



**VILLAGE OF RIVER FOREST  
HISTORIC PRESERVATION COMMISSION MEETING**

Thursday, March 28<sup>th</sup>, 2024 – 7:00 PM  
Village Hall – 400 Park Avenue – River Forest, IL 60305  
First Floor Community Room

## AGENDA

Public comments sent in advance of [the meeting](#) are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: [lmasella@vrf.us](mailto:lmasella@vrf.us). This meeting will take place **in the First Floor Community Room** at Village Hall.

You may listen to the meeting via Zoom conference call as follows: **Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 854 5693 2628. Zoom Link: <https://us02web.zoom.us/j/85456932628>**

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – November 15<sup>th</sup>, 2023
- III. Public Comment
- IV. Review of Application for Certificate of Appropriateness for Completeness - 214 Gale - Garage Demolition
- V. Review and Discussion of 240 Forest Avenue
- VI. Discussion of Contributing or Noteworthy Properties to Consider for Significant Property Status
- VII. Discussion Regarding Promotion of River Forest Architecture and History
- VIII. Discussion of Additional Ways to Protect Significant Properties
- IX. Other Business
- X. Adjournment

# **VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

**November 15, 2023**

A meeting of the Historic Preservation Commission was held on November 15, 2023 at 7:00 p.m. in the 2<sup>nd</sup> Floor Conference Room of the River Forest Village Hall, 400 Park Avenue.

## **I. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:06 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Krusinski, Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

Absent: None

Also Present: Management Analyst/Deputy Clerk Luke Masella

## **II. APPROVAL OF MEETING MINUTES – November 15, 2023**

A MOTION was made by Commissioner Krusinski and SECONDED by Commissioner Graham-White to approve the meeting minutes for the August 24<sup>th</sup>, 2023, meeting.

AYES: Chairman Franek, Commissioners Krusinski, Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

NAYS: None.

Motion Passes.

## **III. PUBLIC COMMENT**

Sarah Hicks of the 100 block of Forest Avenue made public comment surrounding the park across the street from her home, Washington Square Park.

She noted the park was designed by Jens Jensen and was the first park in the Village and provided further historical information on the park. Ms. Hicks informed the Commission that the River Forest Park District is debating altering the park by removing green space and adding pickle ball courts.

She stated she was opposed to that idea and asked if the Commission could do anything to help prevent the installation of the proposed courts.

Commissioner Raino-Ogden commented on the importance of Washington Square Park and the importance of the fact that Jens Jensen designed the park.

Commissioner Graham-White asked when the project will be on the Park District agenda again.

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Ms. Hicks stated the Board tabled the item and is investigating it further.

Chairmen Franek gave thanks to Ms. Hicks for her public comment and stated that the Commission cannot address the proposed alterations unless an application is filed by the Park District before the Commission.

**IV. DISCUSSION OF CONTRIBUTING OR NOTEWORTHY PROPERTIES TO CONSIDER FOR SIGNIFICANT PROPERTY STATUS**

Chairmen Franek gave an update on the proposed significant properties survey.

**V. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY**

a. Continued discussion on Martin Braun and the Auvergne Neighborhood

Chairmen Franek gave background on how Commissioner Saeger determined that many homes in this neighborhood contained restricted covenants in their deeds. He then read aloud a restricted covenant that was in one of the deeds.

Chairmen Franek stressed the importance that the entire Commission was meeting to discuss this topic.

Commissioner Graham-White shared with the Commission research she had completed surrounding the Supreme Court Case, *Shelley v. Kraemer* (1948), that outlawed government enforcement of restricted deeds. She noted that the advertisement for the neighborhoods highlighted the restricted covenants even after the Supreme Court case outlawed government enforcement.

Commissioner Raino-Ogden shared a story about encountering restricted covenants in his professional career. He suggested that if the Commission is open and honest surrounding the history of the property, he would be open to the idea of honoring the significance of the properties. He stated that he felt these homes were a wonderful example of mid-century modern architecture.

Chairmen Franek provided historical background information on restricted covenants and then asked that each Commissioner share their thoughts on the neighborhood.

Commissioner Forehand wondered how many other homes in the Village have similar covenants. He also noted being open to the idea of honoring the homes due to their architectural significance if the Commission is forthright about what they have discovered.

