



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, June 22nd, 2023 – 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: lmaseila@vrf.us . You may listen to the meeting by participating in a Zoom conference call as follows:

Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 853 6591 3794

Zoom Link: <https://us02web.zoom.us/j/85365913794>

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – May 25th, 2023
- III. Public Comment
- IV. Review of Application for Certificate of Appropriateness for completeness - 553 Thatcher - Home
- V. Review of Application for Certificate of Appropriateness for completeness - 553 Thatcher - Garage Demolition
- VI. Review of Application for Certificate of Appropriateness for completeness - 604 Bonnie Brae - Home
- VII. Discussion of Contributing or Noteworthy Properties to Consider for Significant Property Status
- VIII. Discussion Regarding Promotion of River Forest Architecture and History
- IX. Discussion of Applications for Historic Preservation Awards
- X. Discussion of Additional Ways to Protect Significant Properties
- XI. Other Business
- XII. Adjournment

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

May 25th, 2023

A meeting of the Historic Preservation Commission was held on May 25th, 2023 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 7:00 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Krusinski(Virtual), Graham-White, Saeger, Raino-Ogden(Virtual), Muhr

Absent: Commissioner Forehand

Also Present: Management Analyst/Deputy Clerk Luke Masella

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to permit Commissioners Krusinski and Raino-Ogden to participate in the meeting virtually.

AYES: Chairman Franek, Commissioners Graham-White, Saeger, Muhr

NAYS: None.

II. APPROVAL OF MEETING MINUTES – APRIL 27TH, 2023

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Krusinski to approve the meeting minutes for the April 27th, 2023 meeting.

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

NAYS: None.

Motion Passes.

III. PUBLIC TESTIMONY

None.

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

Historic Preservation Commission Meeting Minutes
May 25th, 2023

The Commission continued discussion from the last meeting surrounding proposing additional properties to the Village Board for significant property status.

Chairmen Franek asked Deputy Clerk Masella if he has an idea on how the Commission should proceed in proposing these properties to the Village Board.

Mr. Masella reported that he had a conversation with Village Administrator Walsh and it was determined that the Commission should propose these properties in the same manner as previously done. Additionally, he stated that a company can be hired to complete a survey, using the same standards as the last survey, to help determine the significant nature of proposed properties.

Chairmen Franek asked if the Village Board would like to see a cost estimate for the survey of the properties.

Deputy Clerk Masella reported that a cost estimate would most likely be reviewed by himself and the Village Administrator.

Chairmen Franek suggested that he would contact the survey vendors for estimates and then supply Village administration with the estimates for review. He then gave background on how the previous survey was conducted and then implemented.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Muhr to permit Chairmen Franek to contact survey vendors.

AYES: Chairmen Franek, Commissioners Krusinski, Graham-White, Saeger, Raino-Ogden, Muhr

NAYS: None.

Motion Passes.

V. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

A) Continued discussion on Martin Braun and the Auvergne Neighborhood

Chairmen Franek asked Deputy Clerk Masella if he has discussed with Village Administrator Walsh on how to proceed regarding the potential creation of a historic district for this neighborhood.

Mr. Masella stated that Mr. Walsh pointed out, per the River Forest Historic District Brochure, that it appears the historic district includes the eastern side of Auvergne Place. Mr. Walsh noted that expanding the boundaries is a possibility that could be taken as well but is open to any idea.

The Commission discussed options surrounding the River Oaks-Auvergne neighborhood.

The Commission discussed the possibility of creating a River Forest Historic District. Commissioner Raino-Ogden stated that he would like to see some sort of protections for the homes.

Historic Preservation Commission Meeting Minutes
May 25th, 2023

Chairmen Franek asked that Deputy Clerk Masella determine if there are any recognized River Forest Historic Districts.

VI. DISCUSSION OF HISTORIC PRESERVATION AWARDS

The commission agreed to discuss awards after the July meeting.

VII. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

Deputy Clerk Masella presented ideas surrounding promoting preservation on the Village social media accounts.

Chairmen Franek suggested that the map created by Commissioner Muhr be added as well to social media posts.

Chairmen Franek asked that Deputy Clerk Masella prepare a draft social media post for commission review at the next meeting.

VIII. OTHER BUSINESS

The commission reviewed the Certificate of Appropriateness application for demolition at 553 Thatcher and determined the application was incomplete and additional information was needed.

IX. ADJOURNMENT

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Raino-Ogden to adjourn the May 25th, 2023 meeting of the Historic Preservation Commission at 8:16 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Luke Masella
Deputy Clerk/Management Analyst

Historic Preservation Commission Meeting Minutes
May 25th, 2023

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

553 Thatcher Avenue
Certificate of Appropriateness Application –
Alterations to Significant Property

June 5, 2023

553 Thatcher Avenue Certificate of Appropriateness Application – Alteration to Significant Property. In order to apply for a Certificate of Appropriateness (COA) per Section 13-1-7-A of the Village Historic Preservation Ordinance, the Village requires the following information:

1. Applicant's name:

Jon Olof Bergstrom, Sher-Bergstrom Architects, Inc.

2. Owner's name, if different:

Tyler and Kerry Kirk

3. Submit a complete building permit application, architectural elevations including a description of materials as well as floor plans and site plan:

The building permit, site plan, floor plans and exterior elevation drawings of the new attached garage addition are included for your use and review (site plan, plans and exterior elevations to scale with main house, but shown not to scale due to drawing size). If other drawings are required please let us know.

Description of Materials: The new attached garage addition will have "Hardie Board" siding to match the existing main house and existing one-story addition at the rear of the property. Siding will have the same exposure and texture as the main house. All trim details and roof material to match existing main house and existing one-story rear addition. The new garage addition is connected to the rear existing one-story addition at an existing angled wall with a small 6'-2" wide by 5'-4" long connecting link to the existing basement and then becomes the four car attached garage with waste storage area. The new attached garage extends 1'-1-3/4" beyond the north elevation of the existing one-story three season porch addition (visual block from Thatcher Avenue) and extends 13'-3-3/4" from the main house north elevation. The new garage addition that is visible from the Thatcher Avenue on the north is 142'-10" from the west property line.

4. Identification of any architect or developer involved in the project:

Sher-Bergstrom Architects, Inc. is the architect of record.

5. Any information as requested by the Village Administrator or HPC:

We will provide any information requested by the HPC.

3G7WBR

Permit

Addition

Type

553 Thatcher Ave

Location

[Overview](#)[Documents](#)[Messages](#)[Reviews](#)[Users](#)

Overview

A listing of the key features of the permit. To print this information, use the button below.

[Printer Friendly Version](#)

Description

interior partial basement remodel including 3/4-bathroom, laundry room and new 400-amp electrical service and a new attached 4 car garage with new 200-amp electrical service.

