



PUBLIC NOTICE

A meeting of the Historic Preservation Commission set for February 16, 2017 at 7:00 p.m. in the 1st Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – January 26, 2017
- IV. Consideration of Historic Property Modifications and Applications for Certificates of Appropriateness
 - a. 7800 Augusta – Addition
- 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**

January 26, 2017

A meeting of the Historic Preservation Commission was held on January 26, 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, Prestes, and Raino-Ogden

Absent: Commissioner Popowits

Also Present: Management Analyst Jon Pape

A MOTION was made by Chairman Zurowski and SECONDED by Commissioner Raino-Ogden to allow Commissioner Pritz to participate in the meeting telephonically.

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

NAYS: None.

II. PUBLIC TESTIMONY

John Dzuryak, 315 Forest Avenue, spoke in regards to the art deco panels that were formally located at Washington school, which he stated were demolished in 1998. He was interested in learning if the Commission was able to help him to preserve, present, and display, the two art deco panels. Mr. Dzuryak stated that he has visited various Commissions and groups previously to speak about his desire to preserve these panels. He noted that the panels, which were previously stored outside with the Park District, were now stored under the Village's care in the Public Works garage. Mr. Dzuryak provided in-depth historical information and a description of the items to the Commission. He reiterated his desire to bring these items out of storage to be displayed in the community.

Chairman Zurowski thanked Mr. Dzuryak for coming to the meeting. He stated that he remembered hearing about the issue previously and was glad the items were no longer being stored outside.

Management Analyst Jon Pape stated that the Village and School District have been in touch regarding the appropriate place for these items to be kept long-term. He stated that the School District has expressed interest to the Village in displaying one of the two panels outside of their administrative building.

Commissioner Raino-Ogden suggested that the panels be used as a back to a park bench.

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Chairman Zurowski stated that the Commission will keep this item on their list going forward.

III. APPROVAL OF MEETING MINUTES

No comments were heard in regards to the December 15, 2016 meeting minutes.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Graham-White to approve the minutes of the December 15, 2016 Historic Preservation Commission meeting.

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

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 the proposed project is to remove the existing framed porch and build a more permanent structure in that place as an addition to the home. Mr. Shalzi stated that the desire with the exterior was to mimic what was already present while adding a few elements from the rest of the structure.

Commissioner Raino-Ogden stated that he felt the proposed design did not appropriately blend with the rest of the structure. Due to the proposed structure being large, he felt that designing the exterior of the addition to match the current small porch was not appropriate. Commissioner Raino-Ogden asked why the proposed plan was not designed to incorporate the look and feel of the rest of the structure.

Mr. Shalzi stated that some of the considerations were budget related but also expressed a dilemma in capturing elements of the structure due to the step down that the new addition will have.

Commissioner Raino-Ogden shared a sketch that he had prepared that showed the proposed addition with elements more consistent with the rest of the structure including additional brick and clay tile roofing. He expressed that he felt that this captured a more historically appropriate solution.

In response to a question from Commissioner Pritz, Mr. Shalzi stated that he could not confirm whether or not the existing porch was original to the home. A conversation was had as to if the proposed addition was true to the original intent. Commissioner Raino-Ogden stated that because the use and size of the room was changing so drastically, he did not feel that designing the new addition to look like the current porch was appropriate.

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Mr. Shalzi stated that the room was also designed to tie elements from the garage on the property to serve as a transition between that structure and the home. Commissioner Franek stated that the garage had the clay tile roof which helps to tie it to the main structure.

In response to a question from Chairman Zurowski, Mr. Shalzi stated that it may be difficult to add additional windows due to the future usability of the room.

Mr. Shalzi summarized that the Commission would like to see that the banding elements from the existing structure be incorporated into the new addition, mimic the limestone accents, include the clay tile roof, and bring the proposed stone sill up to the bottom of the windows. Mr. Shalzi stated that he would bring the suggestions back to the homeowner.

V. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Commissioner Franek stated that he spoke with relators in the area regarding historic preservation education. He said that he received the suggestion to attend different realtor offices all staff meetings where he can address a large amount of realtors at the same time. The Commission also discussed trying to attend a realtor association luncheon or event. Commissioner Franek stated that he felt that the ordinance was simple enough to present to a large group where he could field specific questions.

Commissioner Graham-White noted that the Winslow house closed since the last Commission meeting. Chairman Zurowski noted that the Commission found out that the home had been purchase by a preservation architect.

