



PUBLIC NOTICE

A meeting of the Historic Preservation Commission set for March 23, 2017 at 7:00 p.m. in the 2nd 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 – February 16, 2017
- IV. Consideration of Historic Property Modifications and Applications for Certificates of Appropriateness
- V. Review of Ongoing Commissioner Assignments
- VI. Discussion regarding Proposed River Forest Historic Preservation Map
- VII. Other Business
- VIII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

February 16, 2017

A meeting of the Historic Preservation Commission was held on February 16, 2017 at 7:00 p.m. in the Community Room at the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 p.m. Upon roll call, the following persons were:

Present: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White

Absent: Commissioner Popowits, Prestes, and Raino-Ogden

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

No public testimony was heard.

III. APPROVAL OF MEETING MINUTES

No comments were heard in regards to the January 26, 2017 meeting minutes.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Graham-White to approve the minutes of the January 26, 2017 Historic Preservation Commission meeting.

AYES: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White

NAYS: None.

Motion Passes.

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

A. 7800 AUGUSTA – ADDITION

Lance Shalzi, Airoom Architects, spoke on behalf of the application for 7800 Augusta. He stated that he brought the Commission's recommendations back to the homeowner. Mr. Shalzi presented new plans that incorporated all of the recommendations. Changes included additional limestone accents and other details.

The Commission responded positively stating that they felt the plans looked great.

Historic Preservation Commission Meeting Minutes
February 16, 2017

Management Analyst Jon Pape noted that Airoom has not yet resubmitted the final drawings to the building department but that the applicant was still able to present to the Commission. Management Analyst Pape stated that the Commission could approve the drawings contingent on a final review when the drawings are submitted to the building department.

The Commission thanked Mr. Shalzi for his efforts.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Graham-White to approve a Certificate of Appropriateness for the addition at 7800 Augusta contingent on final review by the Chairman.

AYES: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White

NAYS: None.

Motion Passes.

V. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Commissioner Graham-White stated that there are currently six significant properties for sale. She noted that they have all been on the market for some time.

A conversation was had in regards to 520 Forest. Management Analyst Pape note that no demolition interests had been heard recently but that one potential buyer did inquire to the building department in regards to a preservation effort.

Management Analyst noted that the Village Board was moving forward with new communications efforts including a Website redesign. Chairman Zurowski stated that the Commission would like to have input on their portion of the website including an updated page layout.

Commissioner Franek noted that in the Building and Zoning report for January 2017, he saw a sharp increase in the number of demolitions in 2017 compared to 2015 and 2016.

Management Analyst Pape shared on behalf of Commissioner Raino-Ogden that he was working with the 700 block of William to design lampposts to commemorate their historic anniversary. He has sent these out for pricing. Commissioner Raino-Ogden also communicated that he was meeting with a window provider regarding the Village's pump house.

Management Analyst Pape updated that the school district is still planning to have a home for one of the art-deco Washington panels, but that the other was still seeking a home.

VI. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP

Commissioner Pritz discussed his process of choosing properties to include on the map. He noted that he was also reading through the report to research the properties. Commissioner Pritz stated

Historic Preservation Commission Meeting Minutes
February 16, 2017

that he felt that his selections and criteria were similar to others. He also discussed the types of criteria he included as well as the purpose of the final product itself.

Chairman Zurowski stated that he also is considering the possibilities of someone not wanting their home to be on the list. The Commission discussed the plan to choose the homes, and then notify the homeowners as a courtesy.

The Commission discussed their strategy for noting all of the homes that were built and designed by specific persons. Commissioner Franek noted that the beginning of this process was the discussion of the similar Maywood map that provided an overview of historic houses is that Village.

The Commission again discussed their preferences with the homes to be included and the criteria to be specifically noted on the map. The Commission agreed that it would be helpful to have lots colored by architect. Age of building, public vs private buildings, historic status, and style were also discussed to create a balance of significant properties. The possibility of including additional information online was discussed.