Details

Name	Value
Parcel Number(s)	15112090270000
Zoning	R2
Zoning District Name	Single-Family (Detached) Residential District
Contract Construction Value	110000.00
Number of Floors	1
Construction Height (ft)	18.64
Who will be Hauling Debris/Placing a Dumpster	Contractor
Who will be performing Roofing work?	Contractor
Who will be performing Plumbing Work?	Contractor
Who will be performing Asphalt Paving and/or Brick Work?	Contractor
Who will be performing Masonry work?	Property Owner
Who will be performing Landscaping work?	Contractor
Who will be performing Window Installation/Glazing work?	Contractor
Who will be performing HVAC work?	Contractor
Who will be performing Electrical work?	Contractor
Who will be performing Drywall/Plaster work?	Contractor
Who will be performing Concrete work?	Contractor
Who will be performing Carpentry work?	Contractor
Who will be acting as General Contractor ?	Contractor

Status Information

Name	Complete	Date
Application Submittal	Yes	3/24/2023 2:50:47 PM
Completeness Review	Yes	3/24/2023 3:19:18 PM

Name	Complete	Date
HPC Agenda	Yes	3/29/2023 2:26:21 PM
HPC Meeting	Yes	3/28/2023 1:47:59 PM
Staff Review	Yes	4/28/2023 3:26:30 PM
Returned for Revisions	Yes	4/28/2023 3:28:56 PM
Resubmission	Yes	5/4/2023 8:13:50 AM
Staff Review	No	
Permit Approval	No	
Permit Issued	No	
Inspections Complete	No	
Certificate of Occupancy	No	
Finalize	No	

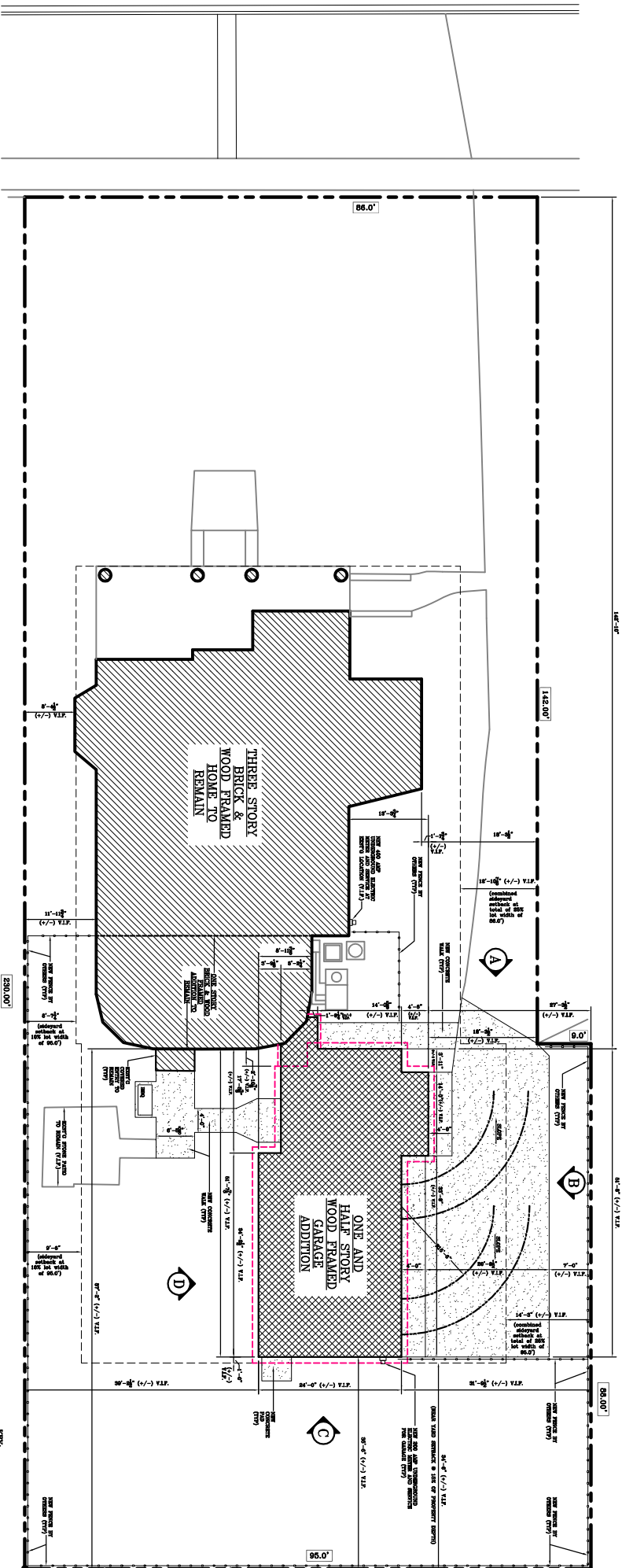
Fees

Type	Amount	Paid
Building	\$2,000.00	No
Building Application Fee	\$200.00	Yes
Electrical Amperage	\$150.00	No
Electrical Permit Base Fee	\$100.00	No
Other	\$50.00	Yes
Plumbing Permit Fee	\$100.00	No

Reviews

Division	Status	Reviewer
Engineering	Revisions Needed	Jeff Loster
Zoning	Approved	Cliff Radatz
Fire	Review Not Required	Kevin Wiley
SAFEBuilt	Approved with Comments	SAFEBuilt Group
Conditions Review	Pending	Kim Kane
Building - Electrical Review	Approved	SAFEBuilt Group
Building - Mechanical Review	Approved	SAFEBuilt Group
Building - Plumbing Review	Approved	SAFEBuilt Group
Historic District	Revisions Needed	Luke Masella
Structural Review	Revisions Needed	Cliff Radatz
Engineering	Revisions Needed	Jeff Loster
Historic District	Pending	Luke Masella
Structural Review	Approved with Comments	Cliff Radatz