Commissioner Raino-Ogden said that he has been in contact with residents from 700 William regarding potential ideas to signify the historic block. He said that he provided drawings of a monument to the residents and was going to seek a price estimate that could be presented to the Village Board of Trustees.

The Commission discussed developing an annual report for the Village Board. The Commission contemplated when this might be most appropriate and how it could be parlayed into the presentation of the historic preservation map. Commissioner Franek noted that completing an annual report was a requirement of achieving Certified Local Government status.

VI. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP

Chairman Zurowski noted that he had reviewed the Commissioner submissions that were received thus far. He stated that he felt that the group consensus was getting closer to about twenty-five properties receiving the most votes. He expressed that perhaps the homes that do not have a full write up of them could be included as a special note and, for example, organized by architect. He reiterated that he planned to divide the homes between Commissioners so that each could provide a short description of a few homes. Chairman Zurowski added that Commissioners that have not expressed their preferences for properties to include should still do so.

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The Commission discussed the possibility of shading all of the significant properties on the parcel map as well as color coding homes by notable architects.

Chairman Zurowski stated that he spoke with the Lakota Group and that they were ok with the Commission using the maps developed during the survey. Additionally, the Lakota Group could help to code and manipulate the maps for this project.

VII. OTHER BUSINESS

The next regularly scheduled meeting for the Historic Preservation Commission would be February 23, 2017. Due to conflicts with schedules, the Commission agreed to move the meeting date to February 16, 2017.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Franek and SECONDED by Raino-Ogden to adjourn the January 26, 2017 meeting of the Historic Preservation Commission at 7:59 p.m.

AYES: Chairman Zurowski, Commissioners Franek, Pritz, Graham-White, Prestes, and Raino-Ogden
NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, Chairman
Historic Preservation Commission

Date



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: February 8, 2017
To: Historic Preservation Commission
From: Jon Pape, Management Analyst
Subj: January 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 January 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 January, 2016.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
746 Forest	Historic District	Inside sewer repair	-	-	1/03/2017
723 William	Significant Property	Drain Tile	-	-	1/03/2017
847 Keystone	Historic District	Fence	-	-	1/09/2017
550 Thatcher	Historic District	Upgrade Water Service	-	-	1/17/2017
532 Forest	Historic District	Upgrade Water Service	-	-	1/24/2017

550 Thatcher	Historic District	2 nd Floor Laundry Area	-	-	1/27/2017
550 Thatcher	Historic District	New Basement Posts	-	-	1/31/2017



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

MEMORANDUM

Date: February 2, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - January, 2017

The Village issued 107 permits in January, 2017, compared to 66 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 and additional building permits are expected to be issued before the end of the Fiscal Year for the Concordia Residence Hall and St. Vincent's addition. Permit revenue collected in January, 2017, totaled \$33,422, compared to \$15,406 in December, and was higher due to the volume of work. Decreased activity is typical this time of year; however, working conditions have been impacted by relatively mild weather and lower snowfall. Fiscal Year to-date permit revenue is \$617,856, which comprises 127% of the \$487,275 projected for FY 16-17 and can be attributed to 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 of the townhomes continues following approval on both minor and major amendments to the planned development. Rough inspection of the existing structures has commenced. 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. Staff will

work with the bank to expedite the project; however, winter weather conditions and possible snowplowing operations may impact the timing of the work.

- 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. 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) – An early start permit was issued and construction is underway but is limited due to winter weather conditions. Staff and the University's representatives continue to work closely to finalize plumbing and electrical permits and to ensure that permit drawings are complete. Staff believes that a permit can be issued shortly after the University has addressed these remaining items are addressed so that construction is not delayed. The University has approached staff with requests to make certain exterior changes to the building. While one change appears to be de minimus, staff is evaluating the changes as a whole to determine whether they can be approved as a minor amendment or whether they would be considered a major amendment. 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 is underway but no building permit application has been received.
- 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. It is anticipated that the University will commence the Planned Development process in the near future.
- (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 Board and held pre-filing conference with the DRB; however, commencement of the planned development process has been temporarily 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	
March	42	47	41	109	
April	71	93	78	97	
Two Month Comparison	-	62	67	145	162
Fiscal Year Total	884	837	907	1,381	1,172

Real Estate Transfers

	January 2016	January 2017	FY 2017 Total	FY 2016 Total
Transfers	11	17	191	230

Residential Property Demolition

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