Commissioner Krusinski asked if this topic had been brought up in the past when discussing naming areas of town.

Chairmen Franek stated that he is unaware of any similar conversations happening and provided background on how this conversation surrounding Mr. Braun emerged.

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Commissioner Saeger commented that it may not be the Commissions place to address the covenants but that she has no interest in honoring Martin Braun considering her findings. She stated that she felt the homes were of architectural significance but wondered how the Commission could honor them considering the covenants.

The Commission discussed what role Mr. Braun played in the development.

Commissioner Raino-Ogden asked Commissioner Graham-White if she thinks the Commission should even address the neighborhood any further.

Commissioner Graham-White stated she thought the Commission should not address it any further or ask the Village Board of Trustees for direction before going any further.

Commissioner Saeger agreed that the Commission should inform the Village Board.

Commissioner Raino-Ogden also agreed that the Village Board should be informed.

Commissioner Muhr agreed as well.

Chairmen Franek stated he wanted to hear all the Commissioners opinions surrounding the neighborhood before any further action was taken. He commented that this neighborhood offers a chance for the Commission to help teach history and asked for any further comments from the Commissioners.

Commissioner Graham-White stated she no longer believes in the ability to, “separate the artist from the art” when it comes to a situation like these homes and Mr. Braun.

The Commission discussed various examples of historical architecture that were created by reprehensible architects and developers.

Commissioner Raino-Ogden stated he would research Martin Braun’s role as an architect further.

Chairmen Franek suggested the Commission go forward with a survey to determine if the properties in the neighborhood are even architecturally significant before any further action is taken.

Commissioner Raino-Ogden agreed with Chairmen Franek.

Commissioner Saeger reported that one of the properties in the neighborhood is already on the significant properties list.

Deputy Clerk Masella reminded the Commission that in previous meetings they had discovered Mr. Braun had sold a home to Percy Julian in Oak Park.

Commissioner Raino-Ogden noted architectural features on the homes that made them distinct from other forms of ranch homes.



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Commissioner Seager pointed out that the River Oaks - Auvergne homes are not on the currently proposed survey properties list.

Deputy Clerk Masella confirmed that there are no River Oaks-Auvergne homes on the currently proposed properties.

The Commission discussed various ways that they could promote the properties without honoring Martin Braun.

Chairmen Franek asked if the Commission would like to add the River Oaks - Auvergne properties to the proposed survey for review to determine if the properties are meritorious.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Forehand to add the homes in the River Oaks - Auvergne neighborhood to properties list for the survey.

AYES: Chairman Franek, Commissioners Saeger, Raino-Ogden, Forehand, Muhr.

NAYS: Commissioner Krusinski

ABSTAIN: Commissioner Graham-White

Motion Passes.

**VI. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES**

None.

**VII. OTHER BUSINESS**

Commissioner Saeger asked for an update on the Historic Preservation Awards.

Deputy Clerk Masella stated Village staff was going to determine if the awards would be given at a Village Board meeting.

The Commission determined that the next meeting would be on Wednesday, December 13<sup>th</sup>.

**VIII. ADJOURNMENT**

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Raino-Ogden to adjourn the November 15, 2023 meeting of the Historic Preservation Commission.

AYES: Chairman Franek, Commissioners Krusinski, Saeger, Graham-White, Raino-Ogden, Forehand, Muhr.

NAYS: None.

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Motion Passes and the meeting ended at 8:36 PM.

Respectfully submitted:

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Luke Masella  
Deputy Clerk/Management Analyst

Approved:

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David Franek, Chairman  
Historic Preservation Commission

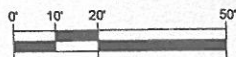
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Date