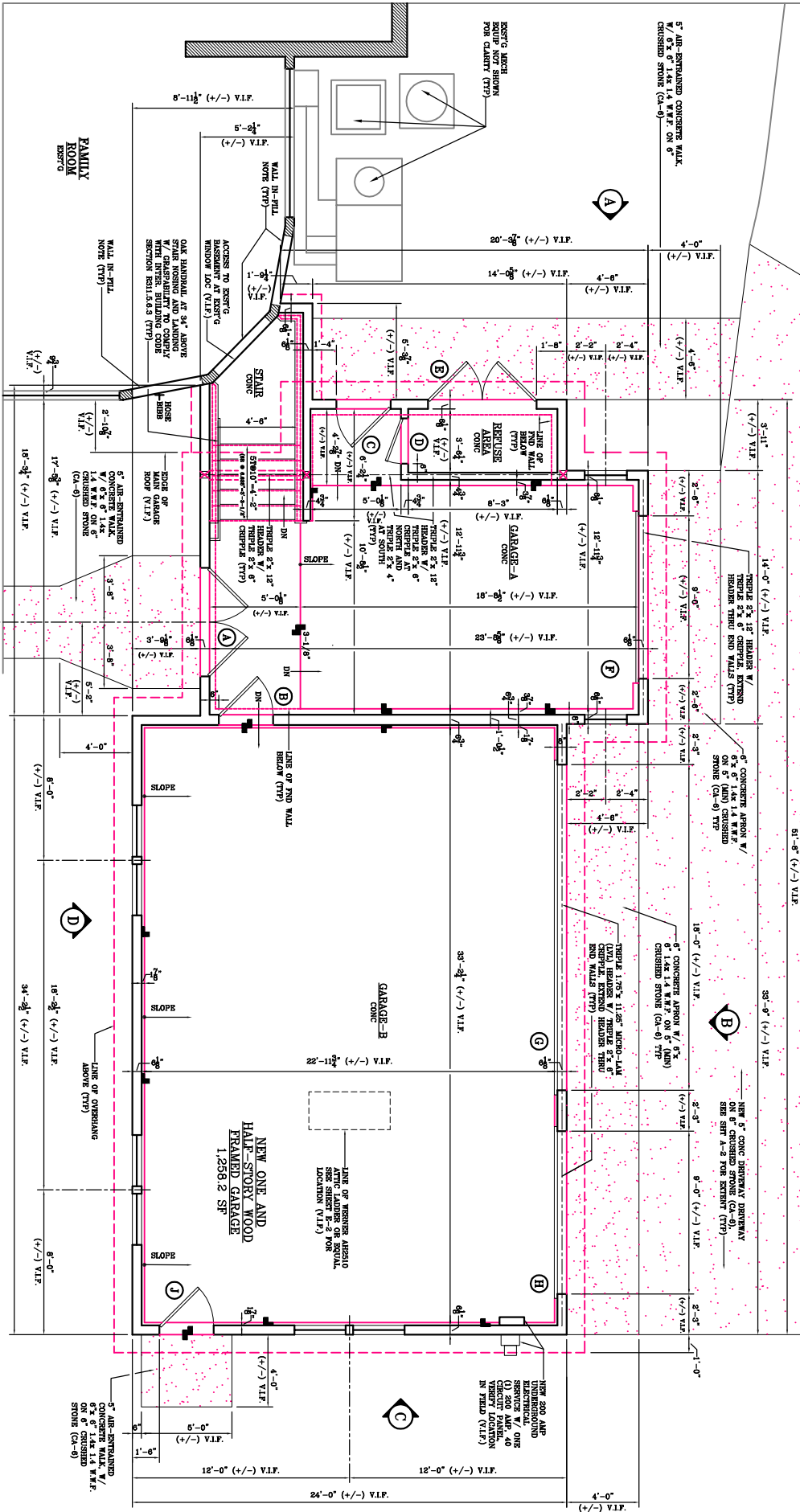
Inspections





SCALE: N.T.S.

EXISTING TO REMAIN
NEW CONSTRUCTION



GARAGE FLOOR PLAN

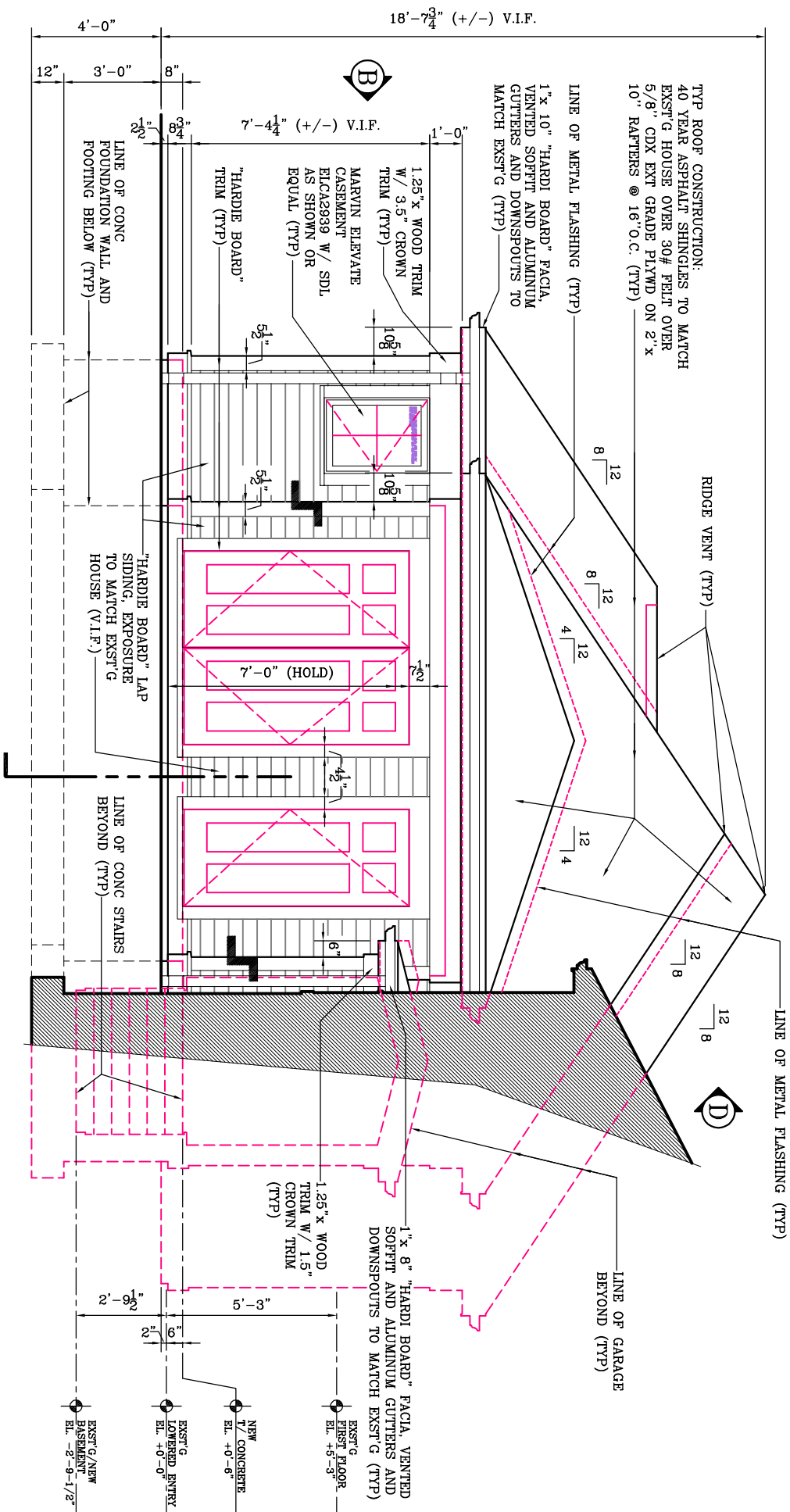
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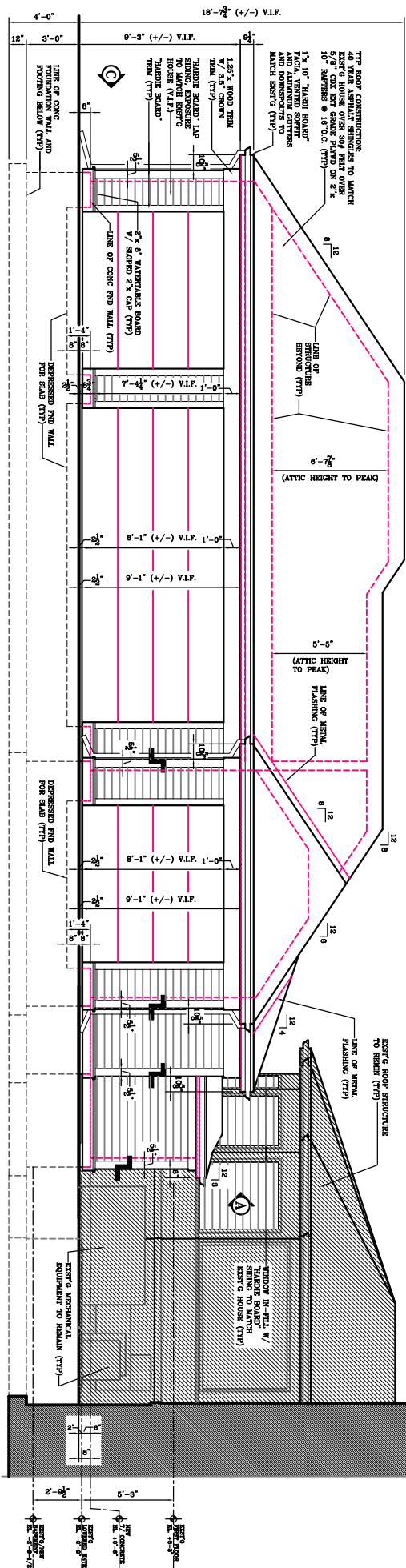
	EXISTING TO REMAIN
	NEW CONSTRUCTION

