSTOM HEIGHT SIMPSON 8216 INFINITY 6 PANEL PRIMED MDF DOOR OR EQUAL
G	PAIR 3'-0"x 6'-8"x 1-3/8"	SIMPSON 8216 INFINITY 6 PANEL PRIMED MDF DOOR OR EQUAL W/ SLIDING DOOR HARDWARE
H	2'-8"x 6'-8"x 1-3/8"	SIMPSON 8216 INFINITY 6 PANEL PRIMED MDF DOOR OR EQUAL
J	30"x 85-1/2"x 3/8"	FRAMELESS GLASS SHOWER DOOR OR EQUAL

- GENERAL NOTES:
- APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING AT THE TIME OF INSPECTION
FIRE STOP ALL HORIZONTAL AND VERTICAL PENETRATIONS.
- STRUCTURAL LUMBER: No.2 GRADE DOUGLAS FIR LARCH (OR BETTER) OR No.2 GRADE HEM-FIR (OR BETTER), CONFORMING TO ALL STANDARDS SET BY THE NATIONAL FOREST PRODUCTS ASSOCIATION AND WESTERN WOOD PRODUCTS ASSOCIATION. ALL PIECES TO BE KILN DRIED TO MAXIMUM 15% MOISTURE CONTENT.
- ROUGH LUMBER: S4S KILN DRIED No.2 COMMON DOUGLAS FIR. ALL LUMBER SHALL BEAR OFFICIAL MANUFACTURER'S ASSOCIATION TRADE MARK.
- ALL CONSTRUCTION SHALL CONFORM WITH ALL CODES SHOWN ON SHEET AT-1
- PATCH AND REPAIR PLASTER AS REQUIRED.
- PROVIDE A VAPOR BARRIER AT EXTERIOR WALLS AND UNHEATED CEILINGS.
- PATCH AND REPAIR EXST'G CEILING, FLOOR AND EXST'G WALLS AS REQ W/ LIKE MATERIALS @ NEW WALL CONSTRUCTION AND EXISTING WALL REMOVAL (TYP. ALL AREAS)

- KEY:
- EXISTING TO REMAIN
NEW CONSTRUCTION
- FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACE, AT THE CEILING AND FLOOR LEVEL.
 2. ALL INTERSECTION BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRED AT SOFFIT, DROP CEILING, ETC.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON COMBUSTIBLE MATERIALS

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FOUNDATION PLAN, FIRST AND SECOND FLOOR PLANS, DOOR SCHEDULE, NOTES
AND PLUMBING DIAGRAMS, PLUMBING FIXTURE COUNT AND SPECIFICATIONS

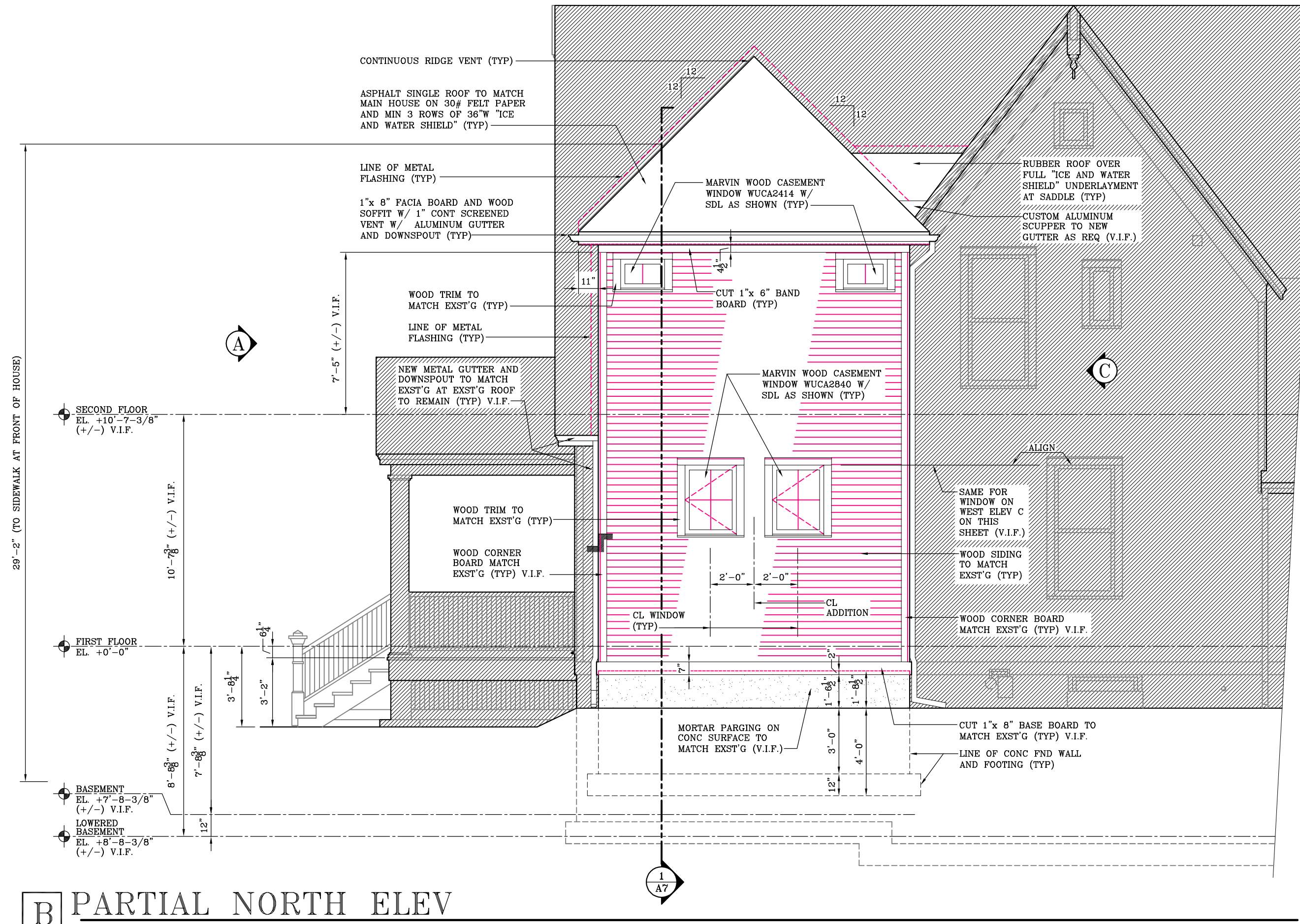
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DATE: 10/21/17

ISSUE: 1
DATE: 10/21/17

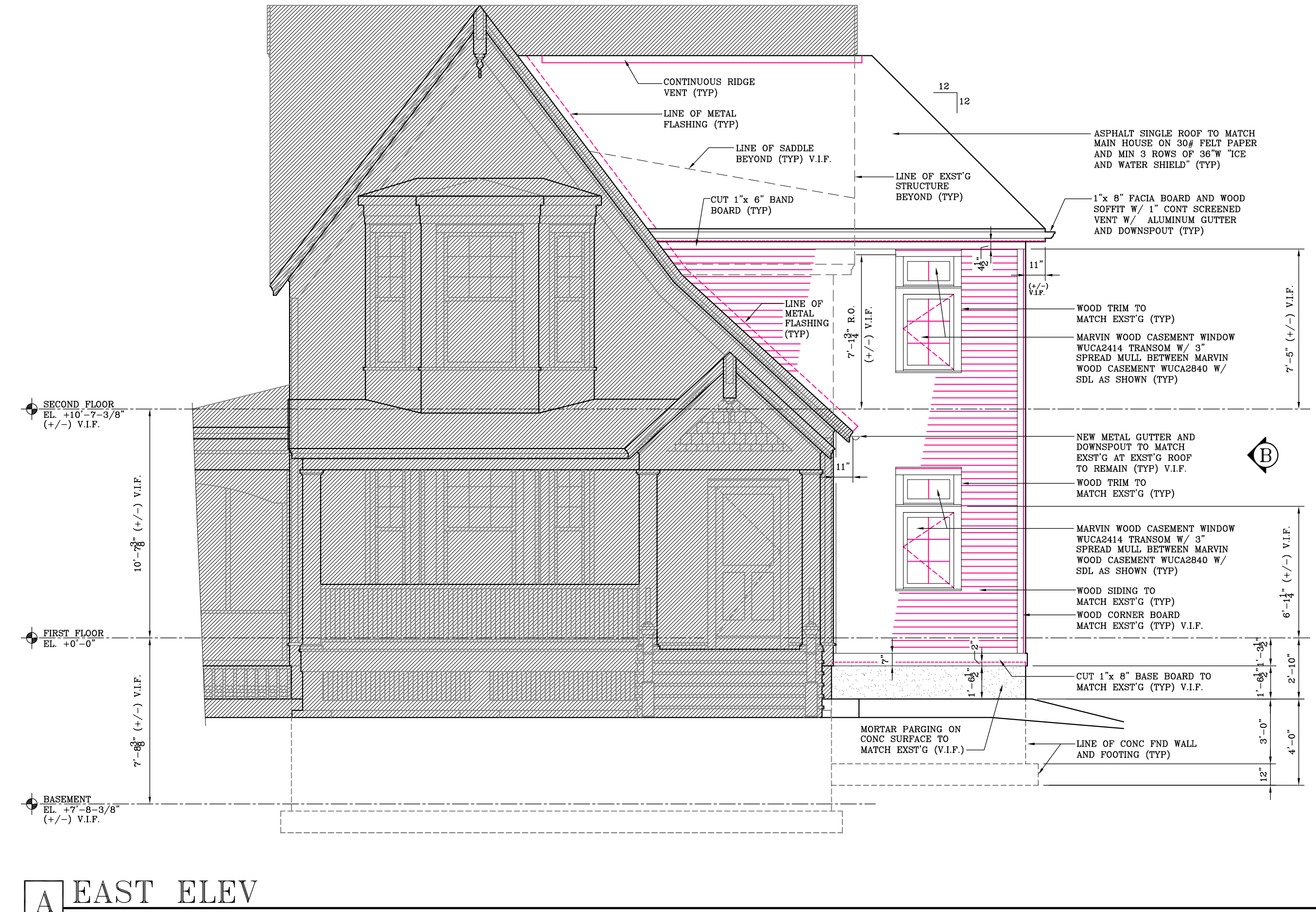
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OF: 1