# River Forest Historic Preservation Commission

## Application for a Certificate of Appropriateness

1. Applicant's Name:  
**Kristin Carlson Vogen and Shawn M. Vogen**
2. Owner's name if different from applicant:  
**Same as above**
3. Street address and legal description of the site:  
**214 Gale Ave**
4. A site plan and front, side, and rear elevation drawings  
**Attached**
5. A brief description and photographs of the structures, buildings, and landscape features on the site:  
**Our garage was built over two decades ago. It needs updated siding and a new roof. Instead of simply making those repairs, we would like to replace the current structure with a garage that is architecturally consistent with our 1898 home, which is listed as one of the "Significant Properties and Structures" in the Village Wide Architectural and Historical Survey issued in 2013. Attached are pictures of our current garage.**
6. A detailed description of the proposed alteration or demolition, together with pictorial renditions indicating how and to what extent such proposed changes will affect the subject property:  
**Our plan requires the demolition of the current non-historically significant nor architecturally consistent garage. Our primary objective for our garage design is to mirror the architectural elements of our 1898 home, enhancing its historic appearance. Our replacement garage will maintain approximately the same surface coverage and will expand the green space by removing a significant portion of the current slab driveway with a ribbon driveway and permeable pavers as possible. The height required to achieve consistent pitch of the early example of our Dutch Colonial home and its gambrel roof exceeds the Village's height ordinance for such structures necessitating a zoning variation from the Village Zoning Board of Appeals (ZBA). On February 8 the ZBA voted 6-1 in favor of recommending such zoning variation to the Village Board. As of this writing, the ZBA must adopt the findings of fact and submit to the Village Board for approval. Architectural drawings attached.**
7. Identification of any architect or developer involved in the project:  
**David Muriello, Architect (Developer TBD)**
8. Such other relevant information as requested by the Village Administrator or as the Commission may require.  
**N/A**



# UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST IL, 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

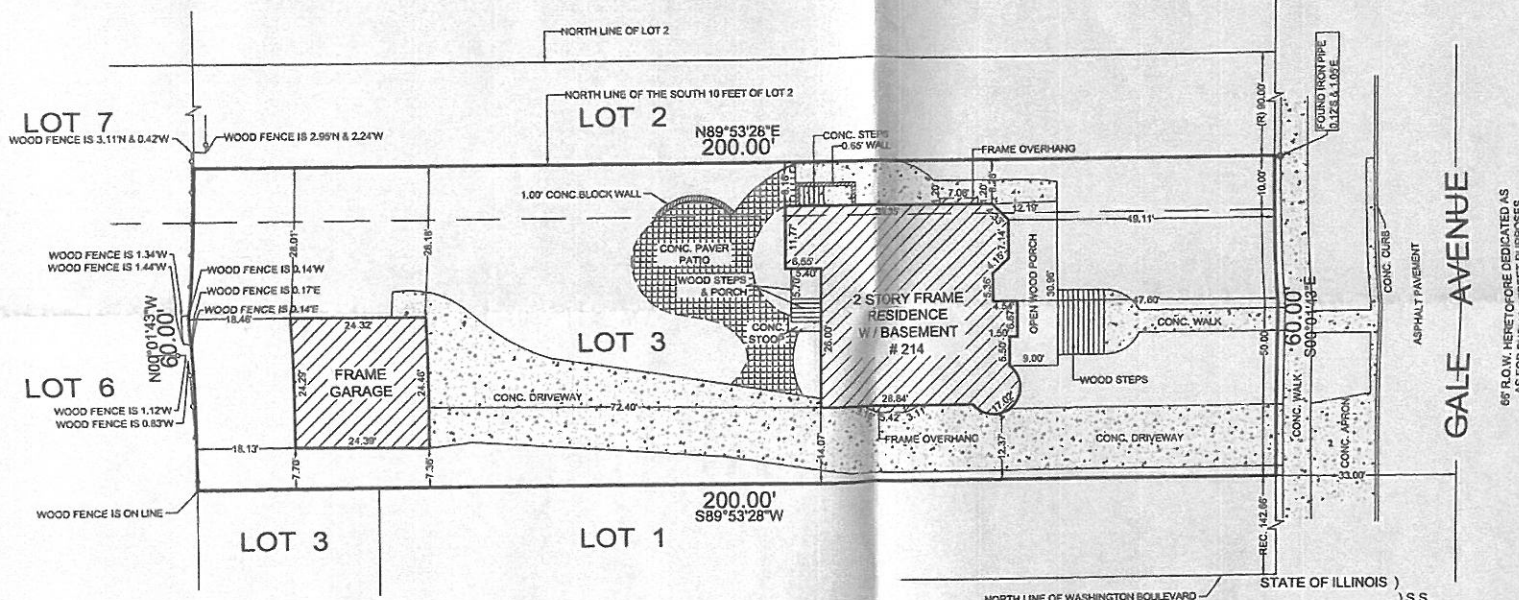
## PLAT OF SURVEY

OF  
THE SOUTH 10 FEET OF LOT 2 AND THE NORTH 50 FEET OF LOT 3 IN BLOCK 2 IN EDWARD C. WALLER'S ADDITION TO RIVER FOREST IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 214 GALE AVENUE, RIVER FOREST, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 11 - 402 - 016 - 0000