WEST ELEVATION

SCALE: N.T.S.

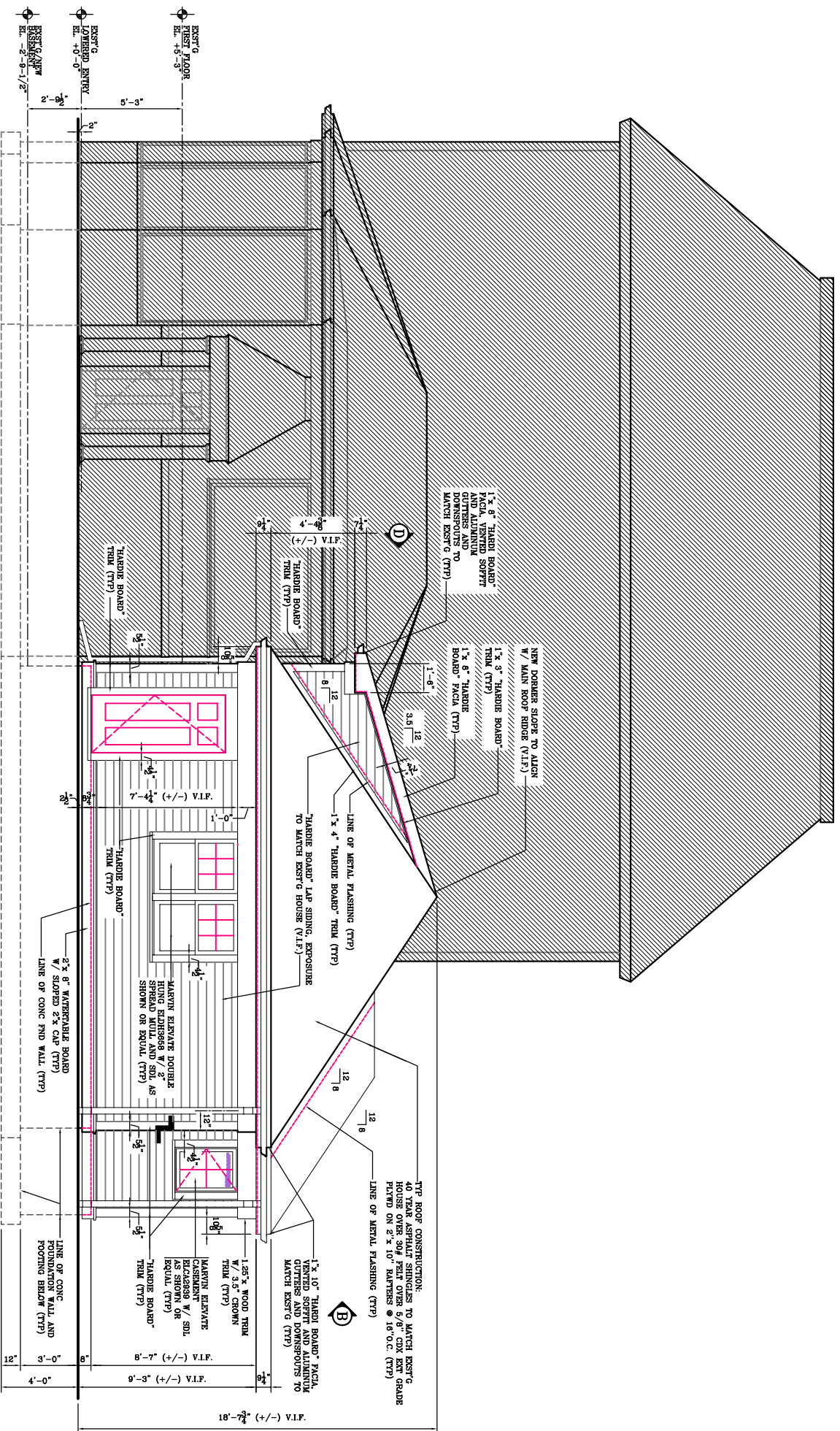


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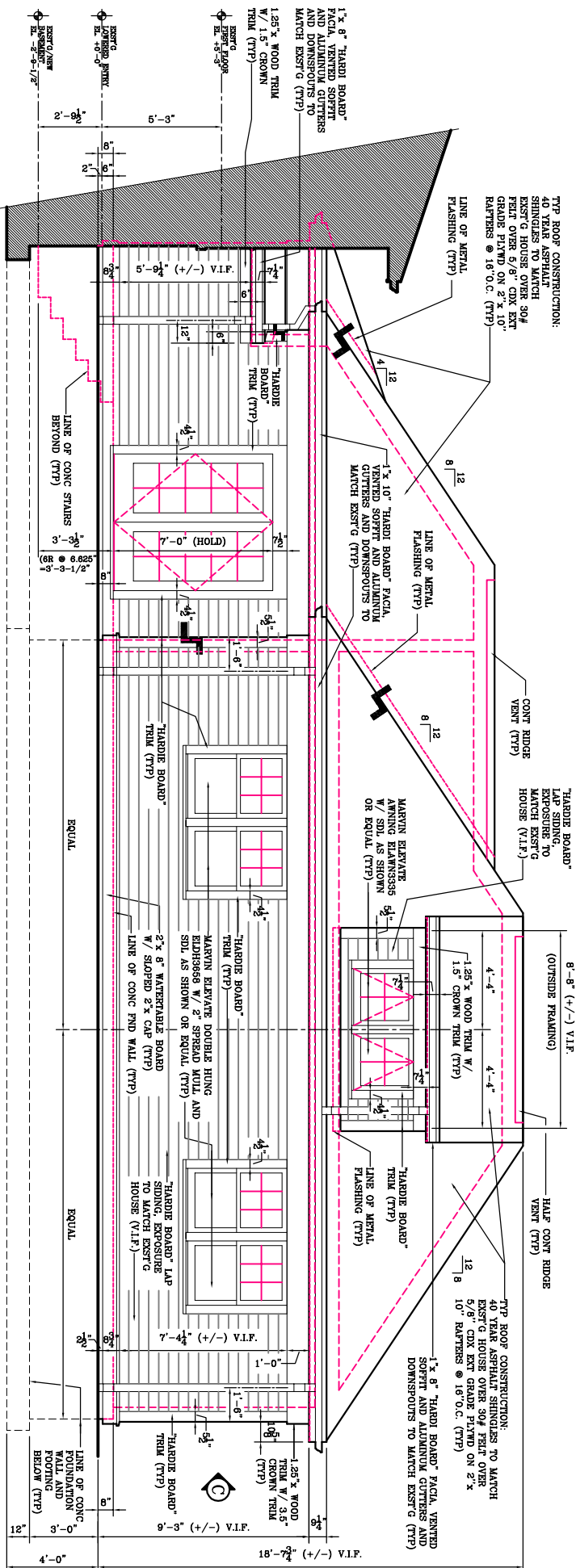


SCALE: N.T.S.

NEW CONSTRUCTION



SCALE: N.T.S.



553 Thatcher Avenue
Certificate of Appropriateness Application

June 1, 2023

553 Thatcher Avenue Certificate of Appropriateness Application In order to apply for a Certificate of Appropriateness (COA), the Village requires the following information;

1. Applicant's name:

Jon Olof Bergstrom, Sher-Bergstrom Architects, Inc.

2. Owner's name, if different:

Tyler and Kerry Kirk

3. Street Address and legal description:

553 Thatcher Avenue. The legal description is on the plat of survey, attached.

4. A site plan and elevation drawings:

A site plan, civil drawings, plans and exterior elevation drawings were submitted with the permit application. However, an enlarged site demolition plan, enlarged new site plan of the rear of the property and exterior elevations of the new attached garage addition are included for your use and review (exterior elevations to scale with main house, but shown not to scale due to drawing size). If other drawings are required please let us know.

5. A brief description and photos of the structure:

The existing garage is not original to the house. The exact date is not know, but the original home had a stable for horses and eventually overtime, the present garage was built for modern cars. In detail, the existing garage is a one-story, wood framed, stucco veneered three (3) car garage with low sloped hip roof. There are two (2) modern era metal garage doors and no service door (safety issue). The interior of the garage is in poor condition. There are several temporary post and beam supports holding up the roof structure which allows for no car storage. Also, the garage walls are made out of plaster and lath which is crubbling or missing and the existing concrete slab floor has numerous cracks and major settlement. The owners just purchased the property last September and look forward to completing this portion of their renovations. They look forward to being the stewards of this property for the foreseeable future. Photo's of the existing garage are attached.

