



PUBLIC NOTICE

A meeting of the Historic Preservation Commission set for June 1, 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 – April 27, 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**

April 27, 2017

A meeting of the Historic Preservation Commission was held on April 27, 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: Chairman Zurowski, Commissioners Franek, Graham-White, Popowits, Prestes, and Raino-Ogden

Absent: Commissioner Pritz

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 March 23, 2017 meeting minutes.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Graham-White to approve the minutes of the March 23, 2017 Historic Preservation Commission meeting.

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

NAYS: None

Motion Passes.

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

Management Analyst Pape informed the Commission that no applications were received to be heard. He noted the window sub-committee did work with Christ Episcopal Church at 515 Franklin. The project involved an installation of a handicap accessible door and lift.

V. DISCUSSION REGARDING WEBSITE REDESIGN

Bill Gatewood, Vice President of Webitects introduced himself. He stated that he was seeking input from the Historic Preservation Commissioners on how the website can be improved for their needs. Mr. Gatewood welcomed input on what the Commissioners thought was important about the Commission.

Chairman Zurowski noted that one unique piece that the Commission has to offer is the historical survey database. He shared how it was an in-depth resource and helped to provide education and information on properties in the Village. Commissioner Prestes expressed that he felt many residents sought to learn more about the rules and regulations of historic preservation. Chairman Zurowski stated that in addition to the proximity to the City and the strengths of the schools, residents sought to live in the Village because of its architecture.

Commissioner Franek echoed the comments of Chairman Zurowski on the value of the survey database. Commissioner Franek added that this was a way to do research both on a resident's individual home or one they are specifically interested in for any variety of reasons. Chairman Zurowski cited the flowcharts in the new Historic Preservation ordinance as a useful tool in aiding residents to understand that process.

Further discussion was had on how the Commission may better be able to show how they are a resource to the community and clearly communicate what they stand for. Mr. Gatewood stated that the goal was for him to understand what is most crucial to key audiences so that they can prioritize content and draft the page.

The Commission discussed how the new historic map brochure could be presented on the page. Commissioner Franek agreed with others that it was imperative to express why historic preservation is important and how the Commission is a resource to the community. It was stressed that resources and materials need to be reorganized and prioritized to allow users to find them more easily. Particularly, this applies to the details of the ordinance and the survey information.

VI. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Chairman Zurowski asked the Commission to proceed to agenda item VII.

VII. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP

Chairman Zurowski noted that thirty-three properties were currently included in the draft of map content. The Commission noticed that one property needed to be corrected because it had the wrong photo. The Commission further discussed whether or not any properties needed to be eliminated or if the list should stand as is with these thirty-three properties. A handful of properties were considered if they should be either eliminated or added. Ultimately, the Commission decided that the number was sufficient. It was agreed upon that all thirty-three properties in the draft would stay with no additions. The only change to the draft in the meeting packet would be the one incorrect picture.

Historic Preservation Commission Meeting Minutes
April 27, 2017

A MOTION was made by Commissioner Popowits and SECONDED by Commissioner Graham-White to approve the list of properties for the historic map brochure as it was presented in the April 27, 2017 Historic Preservation Commission meeting packet.

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

NAYS: None

Motion Passes.

Chairman Zurowski stated that he would like to assign properties to specific Commissioners to divide the writing of descriptions for properties. The Commission specified the format in which the descriptions would be written. The Commission circled around the room selecting and dividing up the properties that each member would write on.

Management Analyst Pape stated that he will share the list of the format along with the selected assignments. The Commission decided that the submissions would be due prior to the next meeting.

VIII. OTHER BUSINESS

The next regularly scheduled meeting of the Commission would be May 25. Due to conflicts, June 1, 2017 was ultimately selected as the next meeting date. The Commission agreed that submissions for the map assignments would be due on May 22.

Commissioner Graham-White stated that the Ingalls home, 720 Keystone, and others were on the market. She mentioned that the 700 Block of William has seen heavy turnover in the last two to three years.

