

Public comments received by email or in writing by the Community Development Director prior to 4:00 p.m. on the day of the meeting were welcome on any topic. Public comments were also allowed during the electronic meeting using the Zoom Meeting ID and Access Code that was posted on the Village's website prior to the meeting. Due to the ongoing public health emergency, and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting was conducted electronically via Zoom.



VILLAGE OF RIVERSIDE  
PRESERVATION COMMISSION REGULAR MEETING  
Minutes

*I. Call to Order:* The Regular Meeting of the Village of Riverside Preservation Commission was held on Thursday, February 11, 2021, electronically via Zoom. Chairperson Pipal called the Regular Meeting to order at 7:11 p.m.

*II. Roll Call:*

*Present:* Chairperson Charles Pipal  
Commissioner Aberdeen Marsh-Ozga  
Commissioner Sander Kaplan  
Commissioner Kimber Coombes  
Commissioner Thomas Walsh  
Commissioner Seymour

*Absent:* Commissioner Michael Leary

*Also Present:* Community Development Director Abt  
Village Manager Frances  
Village President Elect Joe Ballerine

Director Abt noted that the meeting was being held remotely, as a meeting with a quorum of the public body physically present is not practical or prudent due to the State's declaration of a disaster due to the impacts of COVID-19. She also confirmed that everyone could hear one another.

*III. Approval of the Preservation Commission Meeting Minutes*

A. Minutes of the December 10, 2020 Preservation Commission Meeting  
Commissioner **Ozga made a motion** to approve the minutes of the Regular Meeting of December 10, 2020. Commissioner **Coombes seconded** the motion.

Commissioner Ozga proposed an amendment to Page 2, VII. Old Business, Paragraph A, sub-paragraph 4 of the minutes as respects comments she made regarding the USACE Feasibility Study. Per Ozga, the sentence should read as follows: "She also

stated that there are statements within the Feasibility Study about Riverside that are incorrect, including one on page 212, that our area has no archeological or historic resources which is incorrect, since the Village is a National Historic Landmark.

**AYES:** Coombes, Seymour, Ozga, Walsh, Kaplan, Pipal.

**NAYS:** None.

**Motion passed.**

**IV. *Public Comment:*** None.

**V. *Demolitions:*** None.

**VI. *Certificate of Appropriateness:*** None.

**VII. *Old Business***

Chairperson Pipal stated that since there are no specific items listed on the Agenda under Old Business, the Commission is free to discuss any old business, but cannot vote on or act on any of the items discussed.

Commissioner Ozga stated that since the Commission is becoming reacquainted with the Section 106 process, she asked to have both Director Abt and Manager Frances present at this meeting. She noted that it had been stated that the USACE was going to embark on a new Section 106 review as part of the Groveland Levy project and she asked if that process had started and if the Commission could receive a copy of whatever paperwork has been submitted to date and details regarding whom it has been submitted to. She would like the Commission to be kept informed on the progress of the current Section 106 process.

Director Abt stated that to her knowledge, nothing has been submitted yet. She indicated that the USACE had located correspondence with the State Historic Preservation Office (SHPO) from the previous Section 106 review and the archeologist is working with the SHPO to see what exactly needs to be submitted. She does not believe any paperwork has been finalized yet.

Commissioner Coombes asked if that meant there had been no prior submission or if the previous submission had been deemed no longer valid. Director Abt stated that the prior submission is not no longer valid; however, the current review will focus specifically on the Riverside project.

Chairperson Pipal noted that the problem with the USACE's prior assertion regarding the Section 106 process is that the review contemplated the entire Des Plaines River watershed, but did not specifically cite Riverside.

Commissioner Coombes asked that each Preservation Commission agenda going forward include "Update on Groveland Floodwall Section 106 Review" as a topic under Old Business so the Commission continues to receive updates until the process has been

completed. Manager Frances stated that she will share any updates she receives with both the Village Board and the Preservation Commission.