6. A detailed description of the proposed demolition, together with pictorial renditions indicating how the proposed changes will affect the property:

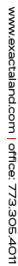
The existing garage will be removed due to age, postponed maintenance and overall unsafe conditions of the garage. The garage was added at a later date than the main house. In addition, the existing garage is placed in the rear southeast corner of the property and the existing driveway is on the north side of the property that causes a long and large driveway across the whole width of the rear property (see attached photographs). With the new attached garage and placing the attached garage along the north face of the existing home we created a large and open rear yard that brings benefit to the owners and surrounding neighbors. The present garage location will now become part of the overall large yard. The owners plan a nice metal fence along the property perimeter and will provide new sod and landscaping after work is complete.

7. Identification of any architect or developer involved in the project:

Sher-Bergstrom Architects, Inc. is the architect of record.

8. Any information as requested by the Village Administrator or HPC:

We will provide any information requested by the HPC.



PROPERTY ADDRESS:
553 THATCHER AVENUE, RIVER FOREST, ILLINOIS 60305

SURVEY NUMBER: 2205.4566

DATE SIGNED: 06/10/22 FIELD WORK DATE: 6/27/2022

REVISION DATE(S):
(REV.2 6/27/2022) (REV.1 6/10/2022)

POINTS OF INTEREST

STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



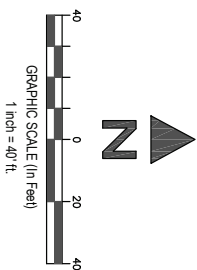
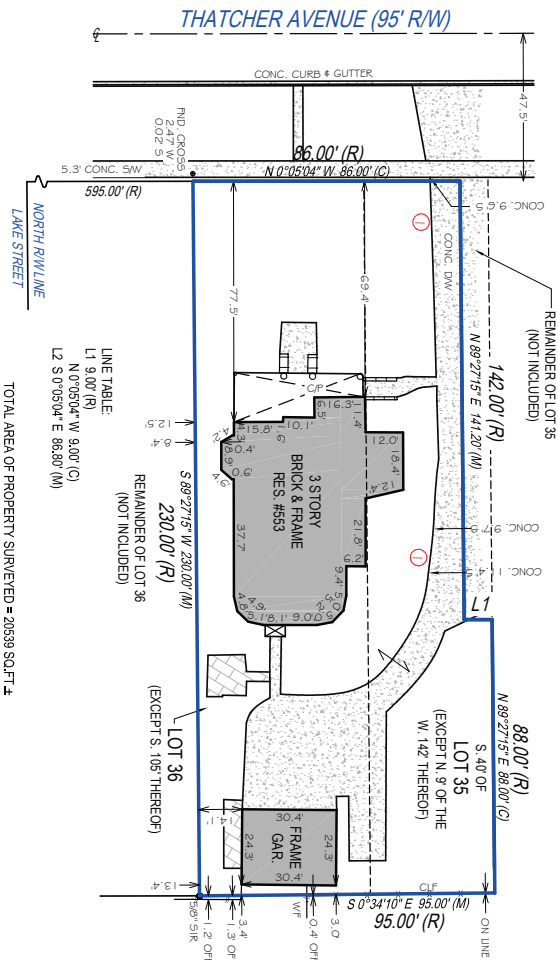
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 1/1/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
PLS# 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450



2205.4566
BOUNDARY SURVEY
COOK COUNTY



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

142.00'

EXST'G CONCRETE DRIVEWAY TO REMAIN (TYP)

EXST'G CONC WALK
STAIRS AND SIDE WALLS
TO REMAIN (TYP)

EXST'G CONC WALK
STAIRS AND SIDE WALLS
TO REMAIN (TYP)

