



**VILLAGE OF RIVERSIDE, ILLINOIS  
PRESERVATION COMMISSION  
REGULAR MEETING**

**Thursday, February 11, 2021 at 7:00 PM**

**This meeting will be conducted electronically via Zoom.**

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, the Village President has determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically. Public comments are welcome on any topic when received by email or in writing by the Community Development Director prior to 4:00 p.m. on the day of the meeting. Emailed comments may be sent to Director Sonya Abt at [sabt@riverside.il.us](mailto:sabt@riverside.il.us). Written comments may be submitted to the attention of the Director at 27 Riverside Road, Riverside, Illinois. Public comments may also be made live during the meeting by persons participating via Zoom.

For those wishing to view the meeting or make public comments via Zoom, a Zoom link will be made available via the Village's website at <https://www.riverside.il.us/166/Preservation-Commission> no later than 4 PM on February 11, 2021.

**AGENDA**

1. Call to Order
2. Roll Call

**Chairperson**  
Charles Pipal

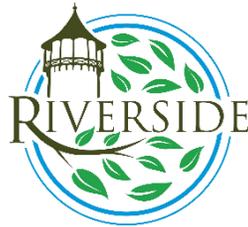
**Commission Members**

Aberdeen Marsh Ozga	Thomas Walsh
Sander Kaplan	Michael Leary
Kimber Coombes	Matt Seymour

3. Approval of the Preservation Commission Meeting Minutes:
  - 3.1. Minutes of the December 10, 2020 Preservation Commission Meeting
4. Public Comment:
5. Demolitions:
6. Certificate of Appropriateness:
7. Old Business:
8. New Business:
9. Informational Items:
10. Presentations of Petitions, Communications and Citizen Requests:
11. Adjourn

cc: Trustee Alex Gallegos, Village Manager Jessica Frances, The Landmark, and Website .

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, December 10, 2020, electronically via Zoom. Chairperson Pipal called the Regular Meeting to order at 7:04 p.m.
  
- II. **Roll Call:**
  - Present:* Chairperson Charles Pipal  
Commissioner Aberdeen Marsh Ozga  
Commissioner Michael Leary  
Commissioner Kimber Coombes  
Commissioner Sander Kaplan
  
  - Absent:* Commissioner Thomas Walsh
  
  - Also Present:* Community Development Director Abt  
Management Analyst Bouman  
Jeff Zeucher, Army Corps of Engineers  
David Pollard, Petitioner
  
- III. **Approval of the Preservation Commission Meeting Minutes**
  - A. Minutes of the October 8, 2020 Preservation Commission Meeting  
Commissioner **Ozga made a motion** to approve the minutes of the Regular Meeting of October 8, 2020. Commissioner **Leary seconded** the motion.  
**AYES:** Ozga, Leary, Coombes, Kaplan, Pipal.  
**NAYS:** None.  
**Motion passed.**
  
- IV. **Public Comment**

Director Abt received a comment on the Levee project, Chairperson Pipal asked that it be read under the discussion of the levee project. There were no members of the public on the video call who wished to speak.

V. *Demolitions:* None.

VI. *Certificate of Appropriateness*

A. 213 Bloomingbank (Cabrera Residence) – Rebuild portion of southwest corner of the house, install new windows to match existing, replace the rear door with new french door

Mr. Pollard, the architect for the project, gave a brief description of the project. He explained that this area was originally an open porch that was enclosed. They are looking to rebuild this area in order to expand the kitchen and create a mudroom area. The foundation and wall area is deteriorating and needs to be addressed. Chairman Pipal noted that the project was on the rear of the home and not visible from the public right-of-way. The Commissioners had no questions for the petitioner.

Commissioner **Kaplan made a motion** to accept. Commissioner **Leary seconded**.

**AYES:** Ozga, Leary, Coombes, Kaplan, Pipal.

**NAYS:** None.

**Motion passed.**

VII. *Old Business:*

A. Update on and continued discussion and comment to Staff and Village Board regarding proposed floodwalls along the Groveland Levee and West Ave.

Jeff Zeucher from the Army Corps of Engineers was present to answer questions related to the project.

Commissioner Ozga has some questions regarding the status of Section 106 and 110 reviews for this project. As a National Landmark District she noted that we have the opportunity to work with the State Preservation Office to analyze projects that may impact the landmark designation. She also asked if a copy of the submittal and the state preservation offices response could be made available.

Director Abt noted that the Village has been working with Mr. Zeucher to obtain those documents. A Section 106 review was completed for the Feasibility Study approximately 4-5 years ago. Unfortunately they have not been able to find a copy of that review. They are trying to get to those records for the Village and will provide once they are found. Once found the Commission can have a more in depth discussion on those findings.

Commissioner Ozga stated she believed it was necessary to have that information and have those discussions before the Village Board commits to a further design process. She also stated that there are statements within the Feasibility Study about Riverside that are incorrect including that our area has no archeological resources which is incorrect, since the Village is a National Historic Landmark.

Mr. Zeucher noted that their archeologist who was working on the project has retired so they are trying to find the background information on the review with SHPO. He stated the Army Corps wants to work with the Village and have this be a collaborative process.