AREA= 12,000 SQ. FT. OR 0.275 ACRE



STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, JANUARY 5, A.D. 2018

BY: Roy G. Lawniczak  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2018  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2019

NOTE:  
SURFACE DETAILS OBSCURED BY SNOW

ORDERED BY:  
JODIANN PACER  
ATTORNEY AT LAW  
SCALE: 1" = 15'  
DATE: JANUARY 5, 2018  
FILE No.:

2018 - 25694

DATE	REVISION





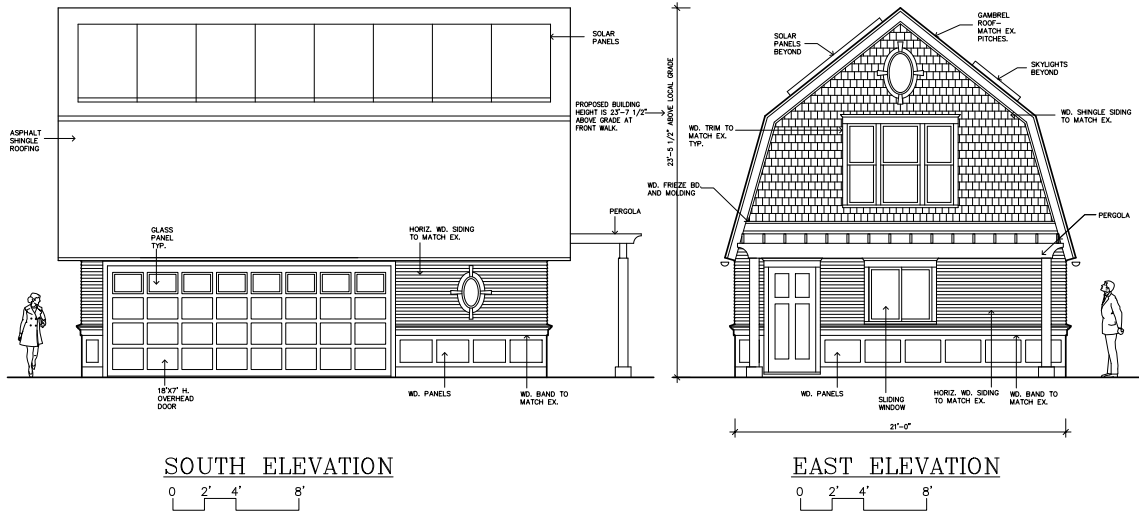
Current Garage:



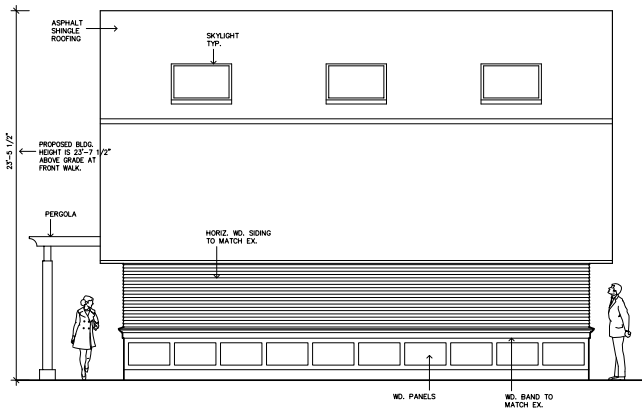




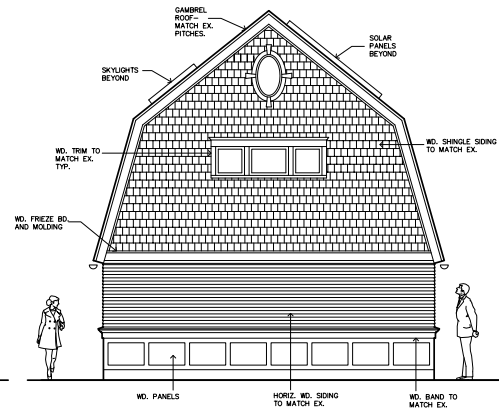
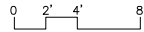
Front of House