THREE STORY
BRICK &
WOOD FRAMED
HOME TO
REMAIN

3'-0"

8'-11"

9.0'

SAFE-CUT
EXST'G CONC
AS SHN (TYP)

REMOVE EXST'G
CONCRETE DRIVEWAY
AND DISCARDED (TYP)

REMOVE
CONCRETE
WALKWAY AND
DISCARDED (TYP)

REMOVE EXST'G
STAIRS AND SIDE
WALLS AS SHN
AND SAVE (TYP)

EXST'G PAVT
TO REMAIN
AS SHN (TYP)

88.00'

REMOVE EXST'G
CONCRETE
AND
DISCARDED (TYP)

REMOVE EXST'G PAVT
AND DISCARDED (TYP)

EXST'G
ONE-STORY
GARAGE TO
BE REMOVED

REMOVE EXST'G
FENCE AND
DISCARDED (TYP)

95.0'

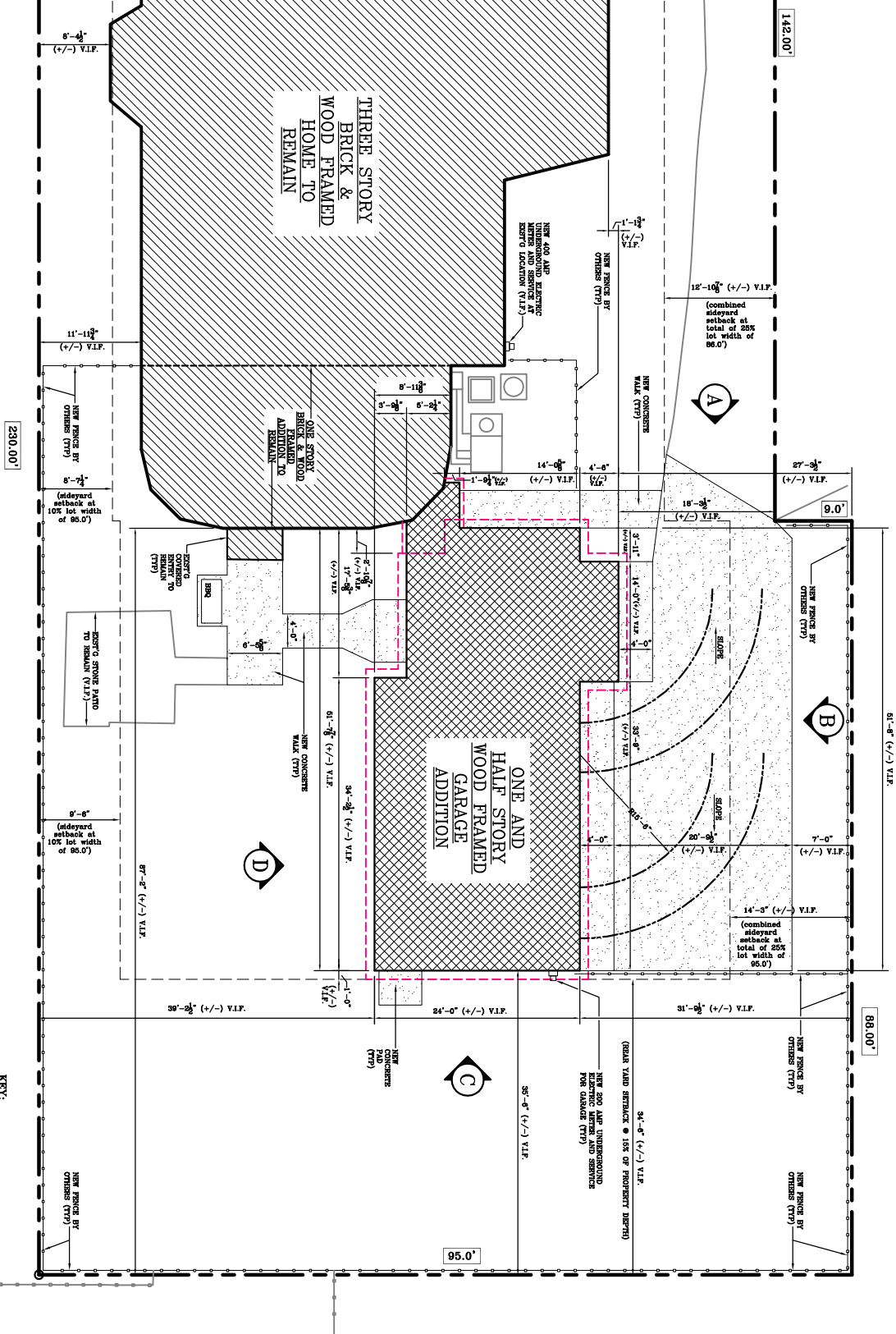


EXST'G/DEOMLITION SITE PLAN

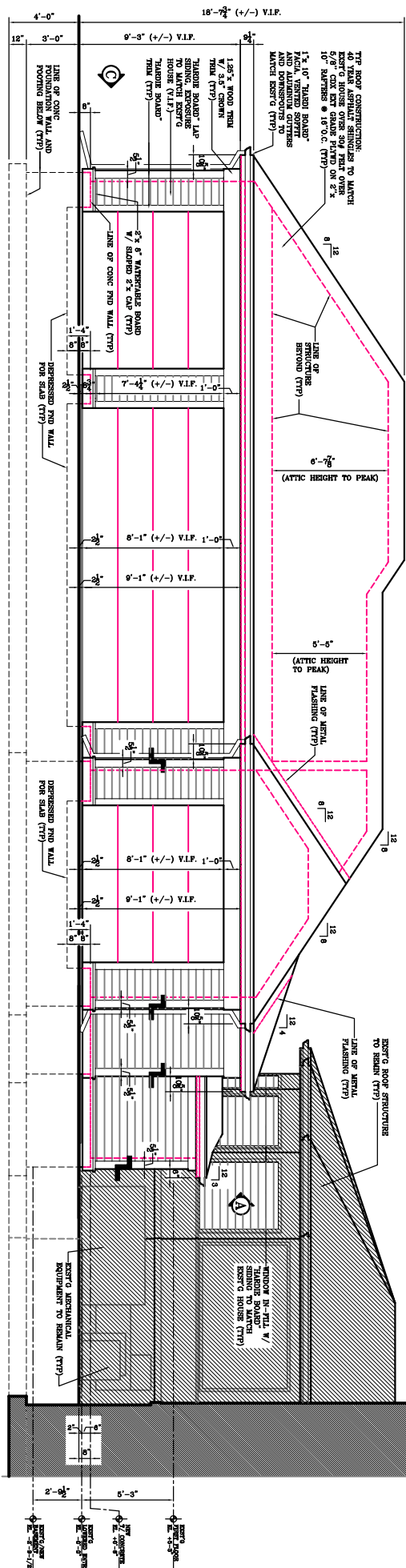
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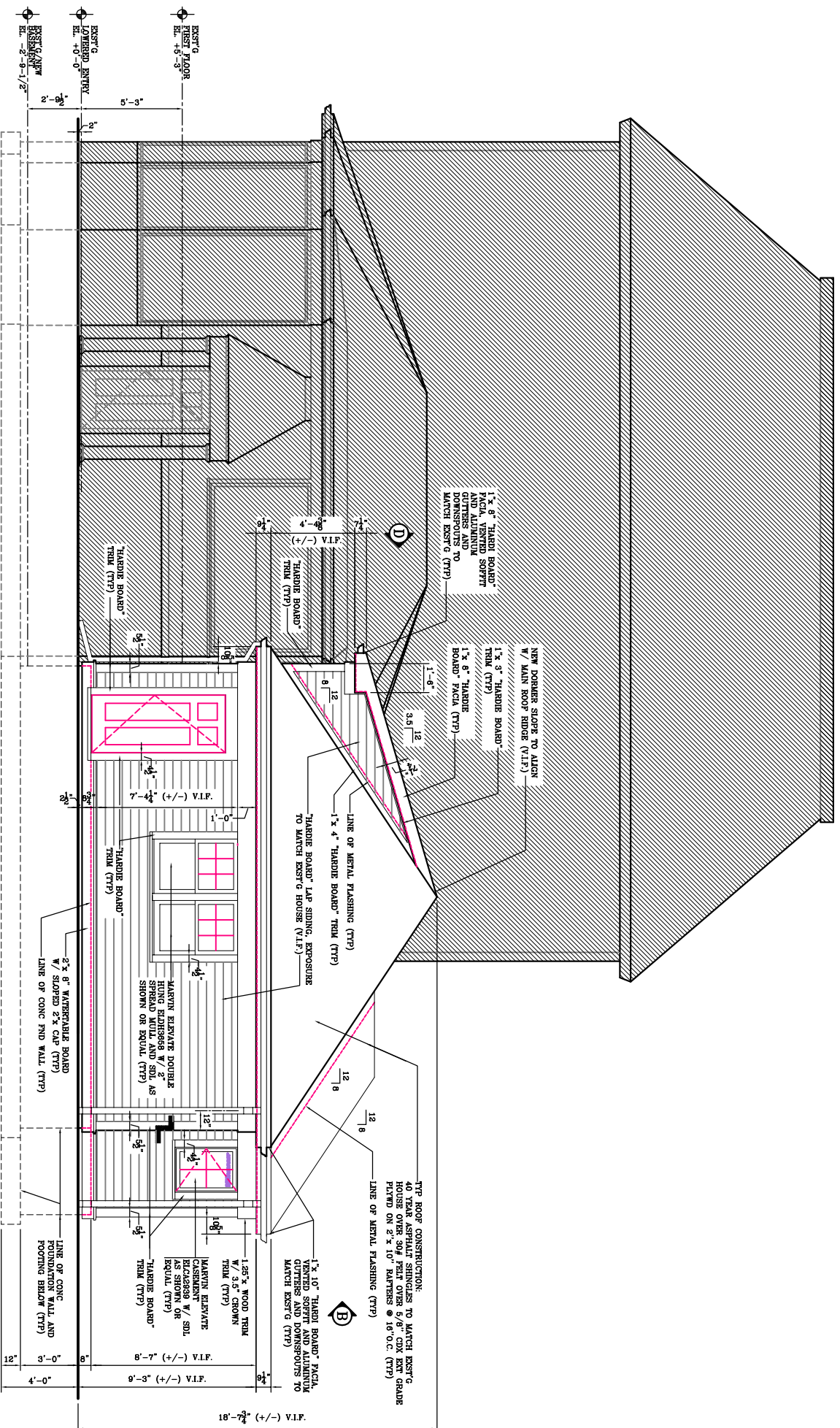


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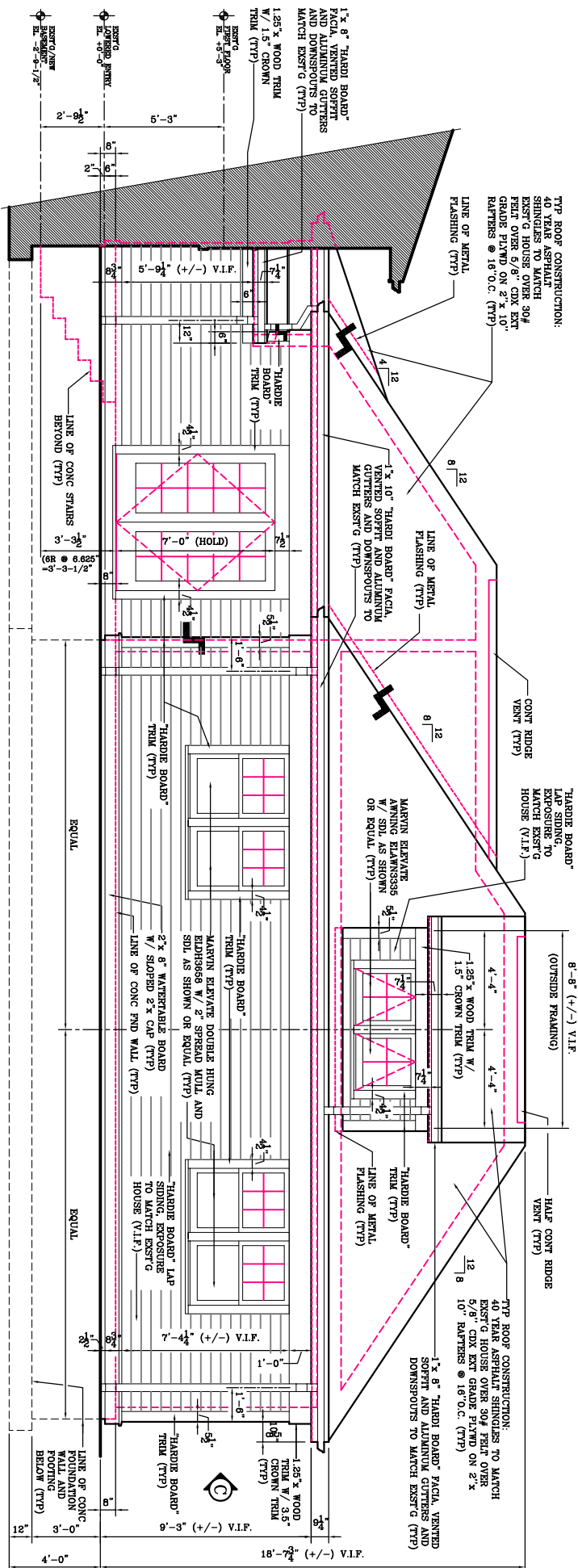


C EAST
SCALE: N.T.S.

KEY.



SCALE: N.T.S.