Chairperson Pipal noted that with the Hoffman Dam project, the Commission was very involved in the process. Commissioner Kaplan shared the rendering of the proposed wall and stated that he had some concerns about the view coming into town. He would like to see a rendering of what the wall would look like with the average water mark rather than the flood level watermark. He asked about design features to soften the look of the wall such as dyed concrete form liners, the use of caps and balusters. Mr. Zeucher noted that the Village will be a part of the design process and can provide input about those different features.

The Commissioners also had questions about the height of the wall. They noted that if the levee has never been breached, why the proposed wall needed to be higher. They also had questions about features such as berming and riprap similar to what was used with the Hoffman Dam project. Chairman Pipal noted that his biggest objection to the wall is that it is very monolithic and not at all a natural appearance.

Mr. Zeucher noted that as part of designing these projects they design to just above the 100 year flood elevation to provide the most protection possible. It gives insurance especially with the updated modeling that requires new rainfall numbers to be utilized to account for climate change. He also noted that providing berming could impact the amount of land acquisition needed for the project.

The Commission asked about design options for the wall and when they would be able to provide feedback on that. Mr. Zeucher explained that the more visual aspects of a flood wall are very minor changes and should not have a significant impact on timing. The bulk of the design is what is underground. He said there is plenty of time in the schedule to incorporate design features that the Commission may recommend.

The Commissioners also had questions about the design process and funding. Mr. Zeucher went over some of the numbers for the design process.

Chairperson Pipal stated he will defer to the experts and the elected officials on the necessity of the flood wall. He said the Commission's role is to make a determination on design considerations.

The Commission also had questions about alternatives that were considered such as raising the bridge or raising the road. Mr. Zeucher explained the difficulties with some of the various alternatives including BNSF's lack of cooperation and the

additional costs incurred with raising the roads or the bridge.

There was also some discussion about the Park Place flood wall and the proposed pump station locations and the flood gate. Mr. Zeucher explained the pump station locations and that there will be drainage at the walls. He noted they can look into options to help the flood gate better blend with the bridge. He also noted that they have just started looking into the alignment for the flood wall along Park Place. He said the location of the overhead power lines will be a determining factor but at this point locating the wall as close to the parking spaces as possible will minimize private land walls.

Chairperson Pipal asked Director Abt to read the email into the record and enter as an exhibit (see attached).

Chairperson Pipal thanked Mr. Zeucher for his time. Mr. Zeucher said he is happy to answer any questions the Commission has in the future.

**VIII. New Business:** None.

**IX. Informational Items:**

Chairman Pipal stated that Director Abt had received an inquiry about Tesla Solar Shingles on a local landmark. He said this might be something the Commission will be seeing more of. He noted his thought process was that if it is visible from the street, the Commission should probably review and opine on.

Director Abt noted she told the homeowner they could put together an application for the Commission to review at their next meeting.

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

**XI. Adjournment**

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

**AYES:** Leary, Coombes, Ozga, Kaplan, Pipal.

**NAYS:** None.

Chairperson Pipal declared the meeting adjourned at 8:36 p.m.

Respectfully submitted:

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Director Abt

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Date Approved

## Sonya Abt

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**From:** Jacqueline Miller  
**Sent:** Tuesday, December 08, 2020 6:37 PM  
**To:** Sonya Abt  
**Subject:** Public comment to Preservation Commission for its December 8th meeting

Sonya- I submit this comment in respect to Agenda Item 7 for the December 8th meeting.

Dear Commissioners:

While you know the intent and effect of the Village's Preservation ordinances far better than I do, I submit that the proposed levee wall for installation along the Des Plaines River (between the River and the backyards of West Avenue homeowners and between the River and Groveland Avenue) and down the North side of Park Place is totally inconsistent with Title 11 of the Municipal Code and the Purpose and Scope subsection of Title 11.

Installation of this concrete wall is antithetical to the aesthetic and spirit of Riverside (even if it will not endanger the Village's Landmark status). This levee wall will be hundreds of feet long, and will, in effect, form 2 sides of a more than human height concrete box. Residents of West Avenue - whose properties border the River - will no longer see the River, but instead a concrete wall; nor will they be able to access the River. Residents whose backyards border Park Place will have the wall lining their rear property line. And no trees or bushes will be allowed to exist on either side of the wall (according to the Corps). People who enter Riverside on Forest will be confronted by a blank, undifferentiated, concrete wall to the left and the right, a wall bereft of any trees or bushes to soften it.

The proposed levee wall and its extension down Park Place all the way to the Woodside intersection will violate various motivating goals of Title 11, Preservation, including:

"Preserving the character of Riverside" (subsection A);

"Promoting community . . . pride in the rural charm, beauty and character of Riverside as represented by its historic structures and application of landscape design to utilize topography, plantings and natural features to create a parklike atmosphere" (subsection G);

"Improving community planning to preserve, protect and enhance Riverside's historical significance, to attract tourists and visitors and provide the opportunity of support of its local businesses (subsection H).

If the Village administration desires to reduce flooding in this small area of a recognized floodplain, it should examine such measures as dry and wet floodproofing of those buildings whose owners wish to financially contribute a portion of the costs. The remedies should be tailored to the problem.

Riverside should not accept an offer from the Corps that will only be effective in moderate flooding events, will forever change the appearance of this part of the Village, will entail the expenditure of large amounts of taxpayer dollars (even if those dollars are largely coming from non-Riversiders), will create significant noise and disruption while being installed, and will create large amounts of greenhouse gases.

Thank you,

Jacqueline Miller

240 Maplewood Road