230 KEYSTONE AVENUE
RIVER FOREST
ILLINOIS

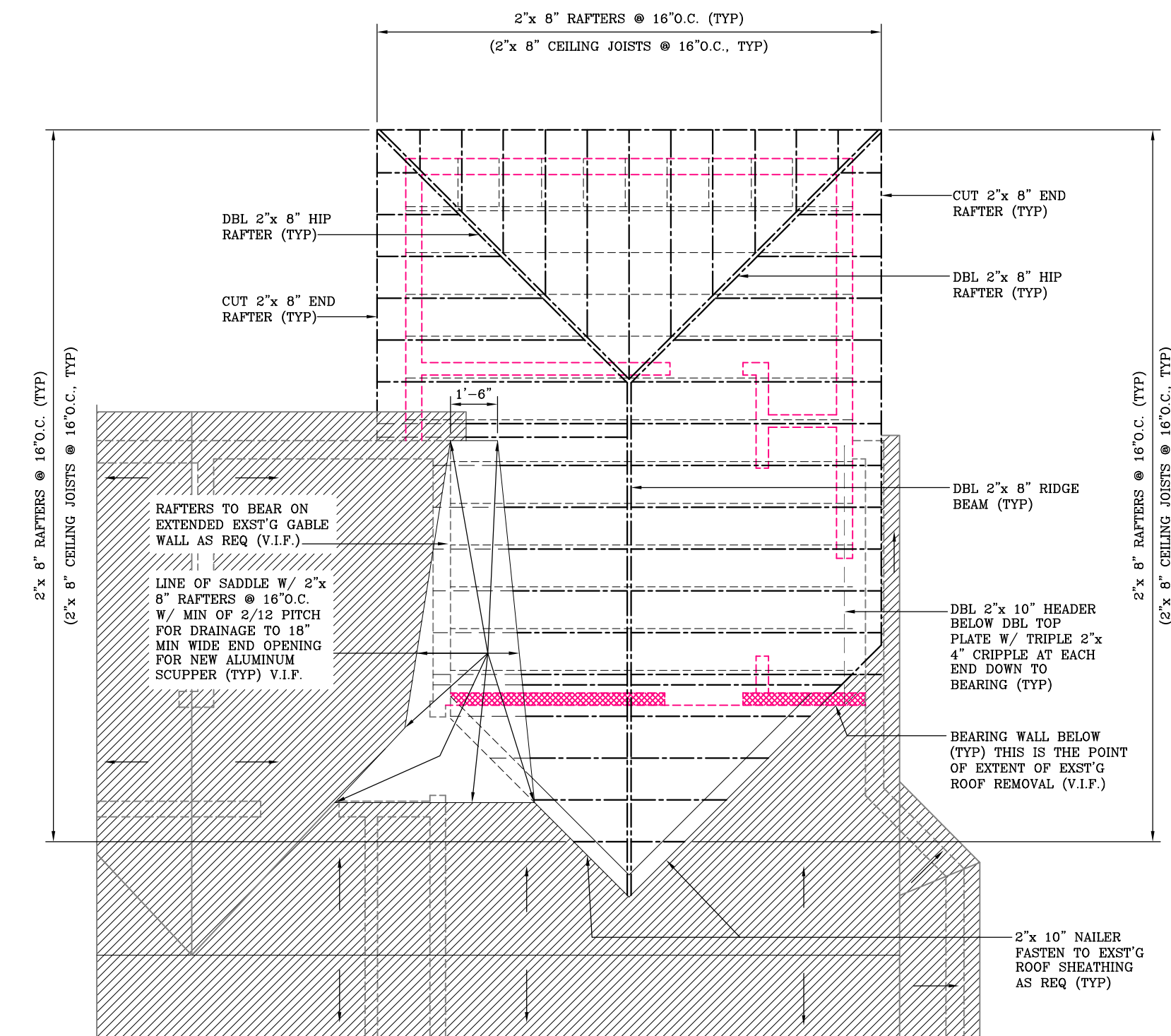
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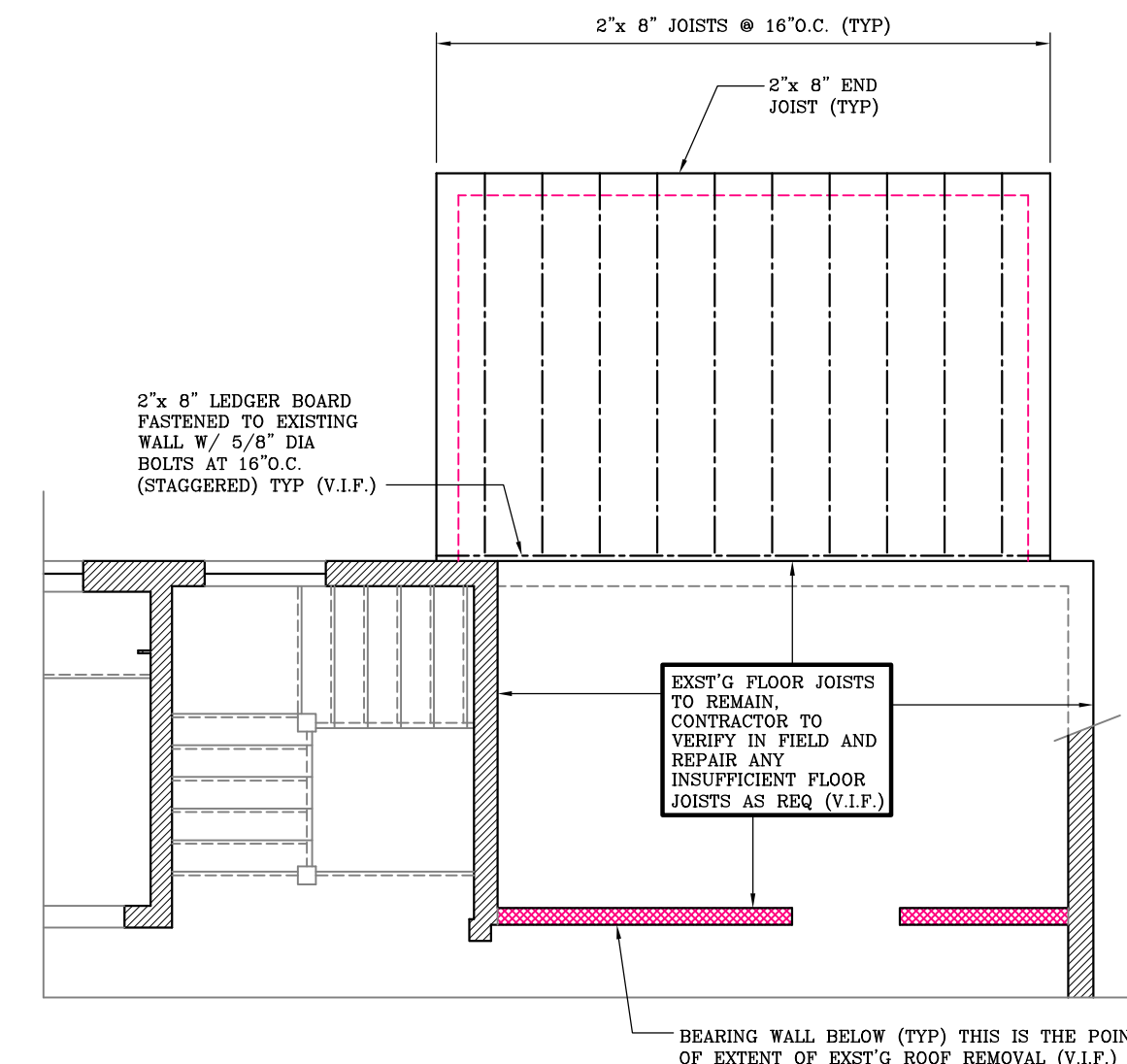
B PARTIAL NORTH ELEV
SCALE: 1/4"=1'-0"



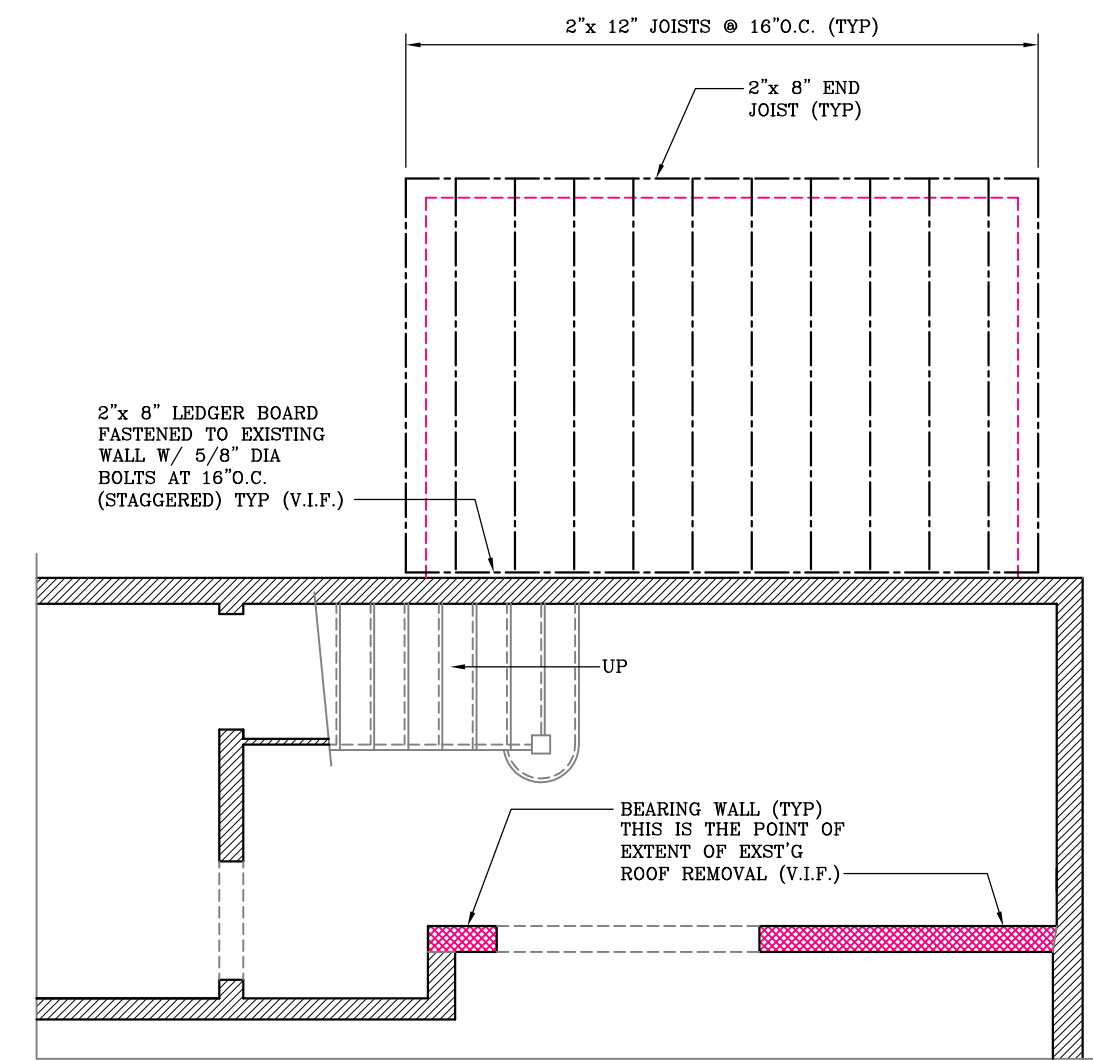
A EAST ELEV
SCALE: 1/4"=1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

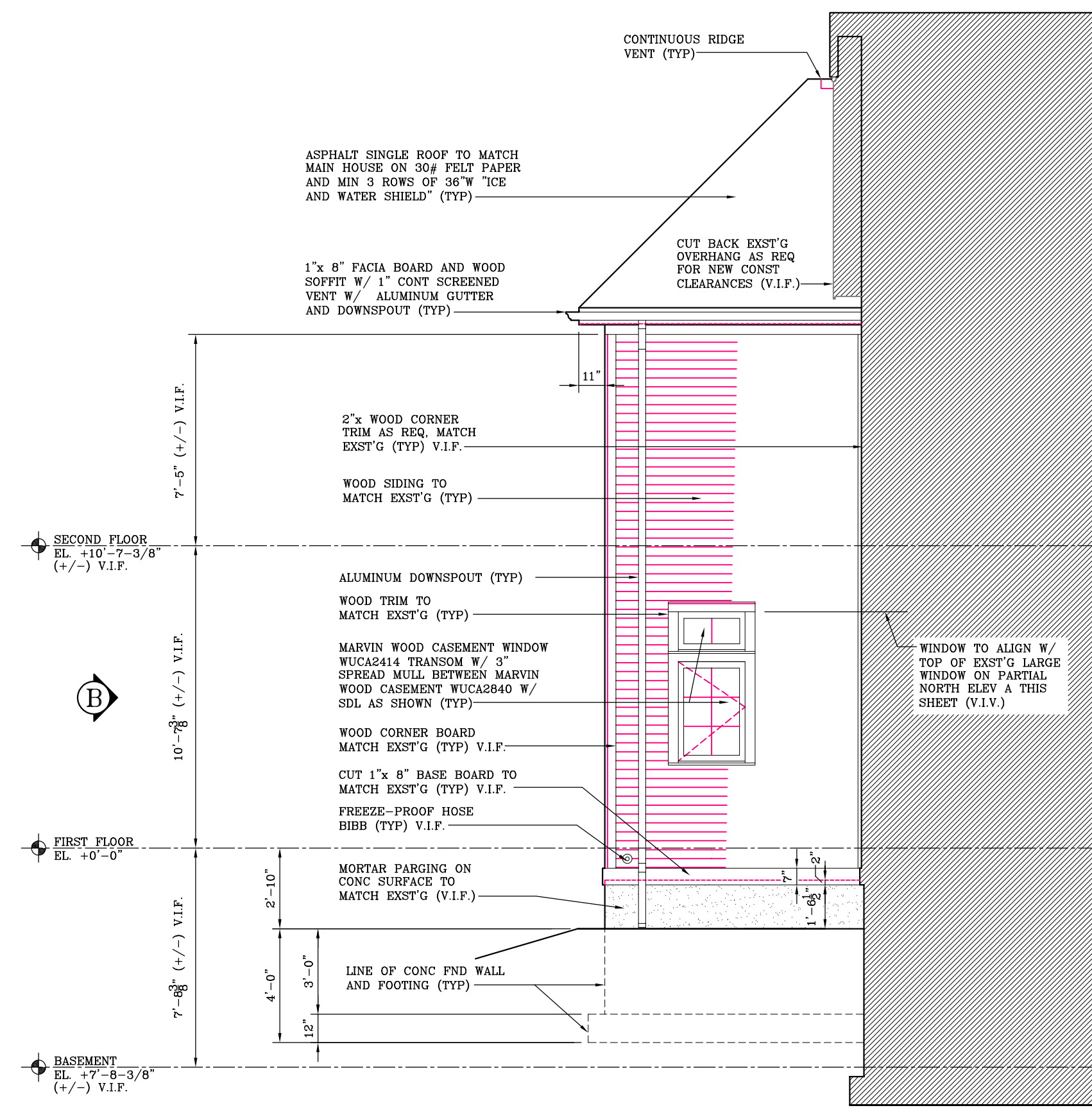


SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

KEY:
EXISTING TO REMAIN
NEW CONSTRUCTION



C PARTIAL WEST ELEV
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS AND FRAMING PLANS