Chairperson Pipal provided a high level summary of the issue for Commissioner Seymour since he is new to the commission and may not have a complete understanding of the Groveland Levy project and the Section 106 review process. Chairperson Pipal noted that the project will impact the western gateway of the village. The USACE has proposed modifications to the riverscape to alleviate flooding. Commissioner Coombes posted the link to the Groveland Berm page of the village website in the Zoom chat so Commissioner Seymour would have easy access to the information. She also recommended that he view videos of previous village board meetings where the project has been discussed.

Chairperson Pipal noted that this topic came before the Preservation Commission a couple of years ago for a preliminary review. Subsequently, the USACE stated that they had already completed the Section 106 review process and received approval for the Groveland Berm project from the SHPO; however, they were not able to provide any documentation. Chairperson Pipal believes the USACE is acting in good faith to ensure that the project will not have any adverse impacts on the village's National Historic Landmark status.

Chairperson Pipal asked if there was any other old business to discuss.

Director Abt stated that 213 Bloomingbank will likely need to return to the Commission for a revised Certificate of Appropriateness since they have made changes to the plans which were previously approved by the Commission. A Special Meeting may be required depending on timing.

Director Abt also updated the Commissioners as to the status of the Quincy Streetscape Project. She noted that preliminary engineering plans were submitted to IDOT and the SHPO, and the SHPO has determined that the proposed bump-outs would have a adverse impact on the village's National Historic Landmark designation. Director Abt noted that the SHPO did not object to the bump-outs on Burlington Street or the bump-outs in the Metra Pedestrian Access Improvement Project, so she is protesting this decision and asking for a decision that is consistent with previous findings. Supporting material has been resubmitted to IDOT. Director Abt noted that there has been turnover and someone new will be reviewing the resubmitted documents. She also stated that the correspondence the village received indicated that in general, bump-outs are not acceptable in historic districts. It is unclear why this has not previously been an issue.

Chairperson Pipal inquired as to possible outcomes. Director Abt stated that the goals of the project were to make Quincy Street more pedestrian friendly and improve the landscape and streetscape. To create a more pedestrian friendly environment, the plan called for moving several lamp posts to bump outs. If this is not allowed, and the project must be redesigned, it would be up to the Village Board to decide whether or not the

benefits outweigh the costs.

*VIII. New Business:* None.

*IX. Informational Items:* Director Abt informed the Commissioners that she has accepted a job as the Community Development Director for the Village of Montgomery and this will be her last Preservation Commission meeting. She praised the Commissioners for their efforts during the past 6 years and stated that Manager Frances would be the interim staff liaison for the Commission. She noted that since the Commission will be without a designee, all Certificates of Appropriateness will need to be reviewed by the Commission.

Chairperson Pipal thanked Director Abt for everything she has done for the Village and the Commission during her tenure in Riverside. The Commissioners offered well wishes and thanked Director Abt.

Chairperson Pipal welcomed Commissioner Seymour and noted that Commissioner Ozga will soon be stepping down because she will be serving as a Village Trustee and cannot hold both positions simultaneously. He asked the Commissioners to think about community members who have an interest in preservation who might be willing to serve on the Commission.

The Commissioners discussed the need to appoint a Vice Chairperson, a position that has been vacant since Commissioner Ray retired. They decided to recommend that the village president appoint Commissioner Kaplan to serve in this capacity. The Commissioners also brainstormed about recruiting possible new commissioners.

*X. Presentations of Petitions, Communications and Citizen Requests:* None.

*XI. Adjournment*

Commissioner **Coombes made a motion** to adjourn. Commissioner **Seymour seconded**.

**AYES:** Leary, Coombes, Seymour, Walsh, Kaplan, Ozga and Chairperson Pipal.

**NAYS:** None.

Chairperson Pipal declared the meeting adjourned at 7:43 p.m.

Respectfully submitted:

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Director Abt

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Date Approved