Commissioner Al Popowits noted that his next presentation was coming up on Monday, May 22.

Commissioner Franek asked a question regarding a detail at the new Community Bank that recently opened. Commissioner Franek also recommended 812 Lathrop for a historic preservation award. He cited drastically improved landscaping as the reason for his nomination. Management Analyst Pape stated he would send an application invitation to the property owner.

Chairman Zurowski asked if the Building Department could be consulted to help provide recommendations for applicants.

Resident Jan Saeger suggested that 558 Franklin be invited to apply for work they have done on the front porch of their property. The Commission agreed.

Historic Preservation Commission Meeting Minutes
April 27, 2017

IX. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Franek to adjourn the April 27, 2017 meeting of the Historic Preservation Commission at 8:19 p.m.

AYES: Chairman Zurowski, Commissioners Franek, Graham-White, Popowits, 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
Historic Preservation Commission
Historic Homes Map Project**



Draft of Content

May 24, 2017

- 1) **559 Ashland**
Frank Lloyd Wright
Arthur Davenport House



Arthur Davenport House (1901)

559 Ashland

An early Frank Lloyd Wright prairie style design with a unique gabled roof and dramatic flared eaves. Built in 1901, the house is based on a design published in the July 1901 issue of Ladies' Home Journal.

- 2) **526 Ashland**
William Drummond and Louis Guenzel
River Forest Women's Club



River Forest Women's Club (1913)

526 Ashland

Drummond's wife was a Club member. He donated the plans. This is an excellent example of a non-residential Prairie School structure. Inside is a two-level auditorium. The stage still exists. The Club established the RF Public Library, also designed by Drummond. The Club was converted to a private residence in 2005.

3) **515 Auvergne**
Frank Lloyd Wright
William Winslow House and Stables



William Winslow House (1893)

515 Auvergne Place

*National Register of Historic Places

Frank Lloyd Wright described the Winslow House, his first major commission as an independent architect after leaving Adler & Sullivan, as “the first prairie house”. Beautifully preserved, this iconic structure echoes the land with its low hipped roof, plaster banding and Roman brick. It marked a revolutionary departure from earlier Victorian architecture.

4) **628 Bonnie Brae**
Charles A. Purcell
Charles Purcell House



Charles Purcell House (1909)

628 Bonnie Brae

Designed by renowned Prairie Style architect William Gray Purcell for his parents in 1909, the house has a high-pitched roof with deep eaves, windows made to resemble stained glass church windows and a Japanese sensibility.

- 5) **601 Bonnie Brae**
Tallmadge & Watson
Elias Day House



Elias Day House (1907)

601 Bonnie Brae

Built in 1907 from plans prepared by Tallmadge & Watson, the house design was reportedly reworked in 1919 as a Sears catalog house.

- 6) **719 Clinton**
John S. Van Bergen
Seth Rhodes House



Seth Rhodes House (XXXX)

719 Clinton

The Seth Rhodes house is an excellent example of Prairie style architecture. Van Bergen worked for Frank Lloyd Wright and supervised the Robie House and the Mrs. Thomas Gale House before heading out on his own.

- 7) **603 Edgewood**
Frank Lloyd Wright
Isabel Roberts House



Isabel Roberts House (1908)

603 Edgewood

Sometimes credited as being the first split-level house, the Isabel Roberts House is Frank Lloyd Wright's most significant Prairie house in River Forest. It possesses features typical of the mature Prairie style, including low hip roofs with broad overhanging eaves, continuous bands of windows and an overall emphasis on the horizontal line.

-
- 8) **559 Edgewood**
William Drummond
William Drummond House



- 9) **555 Edgewood**
William Drummond
Ben Badenough House



-
- 10) **530 Edgewood**
Frank Lloyd Wright
Chauncey Williams House



Chauncey Williams House (1895)

530 Edgewood Place

Known for its dramatic steep roof and massive chimney, in contrast to the horizontal eave line and stringcourse, this Frank Lloyd Wright design was his first commission to show an Asian influence.