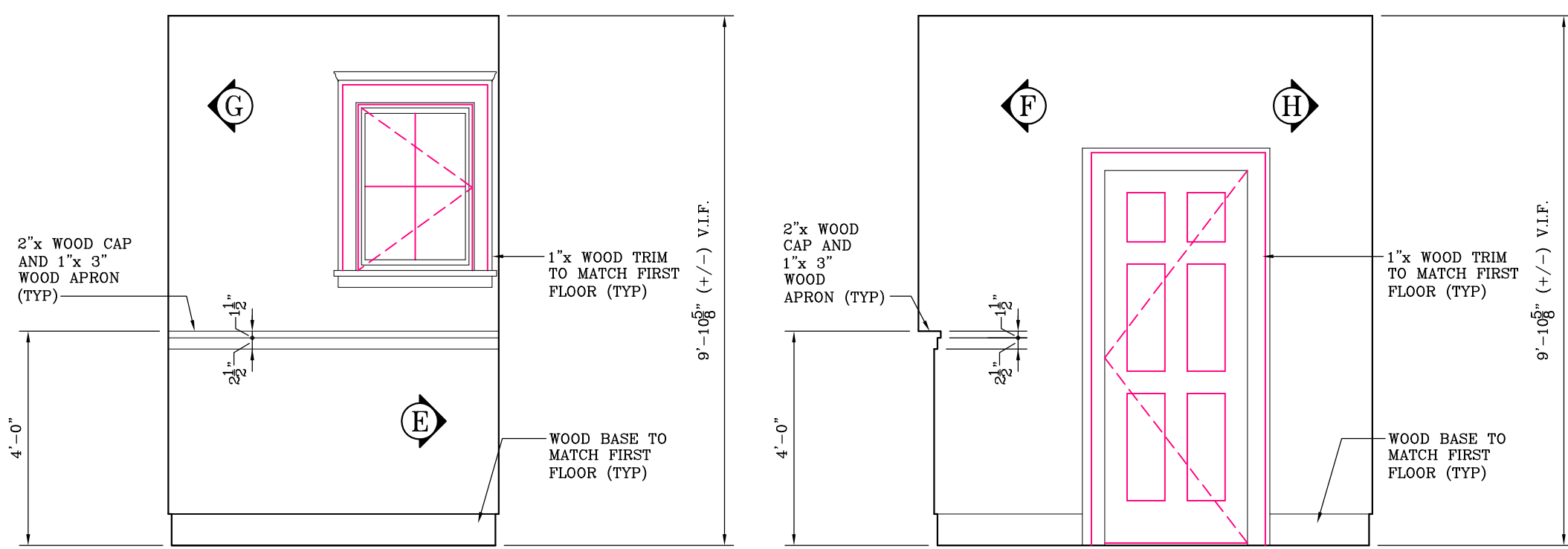
DATE	ISSUE	DATE	ISSUE
10/28/17	OTHER REVIEW	10/21/17	FRUING/CONSTRUCTION

SHEET
A-5
OF

230 KEYSTONE AVENUE
ILLINOIS
RIVER FOREST

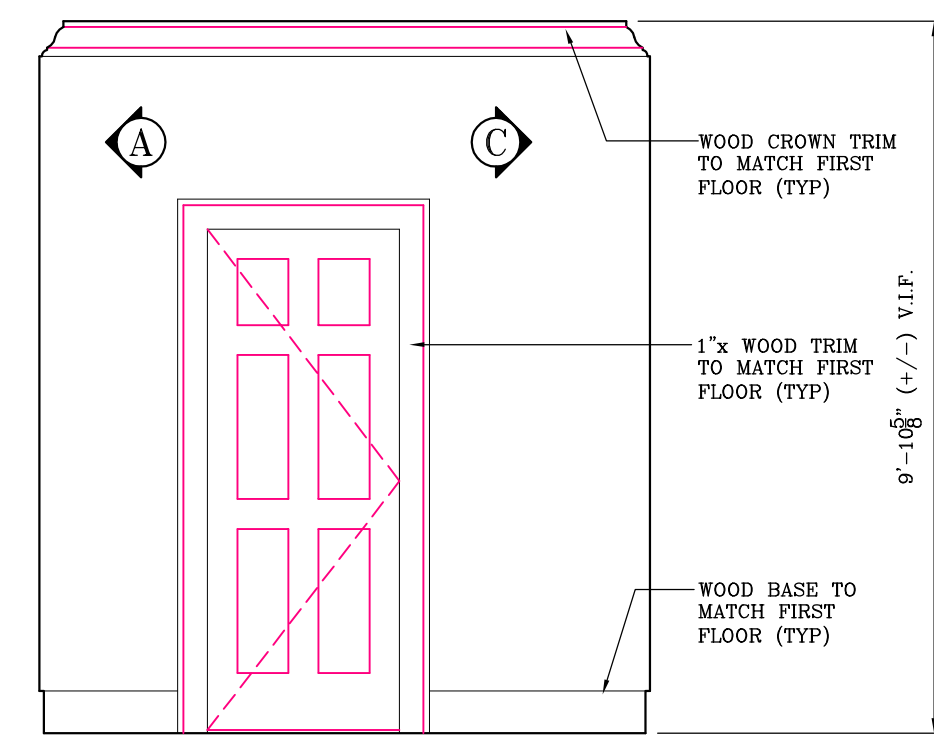
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24 LATHROP AVENUE
RIVER FOREST, ILLINOIS 60305
(708) 366 - 1700

JOB NO.

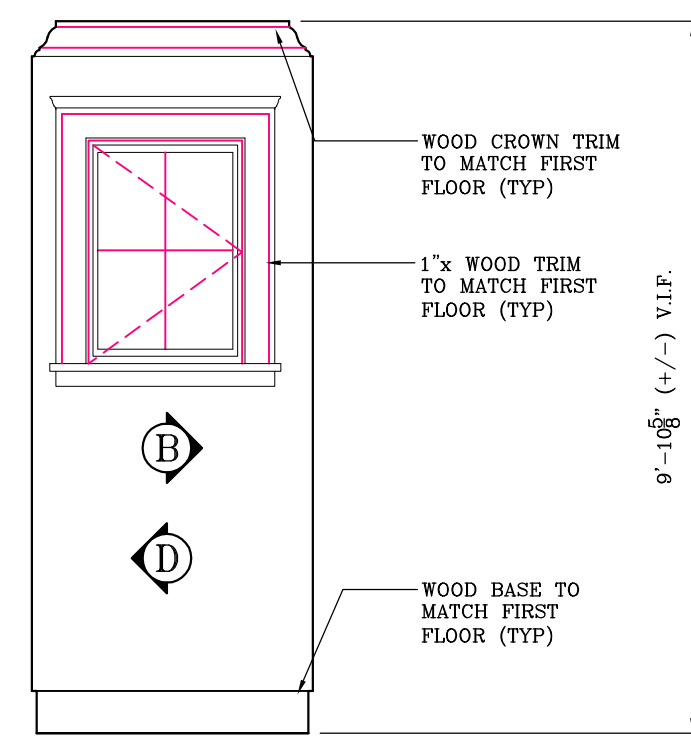


F NORTH ELEV - LAUNDRY
SCALE: 3/8"= 1'-0"

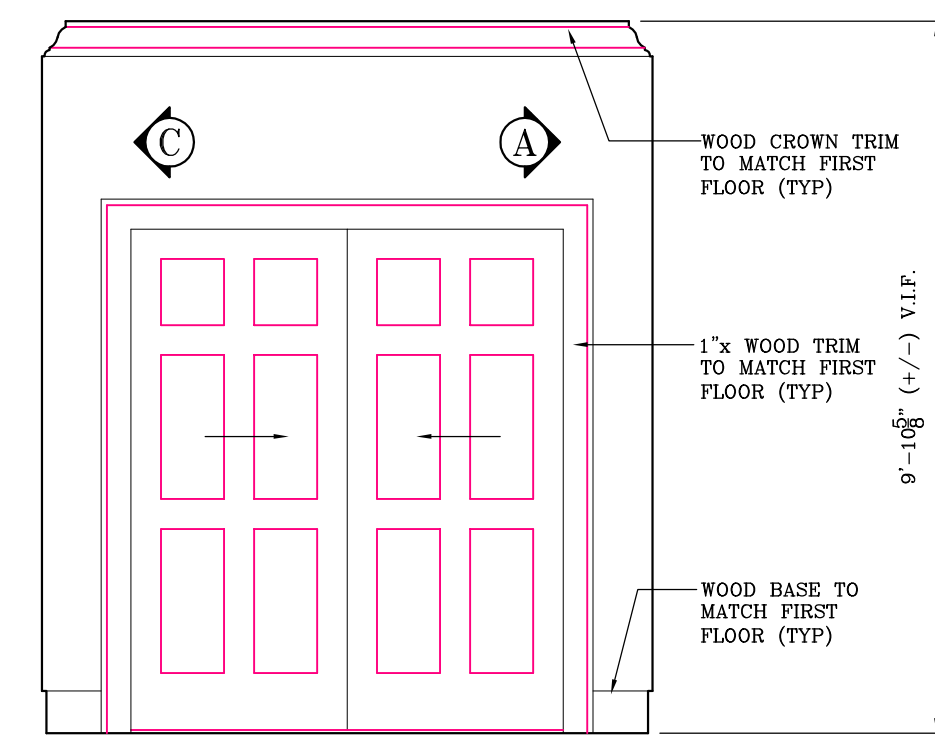
E EAST ELEV - LAUNDRY
SCALE: 3/8"= 1'-0"



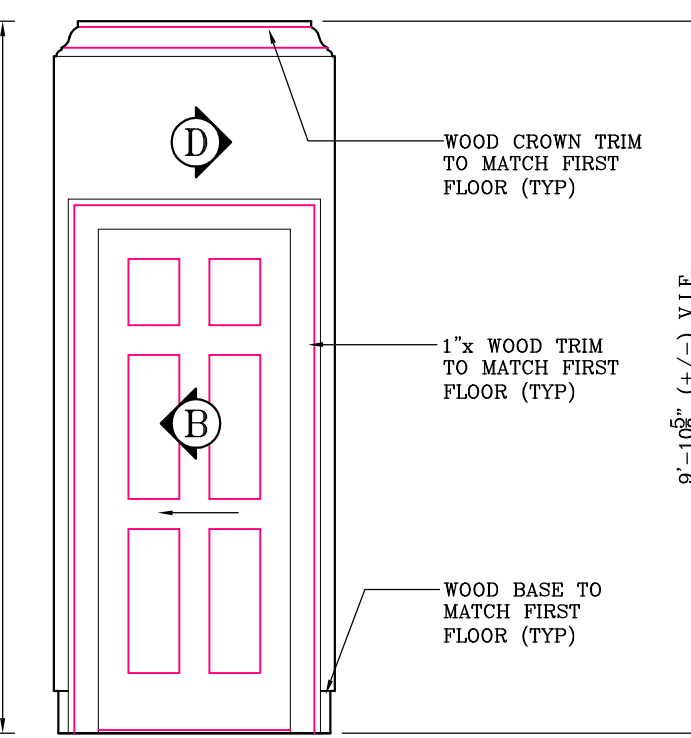
D WEST ELEV - HALL
SCALE: 3/8"= 1'-0"



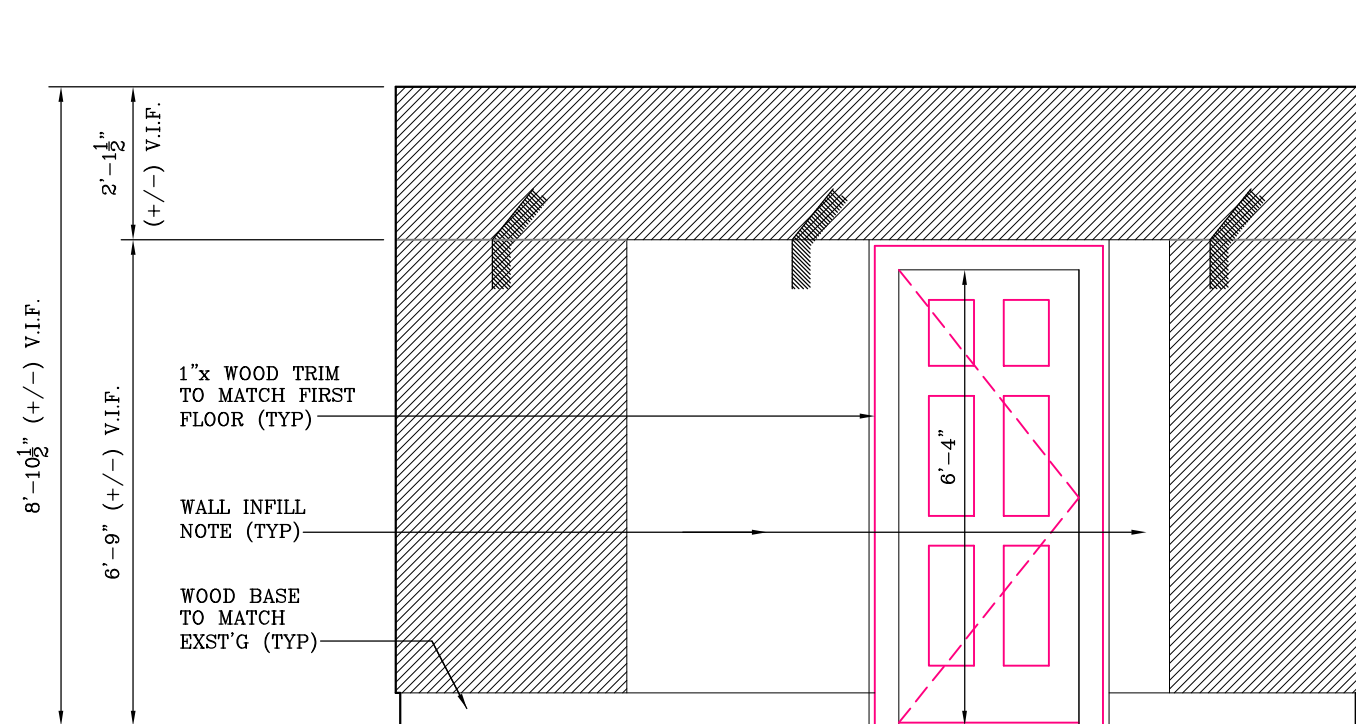
C NORTH ELEV - HALL
SCALE: 3/8"= 1'-0"



