



Village of Riverside Preservation Commission  
Regular Meeting – April 13, 2023  
Meeting Minutes

*I. Call to Order:*

A regular meeting of the Village of Riverside Preservation Commission was held on Thursday, April 13, 2023. Chairperson Pipal called the meeting to order at 7:00 p.m.

*II. Roll Call:*

*Present:* Chairperson Charles Pipal  
Commissioner Sander Kaplan  
Commissioner Michael Leary  
Commissioner Thomas Walsh  
Commissioner Gint Lietuvninkas

*Absent:* Commissioner Kapil Khanna  
Commissioner Matthew Seymour

*Also Present:* Village Planner Anne Cyran

*III. Approval of the Preservation Commission Meeting Minutes:*

3.1 – Approval of the December 8, 2022 Regular Meeting Minutes

Commissioner Walsh made a motion to approve the meeting minutes. Commissioner Lietuvninkas seconded the motion.

AYES: Commissioners Kaplan, Leary, Walsh, and Lietuvninkas, and Chairperson Pipal.

NAYS: None.

Motion passed 5-0.

*IV. Public Comment:*

None

*V. Certificate of Appropriateness:*

5.1 – Report of Certificates of Appropriateness approved by Commission's Designee between December 5, 2022 and April 11, 2023.

5.1.1 78 Pine Ave, Residence – Replace windows.

5.1.2 249 Olmsted Rd, Residence – Replace patio floorboards and treads.

Chairperson Pipal reviewed the two Certificates of Appropriateness approved by the Commission's Designee. Commissioner Lietuvninkas made a motion to accept the Certificates of Appropriateness. Commissioner Walsh seconded the motion.

AYES: Commissioners Kaplan, Leary, Walsh, and Lietuvninkas, and Chairperson Pipal.

NAYS: None.

Motion passed 5-0.

5.2 – 82 Akenside Rd, St Paul's Parish Rectory – Replace rear porch decking and stabilize lead paint.

Jason Applegate, Lead Abatement Coordinator for Cook County Department of Public Health, described the scope of the project and answered the Commissioner's questions about the lead abatement program. Commissioner Kaplan made a motion to approve. Commissioner Walsh seconded the motion.

AYES: Commissioners Kaplan, Leary, Walsh, and Lietuvninkas, and Chairperson Pipal.

NAYS: None.

Motion passed 5-0.

5.3 – 31 Forest Ave, The Sandtrap – New wall sign.

Chairperson Pipal described the sign and noted it will be attached to the wall. The applicant clarified the sign will not be illuminated. Chairperson Pipal said the anchors for the signs should be attached in the joints between the bricks. Commissioner Lietuvninkas made a motion to approve with the condition that the anchors for the signs be attached in the joints between the bricks. Commissioner Kaplan seconded the motion.

AYES: Commissioners Kaplan, Leary, Walsh, and Lietuvninkas, and Chairperson Pipal.

NAYS: None.

Motion passed 5-0.

5.4 – 25 Forest Ave, La Estancia – New wall sign.

Chairperson Pipal described the location of the sign and asked for the Commissioner's comments. The applicant clarified that the illumination for the sign would come from an existing light above the door. Chairperson Pipal noted the sign would be located on the decorative stone band above the door. The Commissioners discussed with the applicant alternative locations so the sign wouldn't be installed on the stone band.

Commissioner Leary made a motion to approve the sign within the masonry door frame, above the door and set back slightly from the limestone face of the building. Commissioner Kaplan seconded the motion.

AYES: Commissioners Kaplan, Leary, Walsh, and Lietuvninkas, and Chairperson Pipal.

NAYS: None.

Motion passed 5-0.

5.5 – 60 N Cowley Rd, Residence – Replace greenhouse entrance.

Chairperson Pipal stated this landmarked house was formerly the coach house of a Tallmadge and Watson-designed house. The greenhouse cannot be seen from any public right-of-way, and the Commission typically approves improvements that are not visible to the public. Commissioner Leary made a motion that the application be approved. Commissioner Walsh seconded the motion.

AYES: Commissioners Kaplan, Leary, Walsh, and Lietuvninkas, and Chairperson Pipal.

NAYS: None.

Motion passed 5-0.

VI. *Old Business:*

None.

VII. *New Business:*

7.1 – Discussion and Recommendations to Staff and Village Board Regarding Proposed Zoning Code Amendments Related to the Site Plan Review Process

Planner Cyran provided an overview of proposed changes to the Zoning Code.

The Commissioners discussed the application and agreed the awning should match the design of the nearby awnings. The Commissioners asked for clarification on the site plan review and the variation processes.

Commissioner Walsh moved to recommend to the Village Board that this proposal will not have a negative impact on the Village's National Historic Landmark designation or the General Plan of Riverside. Commissioner Kaplan seconded the motion.

AYES: Commissioners Kaplan, Leary, Walsh, and Lietuvninkas, and Chairperson Pipal.

NAYS: None.

Motion passed 5-0.

VIII. *Informational Items:*

Chairperson Pipal noted the Army Corps of Engineers marked the proposed location and height of the proposed Groveland Avenue floodwall. He encouraged the Commissioners to visit the site. Chairperson Pipal noted the Preservation Commission previously worked with the Army Corps to develop alternative designs to their standard solutions. This project will eventually be reviewed as part of a Section 106 review through both the federal government and the state, and the Commission should be a part of that process. The Commissioners noted that the Army Corps was open to the alternative designs, but would not fund any improvements beyond their standard designs.

Chairperson Pipal noted that if they're going to drive sheet pile to reinforce the existing berm on the north side of Forest Avenue, it will mean the removal of a lot of vegetation, which may be the most striking change of the work. Commissioner Kaplan noted that, while the wall would be 10 feet tall, planting vegetation in front of the wall would soften its appearance. Chairperson Pipal noted the Commission will continue to monitor the status of the proposed floodwall.

Chairperson Pipal asked about the status of a proposed addition to the Arcade Building. Planner Cyran noted a potential buyer of the building met with staff to discuss the requirements related to building an addition on the back of the building, above the existing first floor. She asked the potential buyer to discuss the project with Chairperson Pipal to understand if it was possible to expand a landmarked building as proposed. Chairperson Pipal said he would speak with the buyer about the Department of the Interior's standards.

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

*X. Adjournment*  
Commissioner Kaplan moved to adjourn and Commissioner Lietuvninkas seconded. Motion approved 5-0.

Chairperson Pipal declared the meeting adjourned at 7:49 PM.

Submitted by Anne Cyran, Village Planner

Approved on August 10, 2023.