- 11) **511 Edgewood**
Unknown
David Cunningham Thatcher House



David Cunningham Thatcher House (1858)

511 Edgewood

Mr. Thatcher is River Forest's oldest settler having come to the area in 1854. A few years later he built this restrained Italianate styled house.

- 12) **1044 Forest**
Spencer S. Beman Jr.
Verna Ross Orndoff House



Verna Ross Orndoff House (1929)

1044 Forest

French Eclectic/Norman architecture with Romanesque influences. The Normandy style emanated from farm houses located in Normandy, France.

- 13) **1010 Forest**
Purcell & Elmslie
Henry Einfeldt House



Henry Einfeldt House (1915)

1010 Forest

Contemporaries of Frank Lloyd Wright, Purcell & Elmslie were widely commissioned practitioners of the Prairie Style. The Henry Einfeldt House was built in 1915, six years after Purcell's design of the Charles Purcell House.

- 14) **1223-1227 Franklin**
N/A
Doublemint Houses



DoubleMint Houses (1955)

1223-1227 Franklin

This pair of homes are a study in symmetry. Sharing one driveway, these two homes are excellent examples of mid-century modern shed design. Built by a father for his daughters, they achieved fame in a 1980's chewing gum commercial.

- 15) 915 Franklin
Olsen & Urbain
Grunow House / Accardo House



Grunow/Accardo House (1929)

915 Franklin Avenue

Designed in 1929 by Olsen and Urbain, and built by the Buurma Brothers, this large scale Tudor mansion was originally the home of William Grunow, an early radio pioneer. Its most famous resident was Anthony Accardo, longtime organized crime kingpin who is credited with devising the national commission of regional families to internally settle disputes. In recent years, it is known for its elaborate display of holiday lights.

- 16) 751 Franklin
Talmadge & Watson
John Piggott House



John Piggott House (1909)

751 Franklin

Talmadge and Watson designed this unusual, cruciform plan bungalow with over hanging eaves. It was featured in "House Beautiful" in 1911. The east facing, summer "living porch" is a feature of many of the Prairie School designs of the era.

- 17) 1103 Keystone
Meyer & Cook
Joseph J. **Butler** House



Joseph J. **Baker** House (1925)

1103 Keystone

This exotic Spanish Renaissance house typifies the revival of romantic styles in the 1920s.

- 18) 727 Keystone
Spencer & Powers
Pellet House



C.S. Pellet House (1915)

527 Keystone

Spencer combines Tudor, half-timbered architecture with Prairie School elements. He includes stained glass windows and ornamental floral designs under the roof and on the front. This home has retained its original integrity.

- 19) 720 Keystone
H.G. Fiddelke
Joseph J. Arnold House



John J. Arnold House (1916)

720 Keystone

This 8,000 square foot, Prairie Style mansion sits on one of River Forest's larger lots. In 1925 the stucco was covered in brick veneer, the home expanded and a unique "log cabin" created on the third floor using whole bark covered logs.

- 20) 706 Keystone
E.E. Roberts
John Jackson House



The John Jackson House (1900)

706 Keystone

A distinctive E.E. Roberts design, illustrating the evolution of the Queen Anne style by incorporating strong geometric influences and Craftsman detailing.

- 21) **606 Keystone**
E.E. Roberts
C.C. Collins House



C.C. Collins House (1906)

606 Keystone

With its brick ground story, and half-timbered upper stories, this E.E. Roberts design exhibits an exterior English cottage style, but with strong interior Prairie emphasis. Likely inspired by Wright's Nathan Moore House in Oak Park.

- 22) **562 Keystone**
Frank Lloyd Wright
J. Kibbons Ingalls House



- 23) 530 Keystone
Robert Spencer
John W. Broughton House



John W. Broughton House (1909)

530 Keystone Ave.

A distinctive Robert Spencer design. A refined example of the Prairie Style with intact art glass windows. This home retains a high level of integrity.