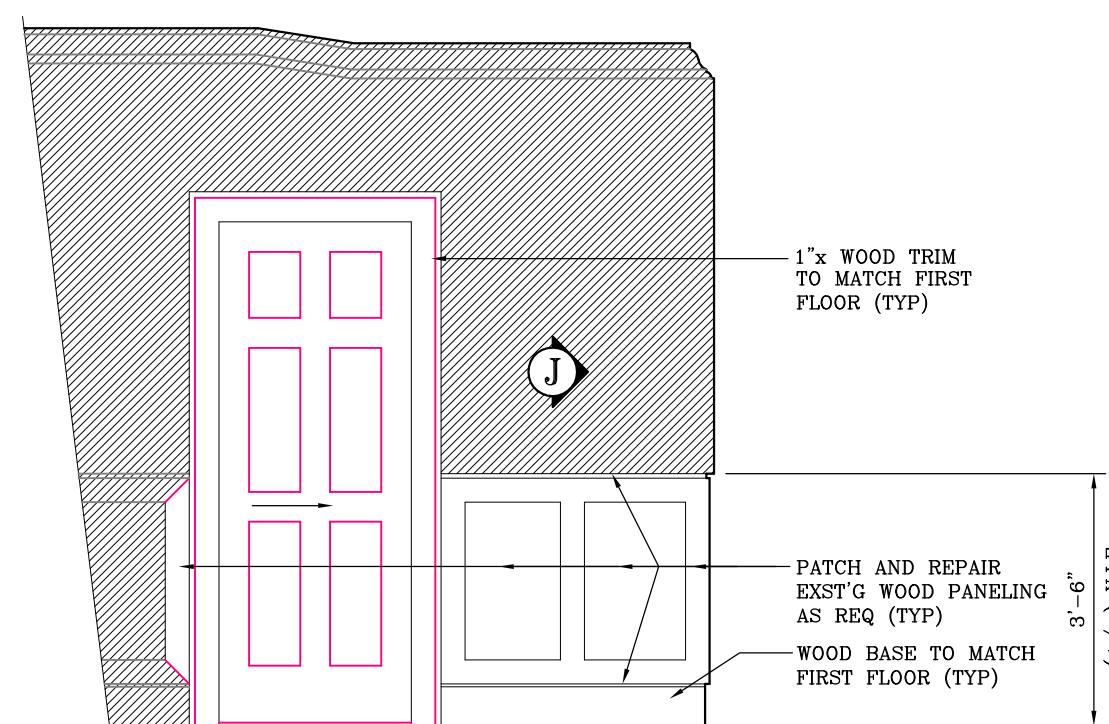
B EAST ELEV - HALL
SCALE: 3/8"= 1'-0"



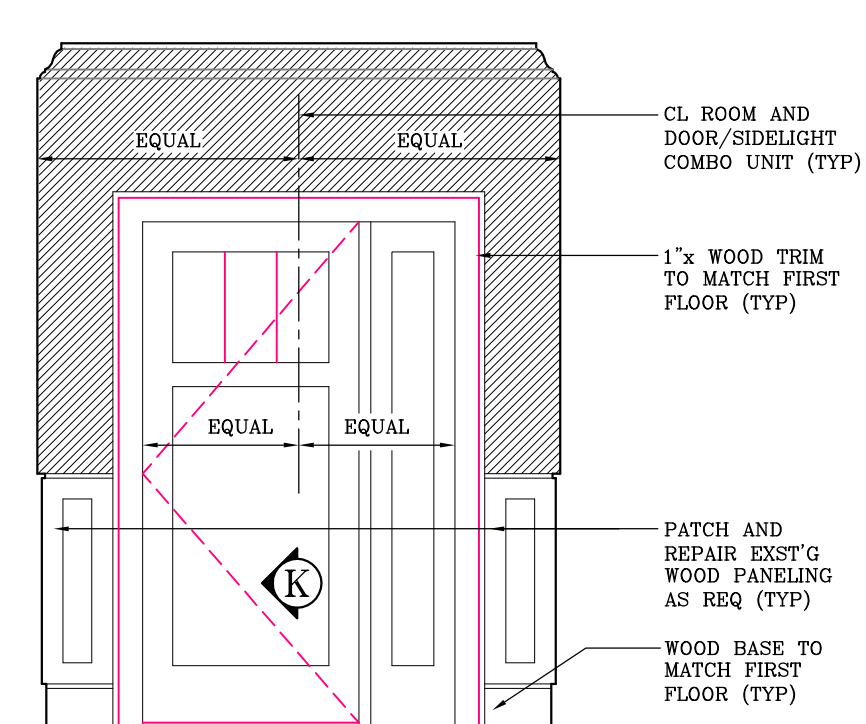
A SOUTH ELEV - HALL
SCALE: 3/8"= 1'-0"



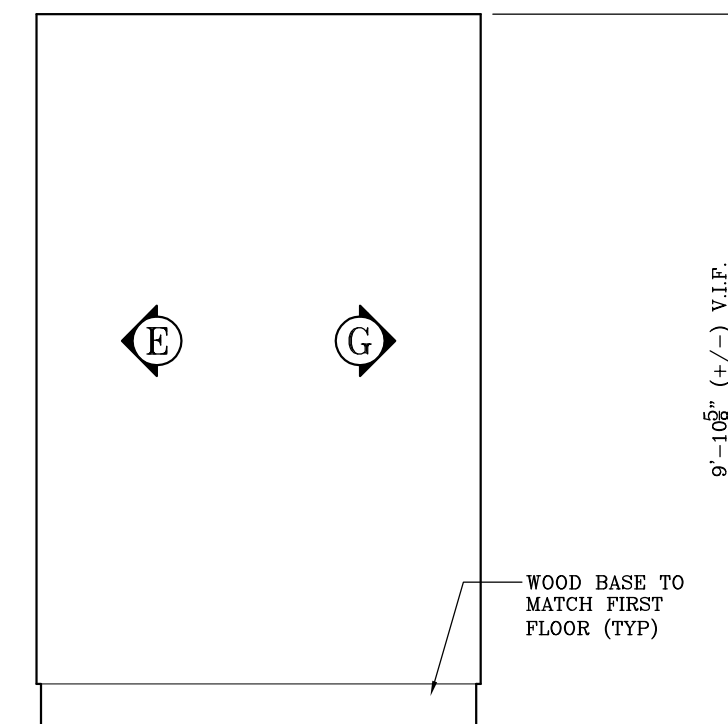
L NORTH ELEV - MASTER BEDROOM
SCALE: 3/8"= 1'-0"



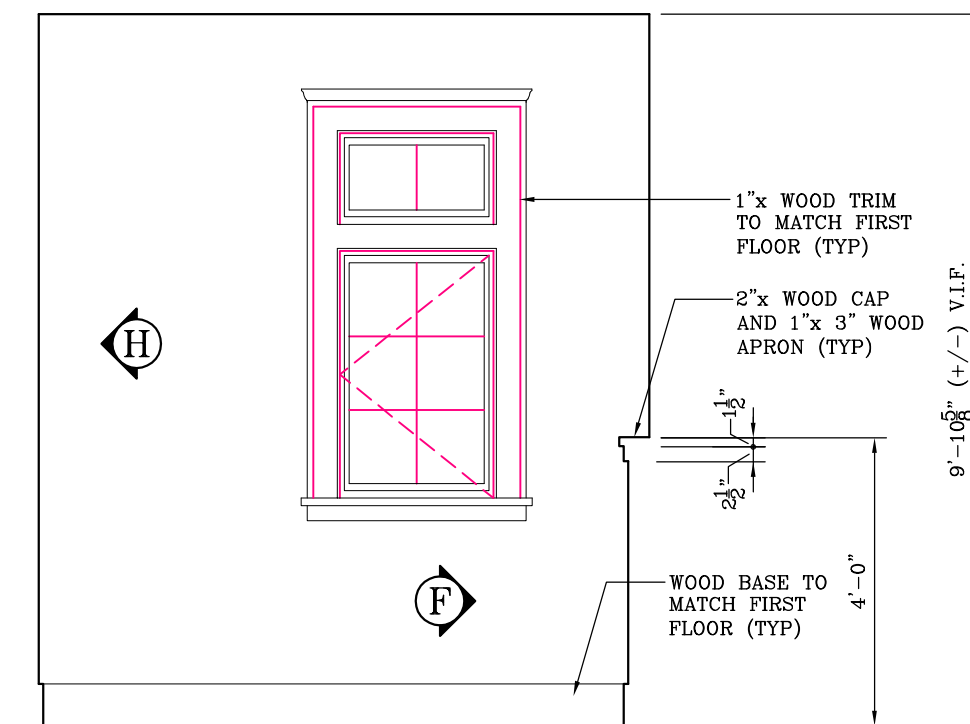
K NORTH ELEV - ENTRY
SCALE: 3/8"= 1'-0"



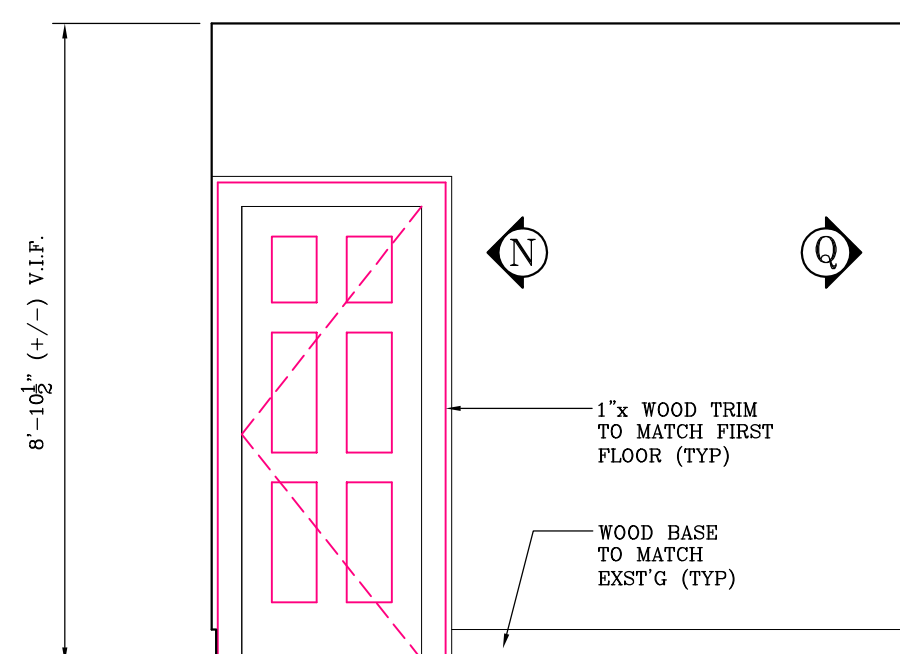
J EAST ELEV - ENTRY
SCALE: 3/8"= 1'-0"



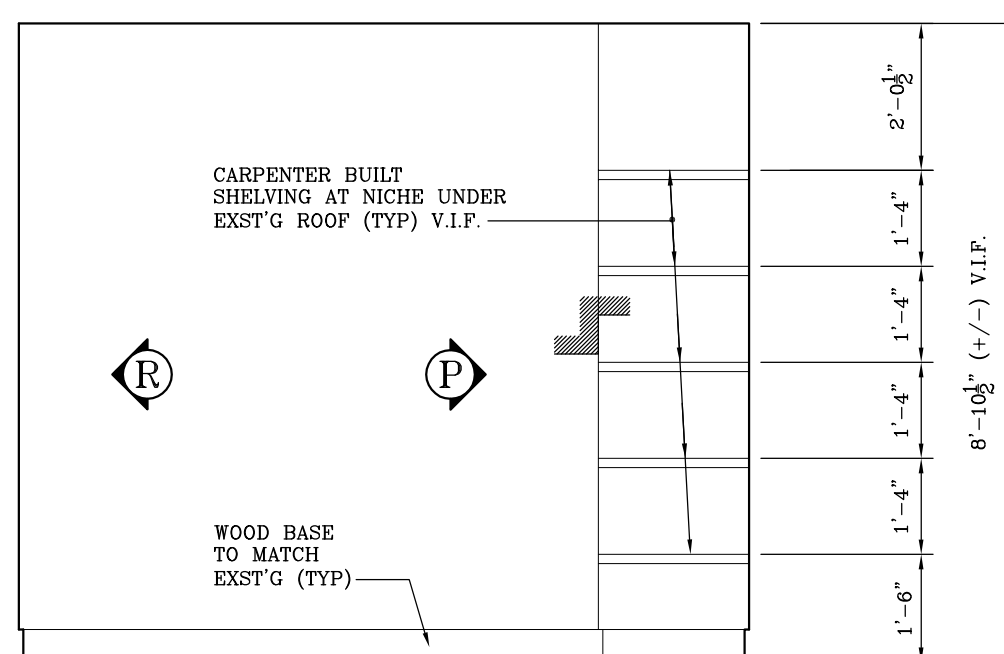
H SOUTH ELEV - LAUNDRY
SCALE: 3/8"= 1'-0"