The Commission noted that they would use the maps developed from the survey and possibly use Lakota Group as a resource to assist with the labeling process. Late spring was identified as a target completion date.

Chairman Zurowski stated that he would like to finalize any input from Commissioners before the next meeting.

VII. OTHER BUSINESS

The next regularly scheduled meeting for the Historic Preservation Commission would be March 23, 2017. Commissioner Pritz noted that he would not be able to attend that night. Management Analyst Pape said he would follow up on scheduling and availability via email.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Pritz to adjourn the February 16, 2017 meeting of the Historic Preservation Commission at 7:59 p.m.

AYES: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Historic Preservation Commission Meeting Minutes
February 16, 2017

Approved:

Tom Zurowski, 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: March 17, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: February 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 February 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 February, 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
550 Thatcher	Historic District	Drain Tile	-	-	2/02/2017
411-419 Thatcher	Historic District	Water Service Repair	-	-	2/07/2017
550 Thatcher	Historic District	Rewire 3 rd Floor	-	-	2/08/2017
539 Ashland	Historic District	Windows	-	-	2/14/2017

738 William	Significant Property	A/C Unit	-	-	2/22/2017
517 Keystone	Significant Property	Garage Demo	-	-	2/23/2017
517 Keystone	Significant Property	New Garage	-	-	2/23/2017
550 Thatcher	Historic District	Overhead Sewer	-	-	2/23/2017
550 Thatcher	Historic District	Remodel 3 rd Floor Bath	-	-	2/23/2017



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: March 1, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - February, 2017

The Village issued 87 permits in February, 2017, compared to 67 during the same month in 2016. Permit activity remains high overall for the second year. Permit revenue has exceeded projections as a result of larger development projects coming to fruition and obtaining building permits. It is anticipated that a building permit will be issued before the end of the Fiscal Year for the addition at St. Vincent Ferrer Church. Permit revenue collected in February, 2017, totaled \$285,493 compared to \$33,422 in January, and was higher because a permit was issued for the Concordia Residence Hall. Large projects and favorable weather conditions have resulted in increased building activity for this time of year. Fiscal Year to-date permit revenue is \$903,349, which is 185% of the \$487,275 projected for FY 16-17 and can be attributed to a temporary increase in large commercial and multi-family residential developments.

Planned Development Project Updates

Below please find a summary of the status of the approved planned development permits as well as the pending applications.

Approved:

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the townhomes continues. Under the Planned Development Ordinance, construction must be completed by April 13, 2018 for the planned development permit to remain valid.
- Community Bank (7751 Lake Street - Approved March 14, 2016) - Construction continues on the building and a permit has been issued for temporary and permanent signage on the site. The bank is hoping to open the new facility in early April. They were recently notified that MWRD is requiring the replacement of a lateral sewer line that runs under Lake Street, which will require the opening of Lake Street and a permit from IDOT.

- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – St. Vincent's is anticipating that construction will begin in the spring. The Planned Development Ordinance requires that a permit application be received within nine (9) months of planned development approval. The church's architect submitted permit materials prior to December 23, 2016, therefore, the planned development permit remains valid. The Building Department has completed its review of the plans and the Engineering staff is working through a few remaining issues. Under the Planned Development Ordinance, construction must commence by June 23, 2017 for the planned development permit to remain valid. Staff continues to anticipate that construction will commence and conclude in the timeline required by the Village's building permit and zoning timelines.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – A building permit has been issued for this project. Neighboring residents have been notified by CUC that there will be a temporary road closure along certain portions of Bonnie Brae Place in early March while a large crane is assembled on site. This crane will be used to place the major structural components in place. 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) - Engineering review of the project has continued but no building permit application has been received.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer is in the process of finalizing construction drawings so that a building permit application may be submitted. The developer hopes to commence construction in the spring. Under the Planned Development Ordinance, the developer must submit a completed permit application by August 17, 2017 for the planned development permit to remain valid.