- 24) 518 Keystone
Unknown
Solomon Thatcher Jr. House



Solomon Thatcher, Jr. House (1874)

518 Keystone Avenue

Designed in 1874 by an unknown architect, the Solomon Thatcher, Jr. House is one of the oldest surviving homes in the Village. Originally designed as a yellow brick Italianate villa with a four-sided central tower and cupola with a side porte cochere for carriages, it was reconfigured for much of the twentieth century as a Spanish castle by the removal of the cupola, front porch and porte cochere, as well as cladding the exterior with white stucco. A twenty-first century restoration has painstakingly returned much of the exterior to its original form.

- 25) **517 Keystone**
Drummond and Guenzel
John A. Klasert House



-
- 26) **344 Keystone**
Unknown
William F. Blocki House



Wm. Blocki House (1880)

344 Keystone

This magnificent mansion is a beautiful example of the Italianate style which was enormously popular in the U.S. from the 1850s until well into the 1880s.

- 27) 306 Keystone
Unknown
William Hatch House



William Hatch House (1882)

306 Keystone

One of three River Forest homes on the National Register of Historic Places, the William Hatch House is an outstanding example of Queen Anne residential architecture with Stick style elements.

- 28) 7970 Lake
William Drummond
River Forest Methodist Church



River Forest Methodist Church (1912)

7970 Lake

Designed by William Drummond, this Gothic-inspired brick church features Prairie ornamentation and detailing. Its low height makes the structure feel almost residential in scale.

- 29) 735 Lathrop
Drummond
River Forest Library (On list, but not in survey?)



River Forest Library (1928)

735 Lathrop

River Forest has been referred to as "Drummond country" because of the numerous examples of his work in the community. His designs were greatly influenced by Wright's Prairie School style.

- 30) 615 Lathrop
Frank Lloyd Wright
River Forest Tennis Club



River Forest Tennis Club (1906)

615 Lathrop

Designed by Frank Lloyd Wright, and moved to its present location in 1920, the Club's low, flowing lines blend with the neighboring residential community.

31) 926 Park
Robert C. Spencer
Robert Spencer House



Robert C. Spencer House (1905)

926 Park

Spencer designed this Prairie style home for himself. Bands of floral, stained glass windows establish a strong horizontal element. Spencer owned a window factory where he experimented with window designs and mechanics.

In 1957 the south facing porch was removed, some of the property sold off and a ranch house built.

32) 7218 Quick
Talmadge & Watson
Lozier House



Lewis H. Lozier House (1906)

7218 Quick Avenue

Tallmadge and Watson designed this Prairie School home in 1906. Its distinctive lap siding and cedar board and batten is further accentuated by leaded and stained glass windows.

- 33) 738 Thatcher
Unknown
Abraham Hoffman House, Trailside Museum



Abraham Hoffman House or Trailside Museum (1874)

738 Thatcher

This building is one of two grand Italianate villas in River Forest that were commissioned by Abraham Hoffman, one of the village's most prominent early citizens. Established in 1931, the Trailside Museum of Natural History was the first public nature education facility of the Cook County Forest Preserves.

***To be noted on Map**

- Washington Triangle Park – Jens Jensen
- Washington Square Park – Jens Jensen
- Keystone Park – Jens Jensen
- Edmund A. Cummings Memorial – Charles White

SIGNIFICANT INSTITUTIONAL BUILDINGS

***To be noted on Map**

- Mazzuchelli Hall (Dominican University) – Ralph Adams Cram
- Lewis Hall (Dominican University) – Ralph Adams Cram
- Mother Emily Power Hall (Dominican University) – Ralph Adams Cram
- Grace Lutheran Church – Tallmadge and Watson