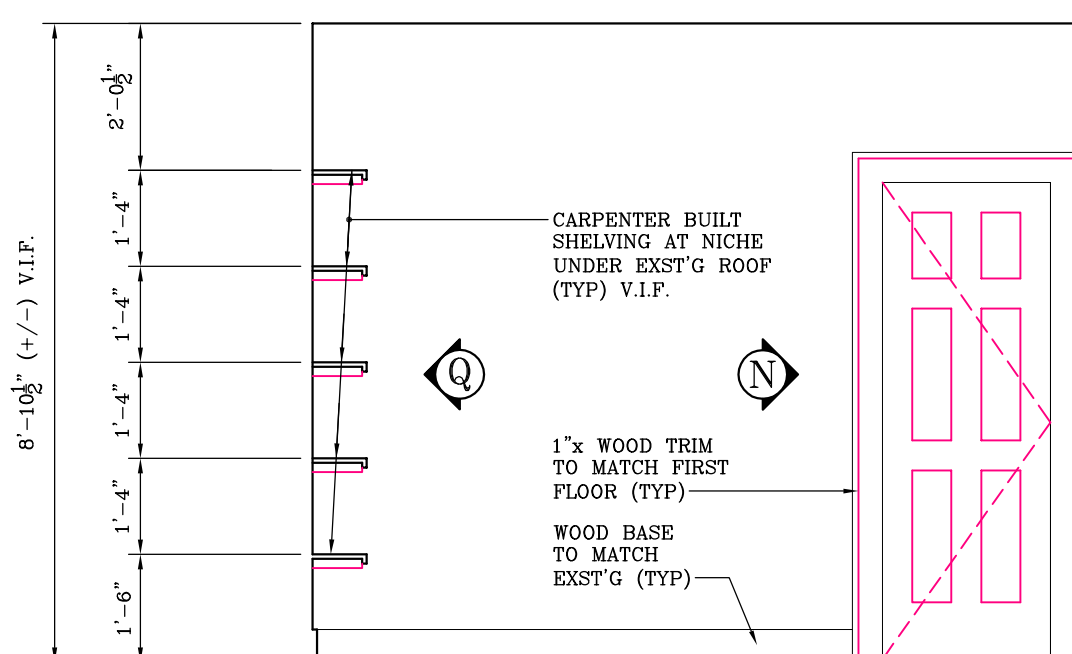
G WEST ELEV - LAUNDRY
SCALE: 3/8"= 1'-0"



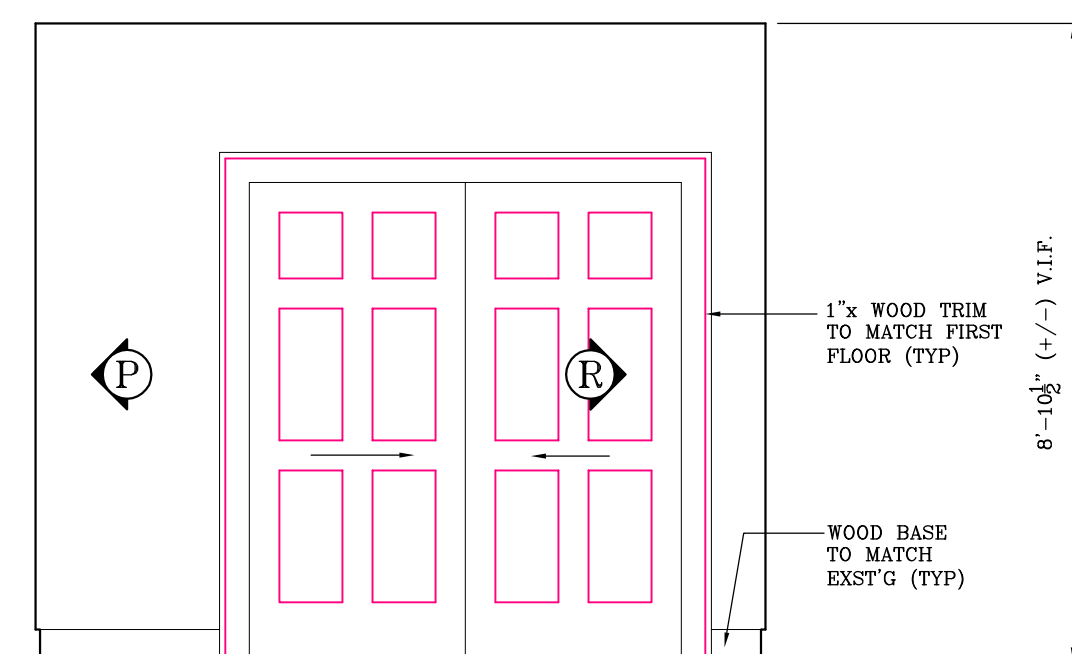
R SOUTH ELEV - MASTER CLOS
SCALE: 3/8"= 1'-0"



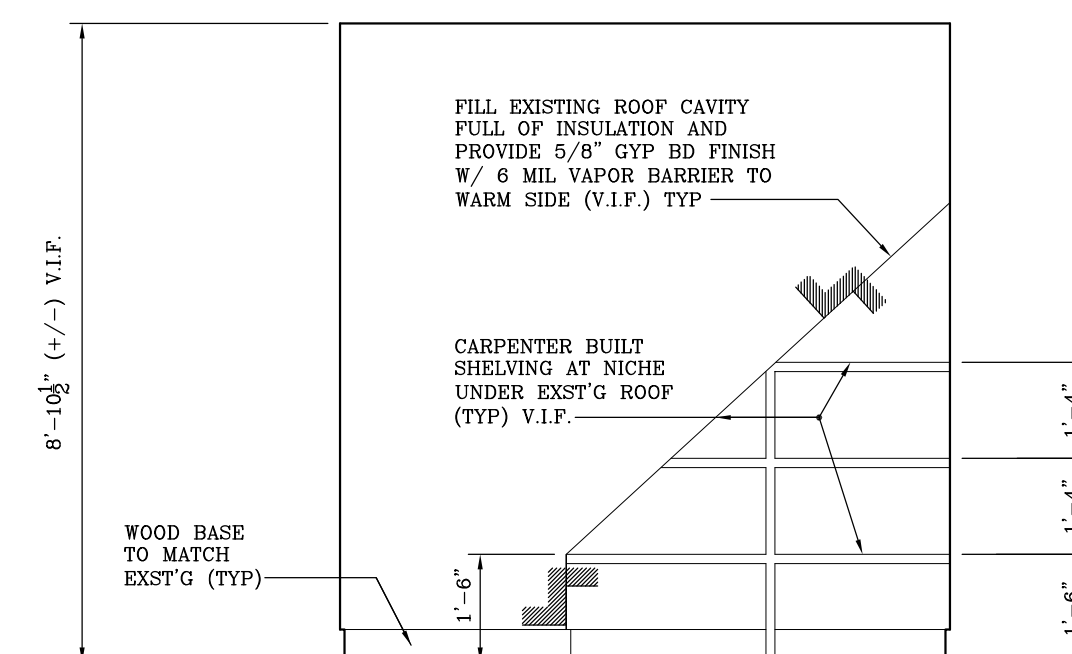
Q WEST ELEV - MASTER CLOS
SCALE: 3/8"= 1'-0"



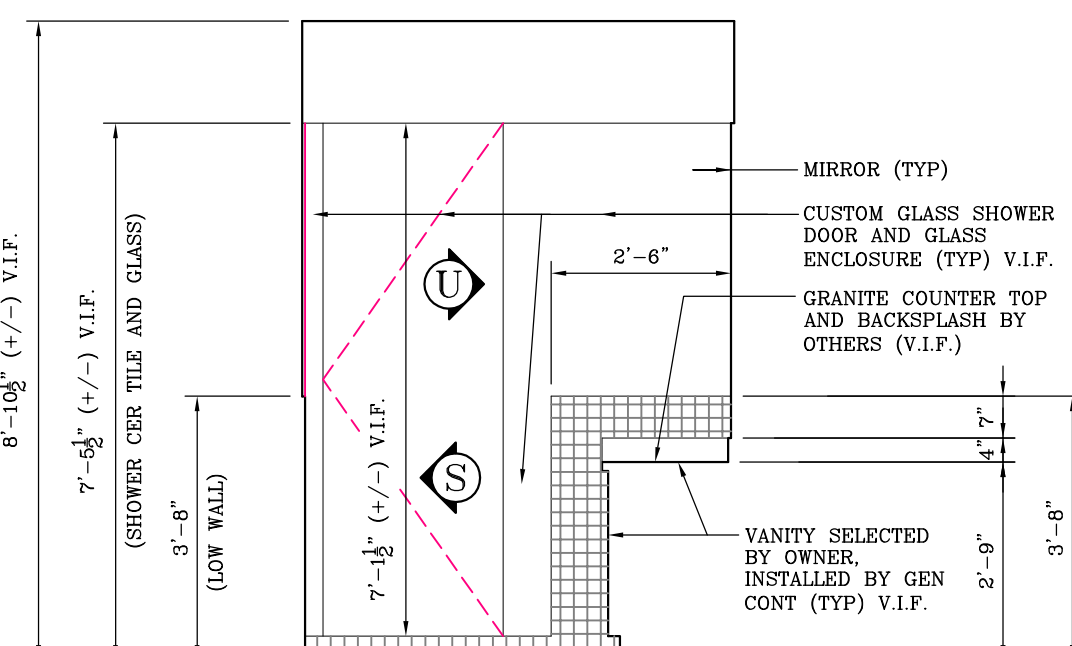
P NORTH ELEV - MASTER CLOS
SCALE: 3/8"= 1'-0"



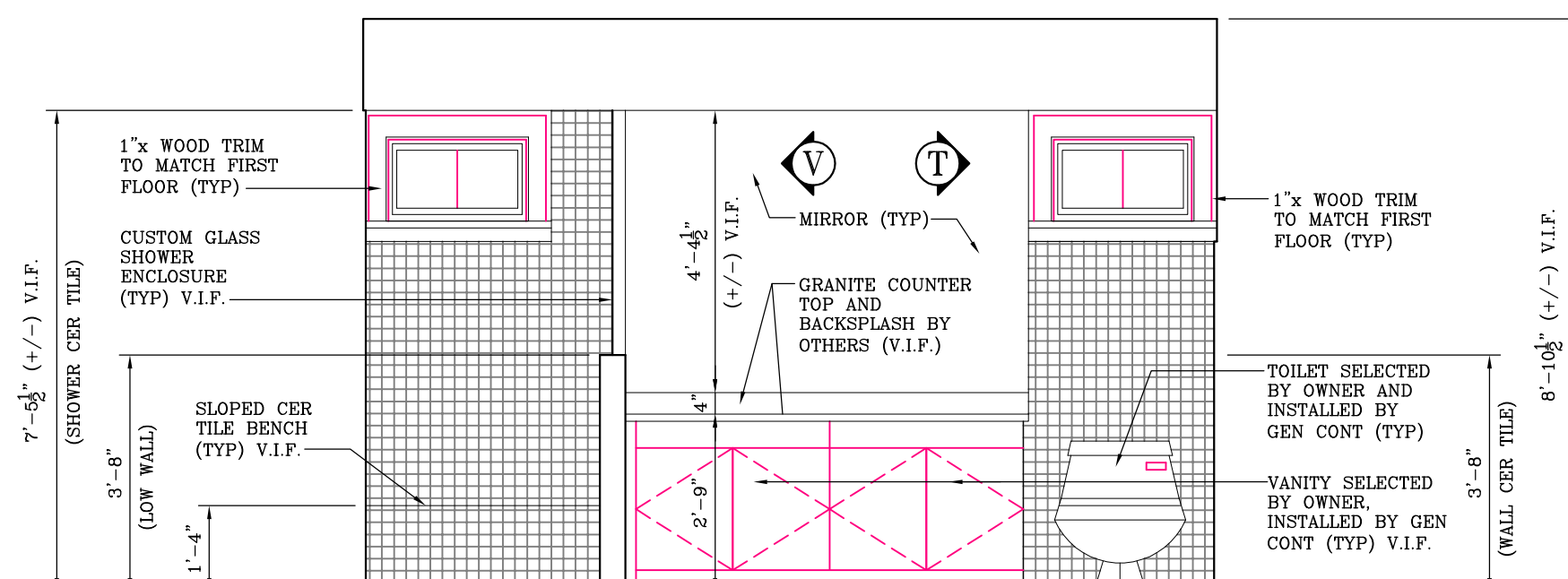
N EAST ELEV - MASTER CLOS
SCALE: 3/8"= 1'-0"



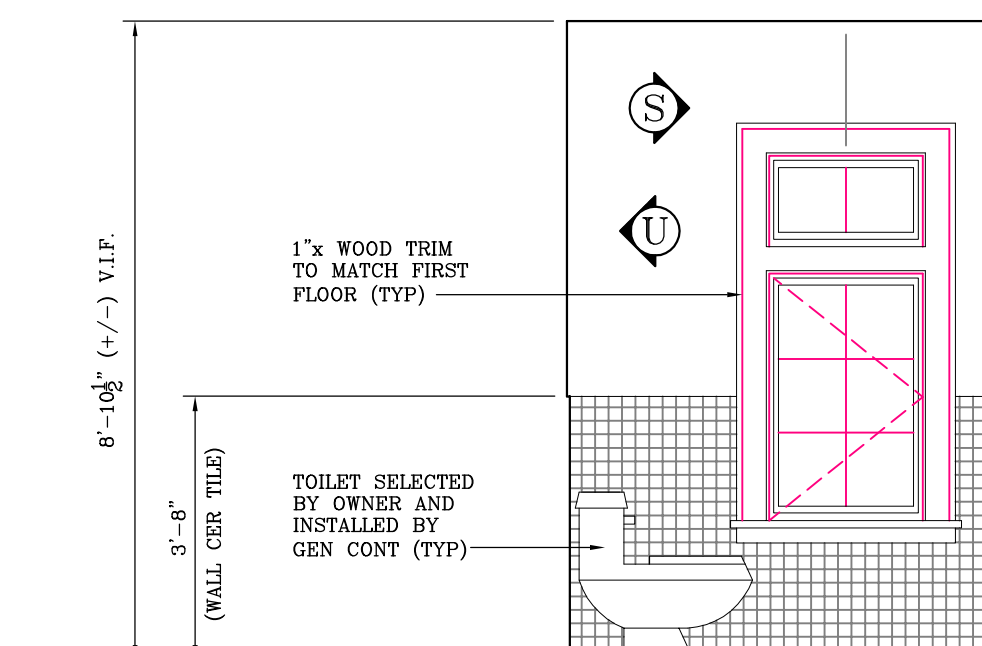
M EAST ELEV - CLOS
SCALE: 3/8"= 1'-0"