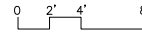
• DAVID • MURIELLO ARCHITECT	© COPYRIGHT 2023 DAVID J. MURIELLO  9.26.23 10.24.23 1.31.24	PROJECT: VOGEN RESIDENCE DETACHED GARAGE 214 GALE AV. RIVER FOREST, IL.	SECTION AND ELEVATION
		PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023	
		PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED	
		SHEET 4 OF 5	



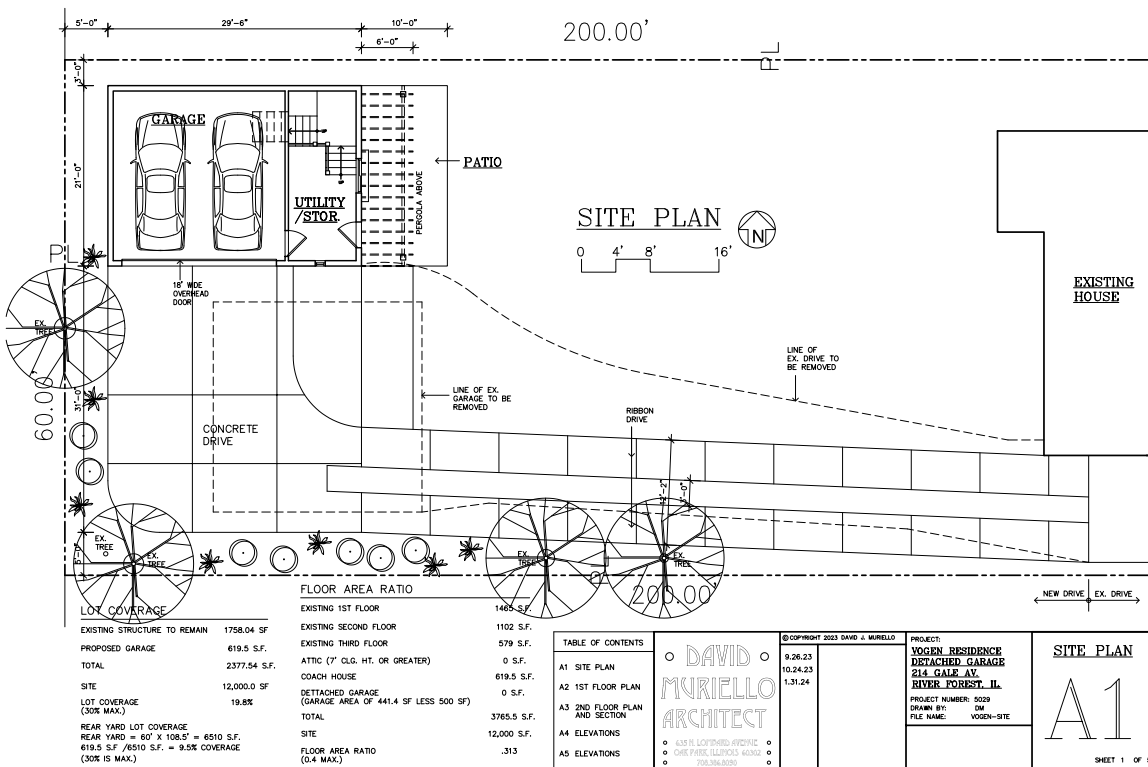
NORTH ELEVATION



WEST ELEVATION



<b>DAVID MURIELLO ARCHITECT</b> 635 N. LOFTING AVENUE CHICAGO, ILLINOIS 60642 TEL: 773.364.0028	9.26.23 10.24.23 1.31.24	PROJECT: <b>VOGEN RESIDENCE          DETACHED GARAGE</b> 214 GALE AV. RIVER FOREST, IL. PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023	<b>ELEVATIONS</b> <div style="font-size: 48pt; font-weight: bold;">A5</div> SHEET 5 OF 5



Architectural Drawings of Proposed Garage