BUILDINGS BY SIGNIFICANT ARCHITECTS AND BUILDERS

***To be color coded on Map**

SPENCER S. BEMAN

1044	Forest
------	--------

BENEDICT J. BRUNS

1531-57	Monroe
7221-27	Thomas
503-11	William

BUURMA BROTHERS

807	Ashland	925	Bonnie Brae	1039	Franklin
814	Ashland	930	Bonnie Brae	1046	Franklin
846	Ashland	931	Bonnie Brae	1112	Franklin
923	Ashland	934	Bonnie Brae	1122	Franklin
1030	Ashland	935	Bonnie Brae	1123	Franklin
1031	Ashland	941	Bonnie Brae	1131	Franklin
1047	Ashland	806	Clinton	1137	Franklin
1105	Ashland	810	Clinton	1138	Franklin
1123	Ashland	826	Clinton	1145	Franklin
1130	Ashland	830	Clinton	818	Harlem
1138	Ashland	900	Clinton	806	Jackson
802	Bonnie Brae	905	Clinton	814	Jackson
803	Bonnie Brae	908	Clinton	815	Jackson
811	Bonnie Brae	909	Clinton	831	Jackson
814	Bonnie Brae	914	Clinton	839	Jackson
815	Bonnie Brae	915	Clinton	1433	Keystone
820	Bonnie Brae	918	Clinton	815	Lathrop
821	Bonnie Brae	919	Clinton	914	Lathrop
824	Bonnie Brae	924	Clinton	923	Lathrop
830	Bonnie Brae	930	Clinton	1221	Monroe
831	Bonnie Brae	934	Clinton	1231	Monroe
835	Bonnie Brae	935	Clinton	1015	Park
836	Bonnie Brae	946	Clinton	1023	Park
840	Bonnie Brae	947	Clinton	1044	Park
841	Bonnie Brae	838	Franklin	1105	Park
903	Bonnie Brae	847	Franklin	1210	William
909	Bonnie Brae	915	Franklin	1220	William
914	Bonnie Brae	927	Franklin	1226	William
919	Bonnie Brae	1022	Franklin	1232	William
920	Bonnie Brae	1029	Franklin	1240	William
924	Bonnie Brae	1036	Franklin		

JEROME CERNY

7425	Berkshire
1402	Clinton
7849	Greenfield
7900	Greenfield

WILLIAM DRUMMOND

847	Ashland
535	Edgewood
555	Edgewood
619	Keystone
735	Lathrop
7234	Quick
7970	Lake
7623-7629	Lake
7753-7771	Lake

HENRY FIDDELKE

726	Clinton
751	Clinton
755	Clinton

HENRY HOGANS

609	Clinton	722	William	742	William
617	Clinton	723	William	743	William
625	Clinton	726	William	746	William
707	William	727	William	747	William
710	William	730	William	750	William
711	William	731	William	751	William
714	William	734	William	754	William
715	William	735	William	755	William
718	William	738	William		
719	William	739	William		

HENRY HOLSMAN

7200 – 14	Oak
7314	Oak

CARL J. KASTRUP

500-510	Bonnie Brae
1406	Harlem
7203	LeMoyne

KECK AND KECK

1409	Thatcher
------	----------

HENRY H. MAHLER

7623-7629	Lake
7314	Oak

ARTHUR MAIWURM

1036	Franklin
------	----------

GUYS AND McCLINTOCK

807	Keystone
1010	Forest
1111	Forest
7551	Quick

OLSEN AND URBAIN

915	Franklin
-----	----------

EDWARD PROBST

1037	Forest
------	--------

PURCELL AND ELMSLIE

628	Bonnie Brae
1010	Forest
1338	Park

HARRY ROBINSON

930	Ashland	731	William	722	William
633	Bonnie Brae	735	William	726	William
715	Clinton	739	William	730	William
707	William	743	William	734	William
711	William	747	William	738	William
715	William	751	William	742	William
719	William	710	William	746	William
723	William	714	William	750	William
727	William	718	William	754	William

ROBERT SPENCER

742	Franklin
530	Keystone
727	Keystone
926	Park

TALLMADGE AND WATSON

562	Ashland	737	Keystone
601	Bonnie Brae	601	Park
7300	Division	1108	Park
519	Edgewood	1114	Park
751	Franklin	1120	Park
830	Franklin	7218	Quick
838	Franklin		