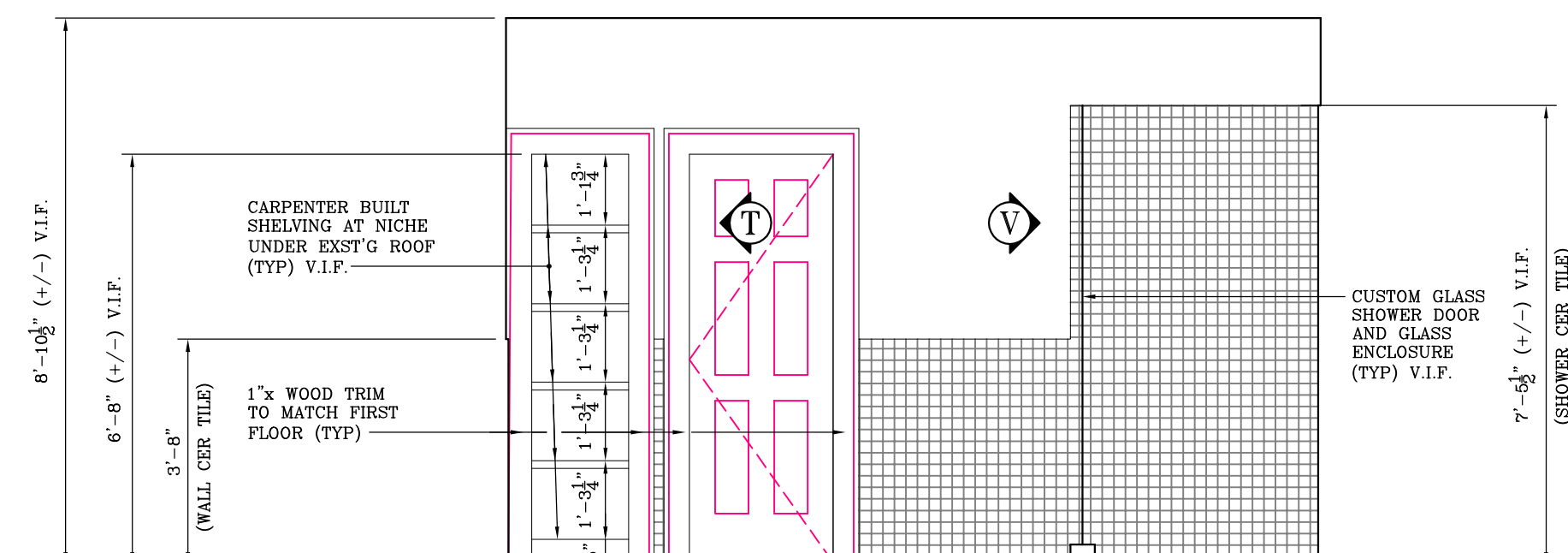
V WEST ELEV - MASTER BATHROOM
SCALE: 3/8"= 1'-0"



U NORTH ELEV - MASTER BATHROOM
SCALE: 3/8"= 1'-0"



T EAST ELEV - MASTER BATHROOM
SCALE: 3/8"= 1'-0"



S SOUTH ELEV - MASTER BATHROOM
SCALE: 3/8"= 1'-0"

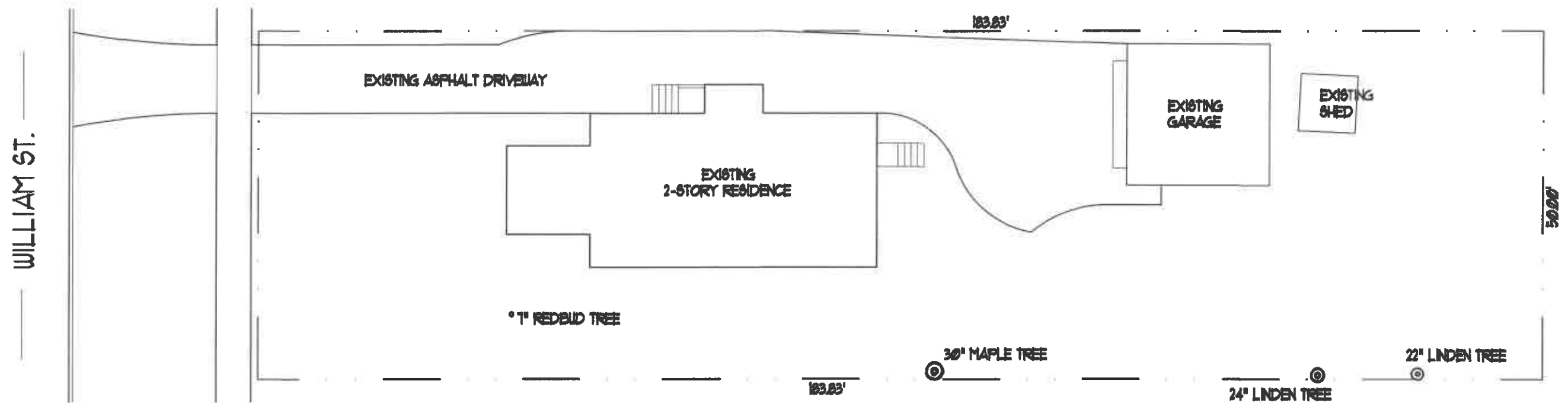


SHER - BERGSTROM
ARCHITECTS, INC.
24 LATHROP AVENUE
RIVER FOREST, ILLINOIS 60305
(708) 366 - 1700

JOB NO.