Pending:

- Concordia University Cell Tower (7400 Augusta) - The University introduced the property 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 notice was mailed to residents that a neighbor meeting will be held on March 15, 2017 at 7:00 p.m. at the KCC. It is anticipated that the University will submit an application following the neighbor meeting.
- Lake Street & Lathrop Avenue – The Village met with the new development partner, Sedgewick Properties, as well as Keystone Ventures in mid-January to discuss the planned development process and application requirements. It is anticipated that a complete application will be submitted by March 14, 2017.
- Dominican University Student Commons in the Heart of Campus – The University met with the Village Board and held pre-filing conference with the DRB; however, commencement of the planned development process has been delayed.
- River Forest Park District – The Park District met with Board regarding the proposed addition to their facility on Lake Street; however, no further action or notice has been received regarding applicant's desire to proceed with the process.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
May	97	101	113	124	178
June	113	99	104	144	179
July	71	76	112	150	140
August	128	105	84	144	145
September	123	83	111	180	130
October	84	82	120	149	140
November	64	62	55	72	98
December	37	39	43	79	55
January	35	23	24	66	107
February	19	27	22	67	87
March	42	47	41	109	
April	71	93	78	97	
Two Month Comparison	-	50	46	133	194
Fiscal Year Total	884	837	907	1,381	1,259

Real Estate Transfers

	February 2017	February 2016	FY 2017 Total	FY 2016 Total
Transfers	12	9	203	230

Residential Property Demolition

	February 2017	FYTD 2017 Total	FY 2016 Total	FY 2015 Total
Residential Demolitions	0	7	3	2



Village of River Forest
400 Park Avenue
River Forest, IL 60305
(708) 366-8500
www.river-forest.us

**HISTORIC PRESERVATION
COMMISSION**

2017 River Forest Historic Preservation Awards Nomination Form

The River Forest Historic Preservation Commission supports and encourages homeowners, builders and other professionals who help preserve the historic character of our Village. Accordingly, the Commission has established a program of annual awards intended to recognize outstanding achievement and support historic preservation. Nominations must be received at Village Hall, 400 Park Avenue, Attention: HPC Awards, on or before May 26, 2017.

Award recipients will be announced at the Commission's regularly scheduled June 22, 2017 meeting. Multiple awards may be given each year. The nominated structure need not be in an historic district and may be a residential (single family or multiple unit), commercial, public/institutional or religious structure.

This form may be completed and submitted by the property owner or by any third party interested in nominating a property for an award.

Laurel McMahon Restoration Award: The *Restoration Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2012) in returning the exterior of a structure to its original design and condition by repairing or replacing the original architectural detail and materials. The Secretary of Interior's Standards for Rehabilitation shall serve as a guide for the Commission.

Streetscape Compatibility Award: The *Streetscape Compatibility Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2012) in building a new structure (or addition) in an architectural style and scale that is compatible with its surrounding historic streetscape.

Adaptive Reuse Award: The *Adaptive Reuse Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2012) in altering a structure's use to meet contemporary needs in a manner that retains the structure's viability while respecting its original architectural character and design.

Architectural Details Award: The *Architectural Details Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2012) in restoring an exterior detail element of the structure. Examples of exterior detail elements would include porches, brackets, architectural trim and stained/leaded glass. The Secretary of the Interior's Standards for Rehabilitation shall serve as a guide for the Commission.

Renovation Award: The *Renovation Award* is presented by the Historic Preservation Commission in recognition of a historically sensitive renovation or addition to a structure (completed since January 1, 2012) in the Village that enables continued and/or expanding use.



Jeanette Fields Award of Merit: The *Award of Merit* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2012) which is outside the scope of the other awards.

PROPERTY INFORMATION

Address of Property

PROPERTY OWNER INFORMATION

Name of Owner

Mailing Address

Primary Telephone Number

Secondary Telephone Number

Email Address

Form Prepared by

CONSTRUCTION INFORMATION

Date of Original Construction

Architect

Builder

Original Owner

NOMINATED WORK

Architect/Designer

Builder/Contractor

Description of Work



Before/After Photographs (to be retained by Commission)

Signature

Date