JOHN S. VAN BERGEN

734	Bonnie Brae
609	Clinton
625	Clinton
719	Clinton
730	Clinton

VIEROW BROTHERS

1047	Keystone
335	Ashland

CHARLES WHITE

815	Ashland
750	Clinton
7214	Quick

FRANK LLOYD WRIGHT

559	Ashland
515	Auvergne
530	Edgewood
603	Edgewood
562	Keystone
615	Lathrop

R. HAROLD ZOOK

1426	Jackson
1419	Keystone



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 24, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: April 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 April 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 April, 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
843 Keystone	Historic District	Fence	-	-	04/03/2017
735 Franklin	Historic District	Lawn Irrigation	-	-	04/05/2017
7911 Oak Ave	Historic District	Roof	-	-	04/07/2017
7222 Quick	Historic District	Fence	-	-	4/11/2017
521 Keystone	Historic District	Fence	-	-	4/12/2017

349 Gale	Historic District	Fence	-	-	4/12/2017
517 Keystone	Significant Property	Fence	-	-	4/13/2017
7800 Augusta	Significant Property	1 Story Addition	-	-	4/13/2017
1039 Franklin	Significant Property	Addition and Remodeling	-	-	4/17/2017
219 Gale	Historic District	Fence	-	-	4/17/2017
838 Franklin	Significant Property	Fence	-	-	4/17/2017
7218 Quick	Significant Property	Bath Remodel	-	-	4/18/2017
633 Monroe	Significant Property	Roof and Gutters	-	-	4/19/2017
714 William	Significant Property	Roof and Gutters	-	-	4/19/2017
722 William	Significant Property	Roof	-	-	4/19/2017
7314 Oak Ave	Significant Property	Kitchen - Side Entry and Window	-	-	4/20/2017
506 Thatcher	Historic District	Front Porch and Driveway	-	-	4/21/2017
711 Franklin	Historic District	Basement Remodel	-	-	4/24/2017
550 Thatcher	Historic District	Fence	-	-	4/24/2017
946 Ashland	Historic District	Electric for Tesla Wall Connector	-	-	4/25/2017
718 Franklin	Historic District	Windows	-	-	4/27/2017
1308 Lathrop	Significant Property	Roof	-	-	4/27/2017
743 Monroe	Significant Property	Fence	-	-	4/27/2017
919 Forest	Historic District	Chimney Repair	-	-	4/28/2017
816 Keystone	Historic District	Fence	-	-	4/28/2017



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

MEMORANDUM

Date: May 1, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - April, 2017

The Village issued 148 permits in April, 2017, compared to 97 during the same month in 2016. Permit activity exceeded projections as large construction and development projects began and, in some cases concluded, during Fiscal Year 2016-2017. Permit revenue collected in April, 2017 totaled \$97,743, compared to \$72,405 in March. Fiscal Year total permit revenue is \$1,073,498, which is 220% of the \$487,275 projected for FY 16-17.

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) - This project has been completed and is open for business. No further updates will be provided for this project unless needed.
- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – Construction on this project has commenced. Under the Planned Development Ordinance, construction must be completed by September 23, 2018 for the planned development permit to remain valid.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – Construction and inspection of this project continues. 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 continued into late April and the design was approved as of May 1, 2017.

The applicant plans to begin work during the first week in May. Under the Planned Development Ordinance work must commence by December 26, 2017 for the planned development permit to remain valid. It is anticipated that the work will be completed by the fall of 2017.

- 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 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. It is anticipated that a planned development permit application will be submitted shortly.
- 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 shortly.
- 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	120
April	71	93	78	97	148
Two Month Comparison	113	140	119	206	268
Fiscal Year Total	884	837	907	1,381	1,527

Real Estate Transfers

	April 2017	April 2016	FY 2017 Total	FY 2016 Total
Transfers	29	18	256	230

Residential Property Demolition

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