BUILDING SECTIONS AND DETAILS	
DATE	ISSUE
10/26/17	OWNER REVIEW
10/31/17	PRICING/CONSTRUCTION

230 KEYSTONE AVENUE
RIVER FOREST ILLINOIS



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

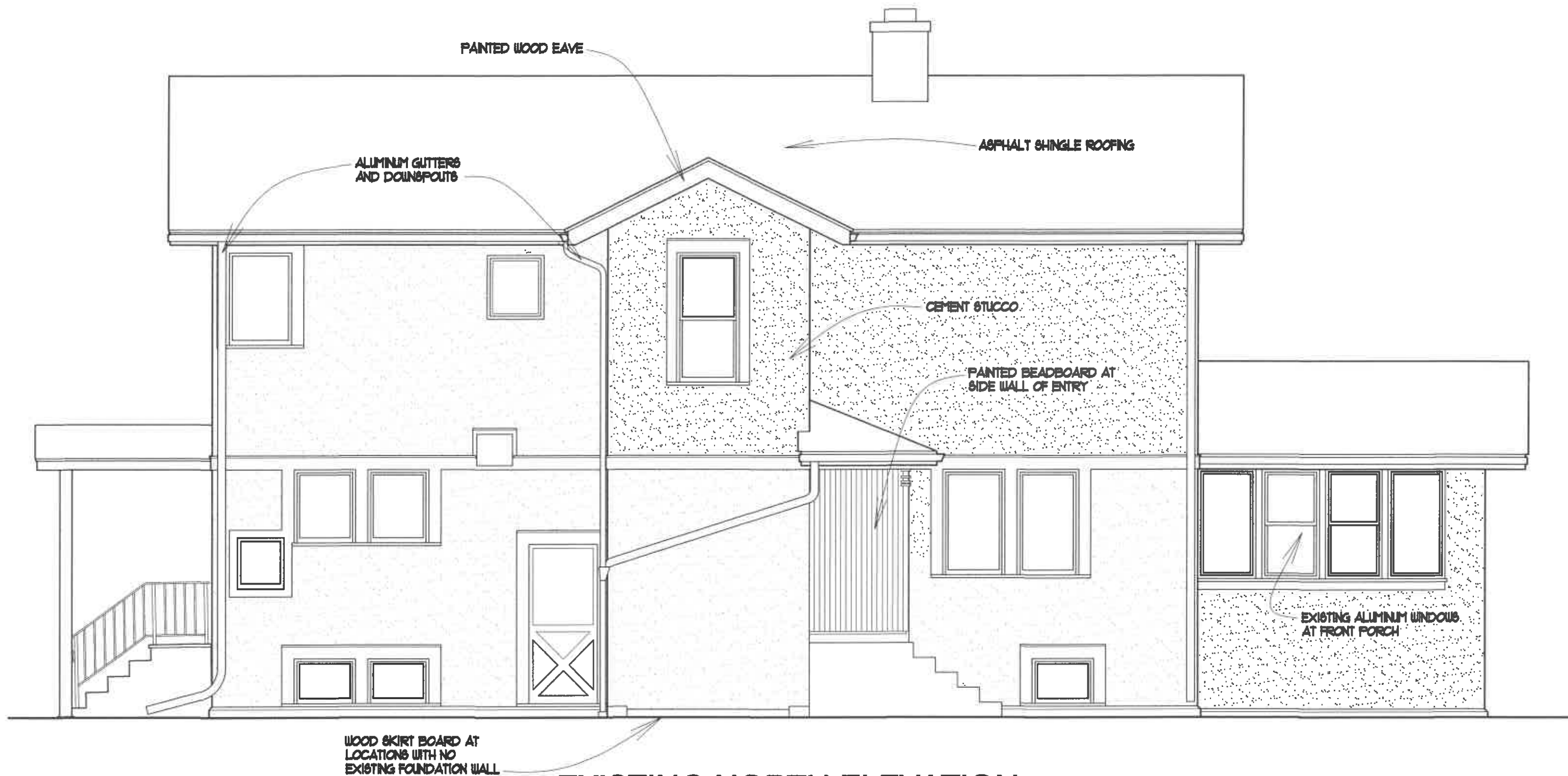
**747 William St.
River Forest, IL**



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

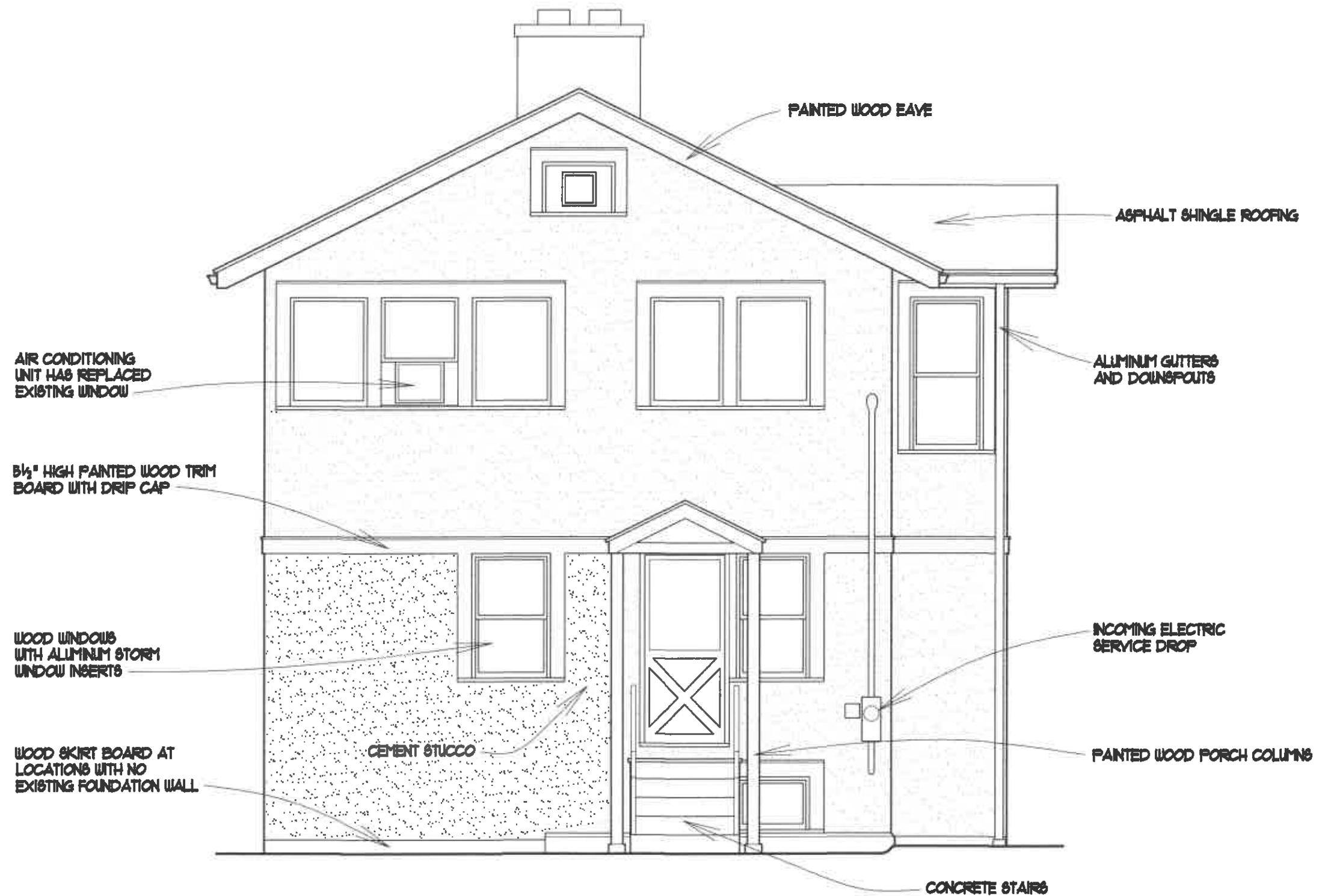
**747 William St.
River Forest, IL**



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

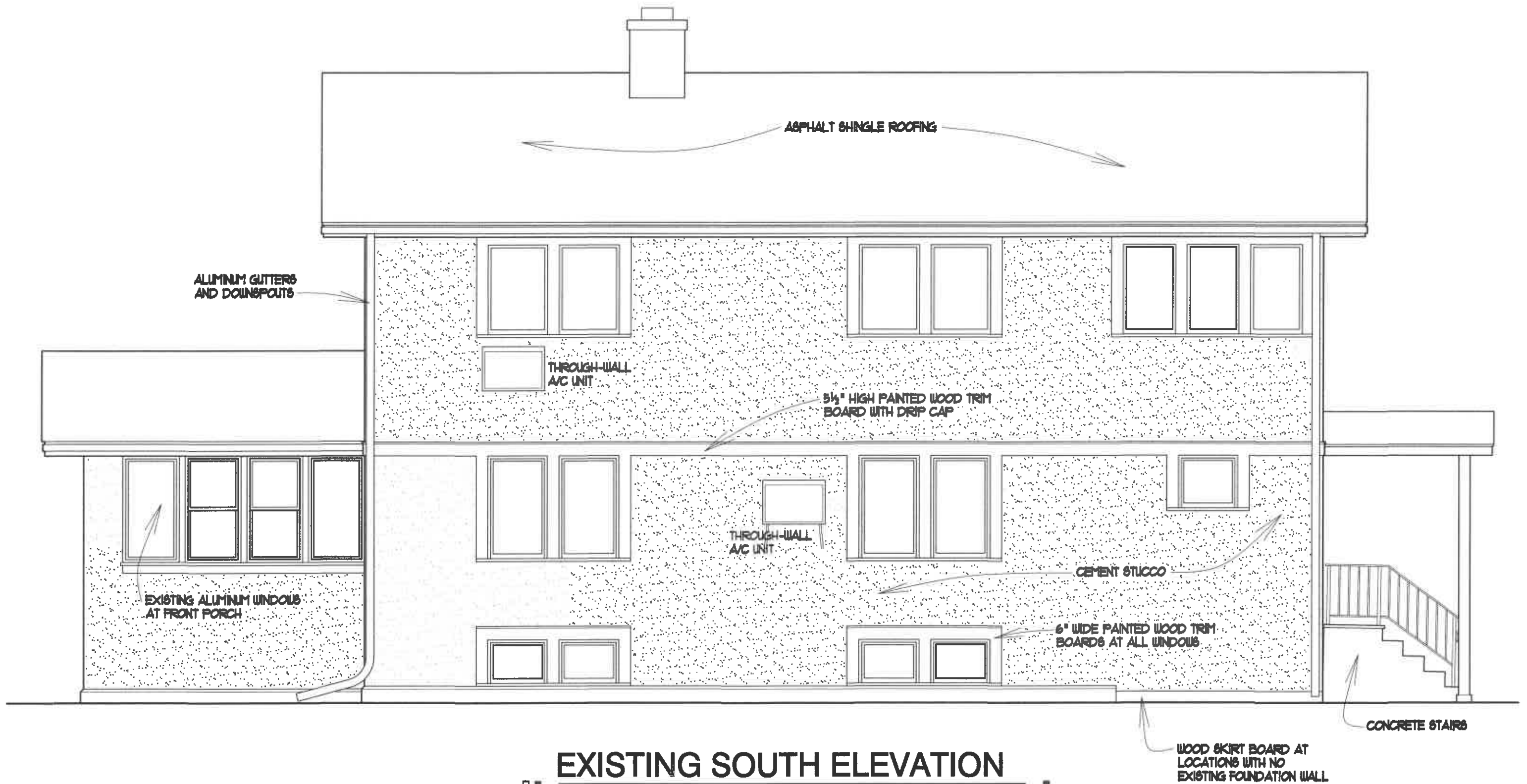
**747 William St.
River Forest, IL**



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

**747 William St.
River Forest, IL**



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

**747 William St.
River Forest, IL**

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

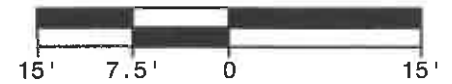
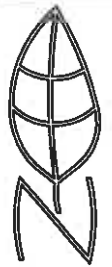
PLAT OF SURVEY

OF

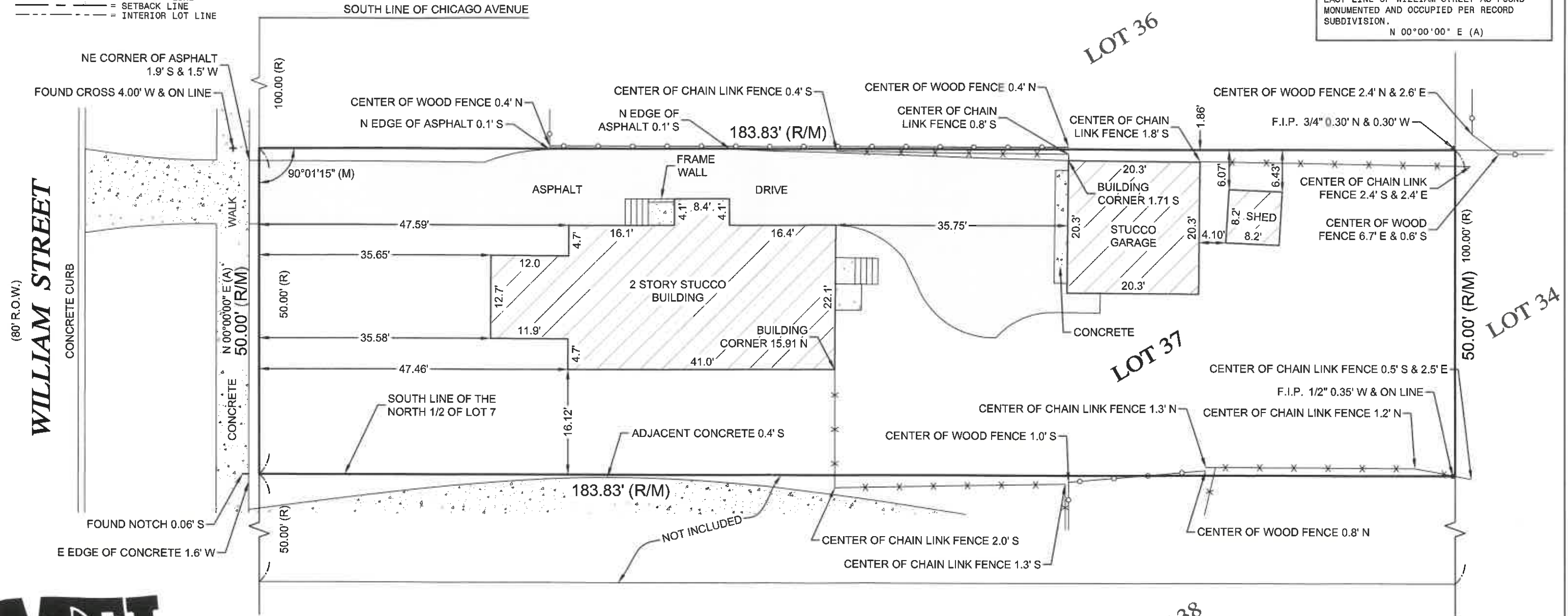
THE NORTH HALF OF LOT 37 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 9191.5 SQ. FT. OR 0.21 ACRES MORE OR LESS



BASIS OF BEARING:
EAST LINE OF WILLIAM STREET AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 00°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 4TH DAY OF AUGUST, A.D., 2017,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 747 WILLIAM STREET
RIVER FOREST, ILLINOIS

CLIENT JODIANN NOWICKI PACER ATTORNEY AT LAW

FIELDWORK DATE (CREW) 08/02/2017 (MD/PC)
DRAWN BY: LV REVISED: JOB NO. 17-07-0420

MAGNER – MANALANG ARCHITECTS

915 AUGUSTA ST. – 1st FLOOR (708) 383-7744
OAK PARK, ILLINOIS 60302- 1678 FAX (708) 383-7797

October 24, 2017

Mr. Tom Zurowski, Chairman
Historic Preservation Commission
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Re: 747 William Ave.

Dear Mr. Zurowski:

At the request of the Historic Preservation Commission, I am providing the following structural assessment of the existing single family residential building located at 747 William Avenue. Mr. Rob Sarvis, the owner of the building, asked me to provide this information to the Commission.

The existing building has an 8" wide concrete block foundation wall which is approximately 52" high from the basement floor to the top of the wall, with a 2 x 4 wood stud wall on top of the block extending upwards. While there are no openings where I can visually see the exterior wall framing above the first floor, I strongly suspect that the exterior walls are balloon-framed, which would have been standard construction practice at the time this building would have been constructed. Buildings of this era also will only have headers above windows and doors consisting of (2) 2 x 4's laid flat (Photograph #1) which are not adequate for carrying loads above and also will not keep openings square and plumb.

Because the foundation walls are not continuous from the bottom of the basement to the first floor joists, the joint where the wood framing sits on top of the block is a weak connection and does not laterally brace the foundation wall. This is especially the case in block foundation walls, where the mortar between blocks is the only thing holding the wall together. (Grouted or reinforced foundation walls were not the standard for home foundations in the era of this building.) In this type of condition, soil bearing pressure against the outside of the foundations can cause the top of wall to 'tip' inward. This condition is most evident on the north side of the house where the driveway is right up against the top of the foundation. I put a level against the foundation wall in the back half of the basement and found the wall to be tilted inward 2-1/2" in the 52" of wall height.

In two locations in the rear of the house, there are significant diagonal cracks in the block wall. Moisture in the wall has eroded the mortar and the joints are opening up. (Photographs #2 and #3) The front half of the basement has been finished with wood furring strips and plywood paneling, so without removing the finish materials in that area, I am unable to

RECEIVED
OCT 25 2017
VILLAGE OF RIVER FOREST

October 24, 2017
Mr. Tom Zurowski, Chairman
Historic Preservation Commission
Page Two.

determine the status of the foundation wall in that area. However, having visited the house again earlier today, which is the second consecutive day of rain, there is wetness on the floor in the northwest corner of the basement, so my suspicion is that there is likely cracking there as well. As similar to the condition noted above, that side of the house is directly adjacent to the driveway.

In the front half of the house, an interior column was removed which supported the main center beam. (Photograph #4) In addition, in the crawl space under the front sun porch, the beam is supported by a short jack post resting on wood blocking laid on the dirt floor. (Photograph #5). Note that the post is not located at the location where beams overlap - it is about 18" away. This is causing one part of the beam to sag, which can be seen in Photograph #6. The combination of the missing interior column and the poorly supported sun porch beam has caused the wood knee wall on top of the foundation wall at the west wall of the basement to tip outward approximately 2-1/2" in the 32" of wall height. In both the first floor living room and the second floor bedroom above this part of the house, there is a very significant slope in the floor going downhill to the west of about 2-1/2" to 3". The sloping clearly has occurred due to the shifting of the structure below.

One side note: referring again to Photograph #4, note that the support wall around the crawl space under the porch is brick and not block as is the case with the greater part of the house. This was done at some point later in the life of the home and is not original to the structure. Unless some excavation is done on the outside of this wall, there is no way to know if this was installed down to a supporting foundation depth or just added to keep animals from living under the porch. Given the serious slope in the floor of the sun porch, my suspicion is that the latter of these is likely the case. It is also interesting to note that the insulation that was installed is placed horizontally, not vertically between any type of stud wall framing. That validates that this space must have been open underneath and then infilled later.

The southeast corner of the building was also originally constructed as a porch. As is the case with the front sun porch, this area was enclosed at some point in history. Photograph #7 shows a hodgepodge of posts, screw jacks and blocks which shore up the floor in this area, and Photograph #8 shows the outside southeast corner held up by a temporary post and screw jack. The block of stone or concrete at this corner likely only extends a short distance below grade as the floor in the both the first and second floor rooms above this area slope almost 3" in 10 feet. Photograph #9 showing the wall of the second floor room above is evidence of how much this corner has dropped.

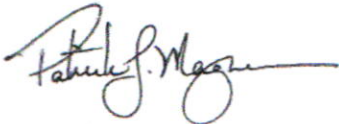
Throughout the basement, the floor slab has cracked and heaved significantly. Having seen this at other projects, this generally occurs from a combination of ground water pressure on the underside of the slab and lateral displacement of the foundations. (Photographs #10 and #11) Given the cracking and tipping of the walls in the portions of the basement where the foundations have not been concealed, I suspect that there must have been a substantial

October 24, 2017
Mr. Tom Zurowski, Chairman
Historic Preservation Commission
Page Three.

amount of movement in the northwest corner of the building as the floor in that corner has lifted up as much as 2-3/4" at a portion of the floor.

Finally, for your information, I have held an architectural license in both Illinois and Wisconsin for 35 years. I have had my own architectural practice in Oak Park since 1989, with a significant focus of my work being residential addition and remodeling projects in the area. In the years that I have been in business, I have worked on approximately 350 buildings in Oak Park and River Forest combined. I have received several historic preservation awards from the Village of Oak Park and have worked on numerous historically significant buildings in the Village. I make a point of this so as to state that I have an appreciation for older buildings. However, I also recognize when a structure has outlived its usefulness and when restoration is not a viable option. That is the case with this building. The extent of structural issues in the foundations is so significant that there is really no value in trying to salvage or repair them. These issues have caused so much displacement in the wood framing above that to level floors and walls would be an extraordinary task. I appreciate that in old homes people accept that not everything is square and level, but when the floor of a room slopes 3" in ten feet, that is beyond the realm of "charm".

Sincerely,

A handwritten signature in dark ink, appearing to read "Patrick J. Magner", with a stylized flourish at the end.

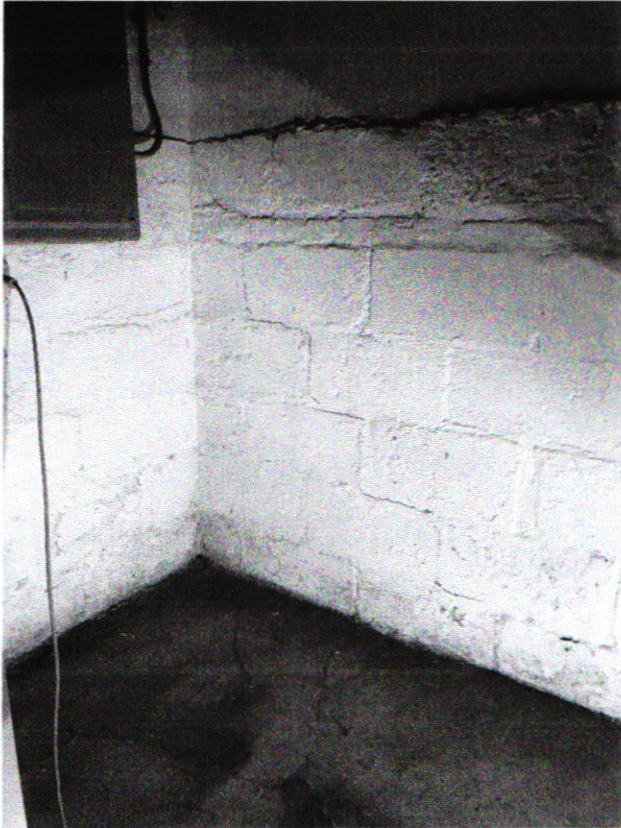
Patrick J. Magner
Magner-Manalang Architects



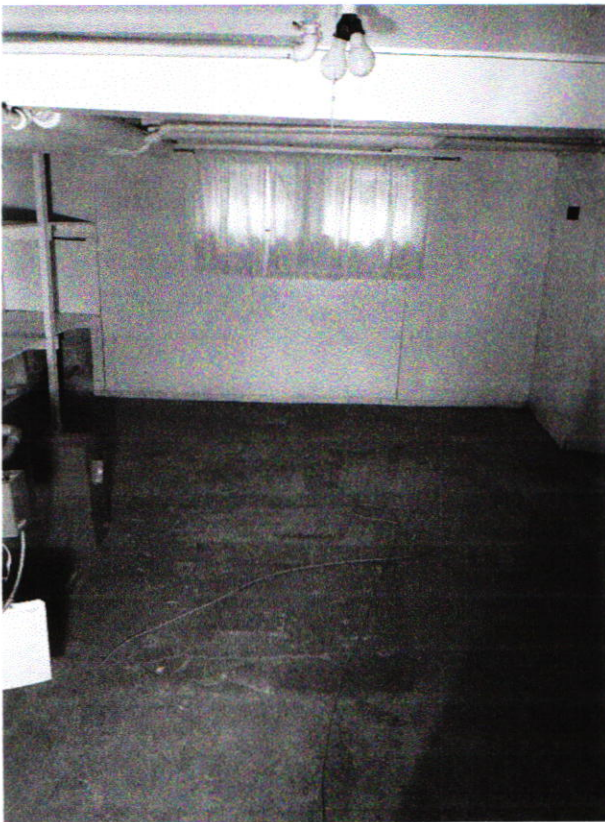
Photograph #1 - (2) flat 2 x 4's used as a header



Photograph #2 - Foundation wall crack, southeast corner



Photograph #3 - Foundation wall crack, east wall



Photograph #4 - location where column removed. Pier visible in floor.



Photograph #5 - shoring below front sun porch



Photograph #6 - unsupported beam end under sun porch



Photograph #7 - shoring & posts below southeast corner area



Photograph #8 - support at southeast corner of building



Photograph #9 - south exterior wall above shored area in southeast corner



Photograph #10 - heaved floor slab in northwest corner of basement



Photograph #11 - heaved floor slab in southeast corner of basement

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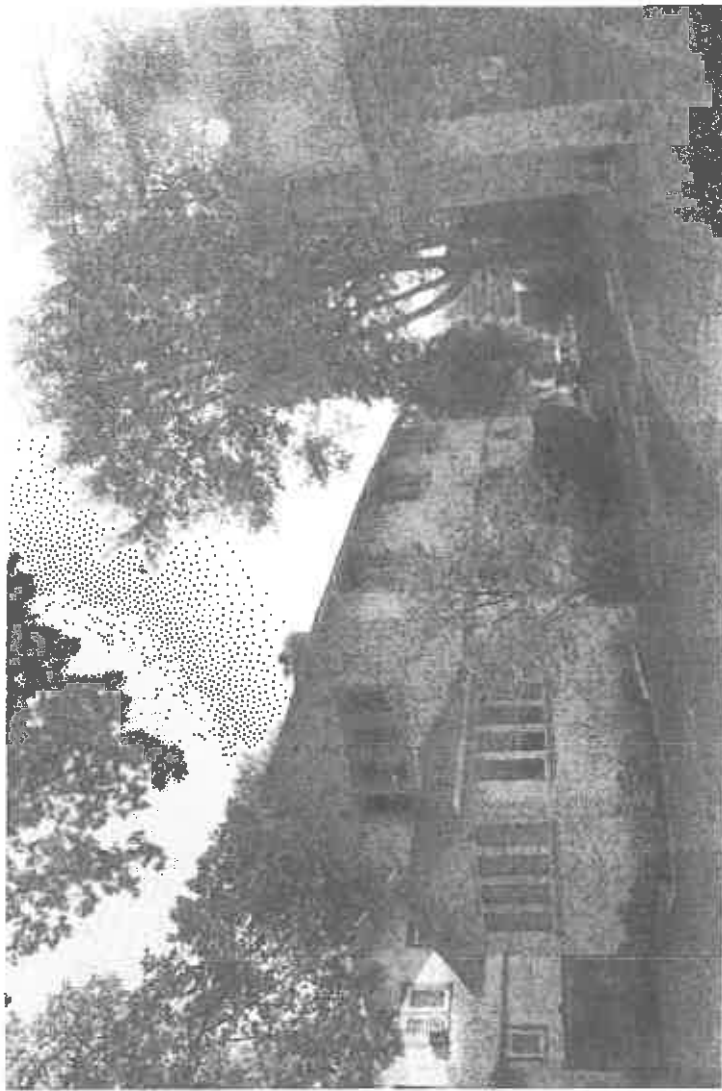
September 20, 2017

SEP 22 2017

VILLAGE OF RIVER FOREST

Application for the Certificate of Appropriateness.

1. **Applicant's name:** Robert A. Sarvis, 826 Monroe Ave. River Forest, IL, Mark Sullivan, 146 Gale Ave. River Forest, IL
2. **Owners name if different from applicant:** N/A
3. **Street Address:** 747 William Ave. River Forest, IL 60305
4. **A site plan and front side, side and rear elevation drawings:** We do not have elevation drawings. Our intention is to demolish the structure, and build a new home. The building is structurally unsound and to rehabilitate it is not a possibility nor is it feasible.
5. **A brief description and photographs of the structures, buildings and landscape features of the site:** 747 William is a two-story structure with a basement. The building is approximately 1800 sq. feet. There is a two-car garage as well as a shed. The lot is mostly flat with and measures approximately 50'x183'. The most distinguishing feature of the land is the beautiful tree on the parkway. Photographs of the property are attached.
6. **A detailed description of the proposed alteration or demolition, together with pictorial renditions indicating how to what extent such proposed changes will affect the subject property:** Our intention is to demolish the structure. Architectural renderings have not been started as of yet. We were waiting to hear from the HDC after our initial meeting on September 11 at the property. The new home will be designed to be in character with surrounding homes and to fit in the style of River Forest architecture.
7. **Identification of any architect or developer involved in the project:** Pat Magner of the firm Magner-Manalang will be the architect. The developer is Mayborn Development, LLC, which is owned by the property owners, Robert Sarvis and Mark Sullivan.
8. **Such other relevant information as requested by the Village Administrator or as the Commission may require:** There has not been anything additional that has been requested.











VILLAGE OF RIVER FOREST
400 Park Avenue, River Forest, Illinois 60305
Phone: 708-366-8500 Fax: 708-366-3702
Email: building@river-forest.us

Village Use Only	
Date Received:	_____
Total Fee:	_____
Form of Payment	_____
Payment Date:	_____
Permit #	_____
Plumbing Disconnect Date:	_____
Date Issued:	_____
Date Forwarded to HPC:	_____

APPLICATION FOR DEMOLITION PERMIT

Project Address: 747 WILLIAM STREET Property Index Number: 15-

Owner: MAXIMON DEVELOPMENT Phone: [REDACTED] Email: [REDACTED]

Owner's Address (if different): 826 MONROE AVE.

Building Type: Residence, Commercial/Other: SINGLE FAMILY

Cost of Demolition: _____ Sq Footage of Demolition _____ Permit Fee: _____

Submittals Required:

Plat of Survey
Asbestos Report
Fees, Bonds & Deposits (\$1 per sq. ft.)
Hydrant Meter (\$1,000 deposit)
Protection Plan for Public & Parkways
Grading Plan

Cook County Demolition Permit (312-603-8200)
Verification of Nicor Disconnect (888-642-6748)
Verification of ComEd Disconnect (800-334-7661)
Plumbing Permit (water & sewer – see bottom of page)*
Meter returned – (Public Works Department)
Other: _____

Contractor	License	Bond	Name	Mailing Address	Phone or Email
Demolition			TBD.		
Scavenger					

By signing this document you acknowledge and agree that all information provided is true and accurate on your behalf. You further acknowledge and agree to terms, policies and conditions listed in the conditions, and notices found in the River Forest Village Code.

SIGNED: _____
Property Owner

DATE: 9/19/17

Approved By _____
Inspector

***DISCONNECT WATER & SEWER BEFORE DEMOLITION OF THE BUILDING:**

- Street opening (\$150.00 per opening) – to shut off corporation stop at the main and cap
- Parkway opening (\$100 per opening) – to remove top of B-Box (buffalo box)
- Plumbing inspection required before back fill (24 hour notice required)
- Owner's plumber may televise the sewer to determine if it can be used for the new construction and shall provide a recording of the inspection to the Village.
- If sewer CAN be re-used, plumber shall cut off and cap the sewer inside property line.
- If sewer CANNOT be re-used, plumber shall cut off and cap the sewer lateral in the street at the sewer main.
- A detailed grading plan is required for demolitions, see the Village website for more details



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: November 3, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: September 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 September 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 September 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
750 Keystone	Historic District	Fence	-	-	9/5/2017
750 Keystone	Historic District	Patio and Driveway	-	-	9/5/2017
718 William	Significant Property	Interior Drain Tile	-	-	9/5/2017
612 Franklin	Significant Property	Fence	-	-	9/5/2017
606 Keystone	Significant Property	Re-wire Electric	-	-	9/5/2017

7730 Lake St	Historic District	Windows	-	-	9/6/2017
1003 Forest	Historic District	Roof	-	-	9/7/2017
527 Thatcher	Historic District	Fence & Gates	-	-	9/8/2017
947 Ashland	Historic District	Replace Window with French Doors	-	-	9/11/2017
755 Clinton	Historic District	Facia and Soffit	-	-	9/12/2017
727 Ashland	Historic District	Chimney Repairs	-	-	9/12/2017
622 William	Historic District	Basement Remodel	-	-	9/12/2017
822 Forest	Historic District	Upgrade Water Service	-	-	9/13/2017
811 Forest	Historic District	Kitchen Baths and Basement	-	-	9/13/2017
612 Ashland	Historic District	Windows	-	-	9/14/2017
846 Ashland	Significant Property	Heated Driveway	-	-	9/14/2017
7980 Chicago	Significant Property	Sewer Repair	-	-	9/15/2017
746 Clinton	Historic District	Rear Addition and New Garage	-	-	9/18/2017
550 Edgewood Pl	Historic District	Fence Around Pool	-	-	9/20/2017
550 Keystone	Historic District	Fence	-	-	9/21/2017
7800 Augusta	Significant Property	Patio with Firepit	-	-	9/25/2017
907 Lathrop	Significant Property	Sewer Repair	-	-	9/25/2017
534 Franklin	Significant Property	Roof	-	-	9/26/2017
723 Ashland	Historic District	Roof	-	-	9/27/2017
825 Bonnie Brae	Significant Property	Repipe & Replace Water Heater	-	-	9/27/2017
751 William	Significant Property	Roof	-	-	9/28/2017
1515 Bonnie Brae	Significant Property	Renovate Kitchens and Baths		-	9/29/2017
735 Jackson	Historic District	Fence	-	-	9/29/2017



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: October 3, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - September, 2017

The Village issued 152 permits in September, 2017, compared to 130 during the same month in 2016. Permit revenue collected in September, 2017 totaled \$27,282, compared to \$57,374 in August due to the smaller nature of the projects and lower fees associated with such projects. Fiscal Year total permit revenue is 46% 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 is proposing changes to the landscaped “courtyard” area and this amendment will be presented to the Village Board at a future meeting.
- 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 will be heard by the DRB at an October 26, 2017 public hearing since it is considered a major amendment. The Village staff reviewed exterior changes to the ramp leading into the building and approved those changes as a minor amendment.
- 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. It is anticipated that final inspections will be conducted on this project in the near future.
- 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	
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		195	324	275	275
Fiscal Year Total	837	907	1,381	1,527	750

Real Estate Transfers

	September 2017	September 2016	FY 2018 Total	FY 2017 Total
Transfers	15	21	118	256

Residential Property Demolition

	September 2017	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
Residential Demolitions	1	1	7	3

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

Address

554 Franklin

Architectural Survey Notes

Not historically significant; Contributing Property to a National Register District