142.00'

EXIST'G CONCRETE DRIVEWAY TO REMAIN (TYP)

EXIST'G CONC WALK
STEPS AND CURB WALLS
TO REMAIN (TYP)

EXIST'G CONC WALK
STEPS AND CURB WALLS
TO REMAIN (TYP)

THREE STORY
BRICK &
WOOD FRAMED
HOME TO
REMAIN

9.0'

88.00'

95.0'

EXIST'G
ONE-STORY
GARAGE TO
BE REMOVED

230.00'

PHOTO LOCATION PLAN

SCALE: 1"=10'-0"



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



June 13, 2023

Luke Masella
Deputy Village Clerk/Management Analyst
Village of River Forest

Re: Mercuri Residence, 604 Bonnie Brae

Dear Luke

Thank you for your careful consideration of our project at 604 Bonnie Brae for the Mercuri family. Please consider this letter an application for a Certificate of Appropriateness (COA).

Applicant's name: Kimberlee L. Smith, president of Smith Architecture, Ltd.

Owner's name: Joan Mercuri

Street Address and legal description: 604 Bonnie Brae

LOTS 8 AND 9 IN THE SUBDIVISION OF BLOCK 12 OF QUICK'S SUBDIVISION OF THAT PART LYING NORTH OF LAKE STREET OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
LAND TOTAL AREA: 12,358 SQ. FT. = 0.284 ACRES.
COMMONLY KNOWN AS: 604 BONNIE BRAE, RIVER FOREST ILLINOIS.

Site plan and elevation drawings.
See attached.

A brief description and photos of structure.

See photos attached. The existing front porch that faces Bonnie Brae is very nice and recently renovated, but this double sized lot is on a corner and also has a long elevation on Quick that has never really been addressed. There was a frame one-story family room addition that was completed in the 1990's, and in this project, we are building up over that existing family room to have room for a true master en suite. But we also saw this as an opportunity to create a new face for that elevation, including the addition of a one-story frame screened porch. We are using the same detailing as the existing front porch, but for the screens which will allow the family to enjoy the outdoors, even in the "buggiest" evenings. This porch is located to take full advantage of the cultured landscaping and the opportunity to engage with neighbors out on walks in the neighborhood.

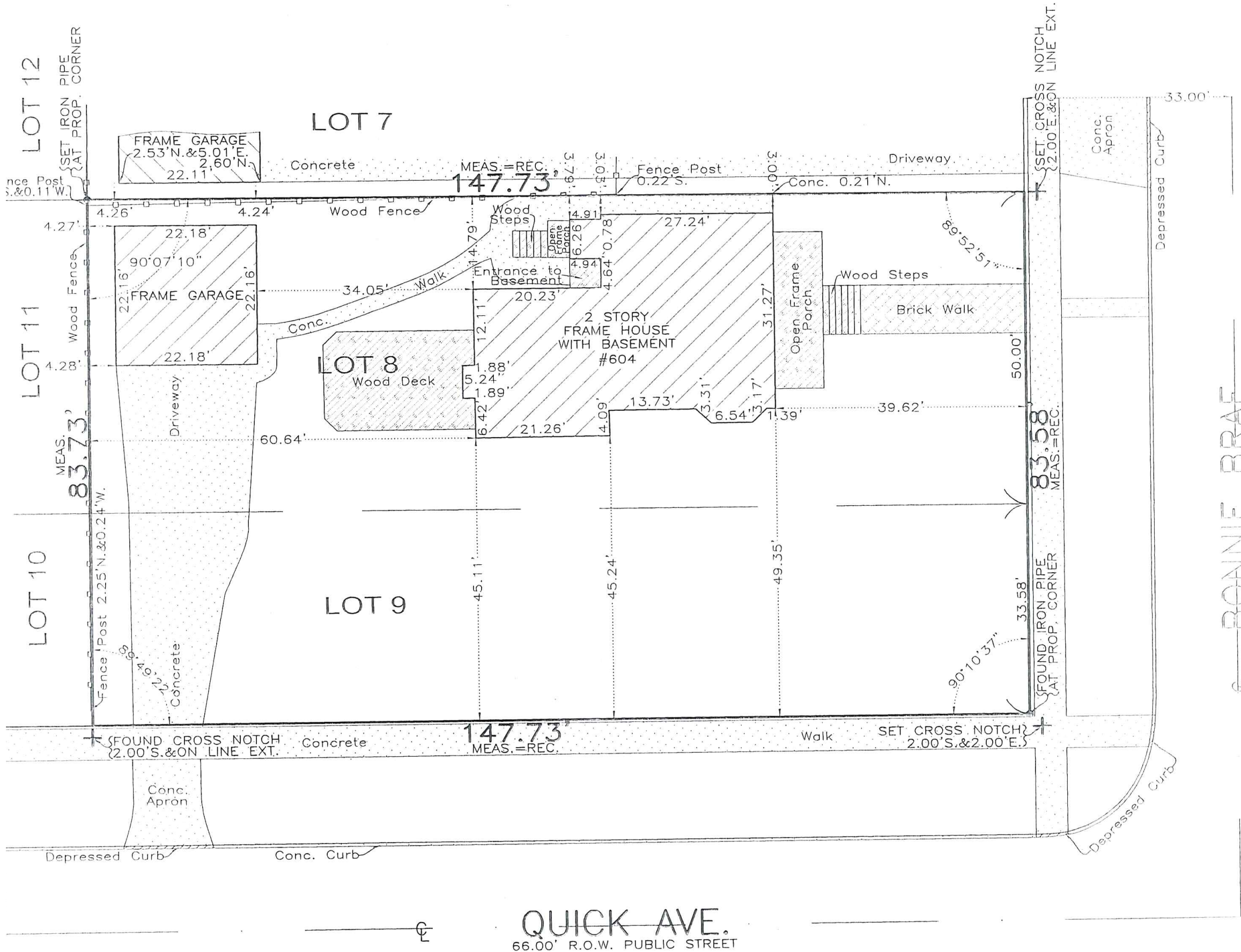
Identification of any architect or developer involved in the project.

Kimberlee L. Smith, president of Smith Architecture, Ltd.

Any information as requested by the Village Administrator or HPC.

See exhibits attached with requested plans, elevations, and photographs.

Thank you for your careful consideration.

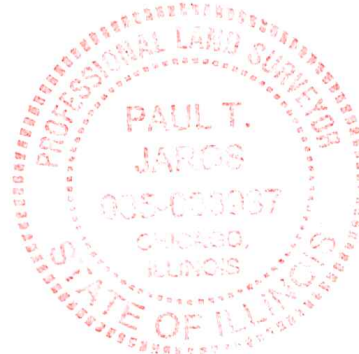


PLAT OF SURVEY

OF

LOTS 8 AND 9 IN THE SUBDIVISION OF BLOCK 12 OF QUICK'S SUBDIVISION OF THAT PART LYING NORTH OF LAKE STREET OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 12,358 SQ. FT. = 0.284 ACRES.
COMMONLY KNOWN AS: 604 BONNIE BRAE, RIVER FOREST, ILLINOIS.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois }
County of Cook } s.s.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: June 6, 2023

Paul Jaros 035-003937
IL. PROF. LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2024
DRAWN BY: ZS

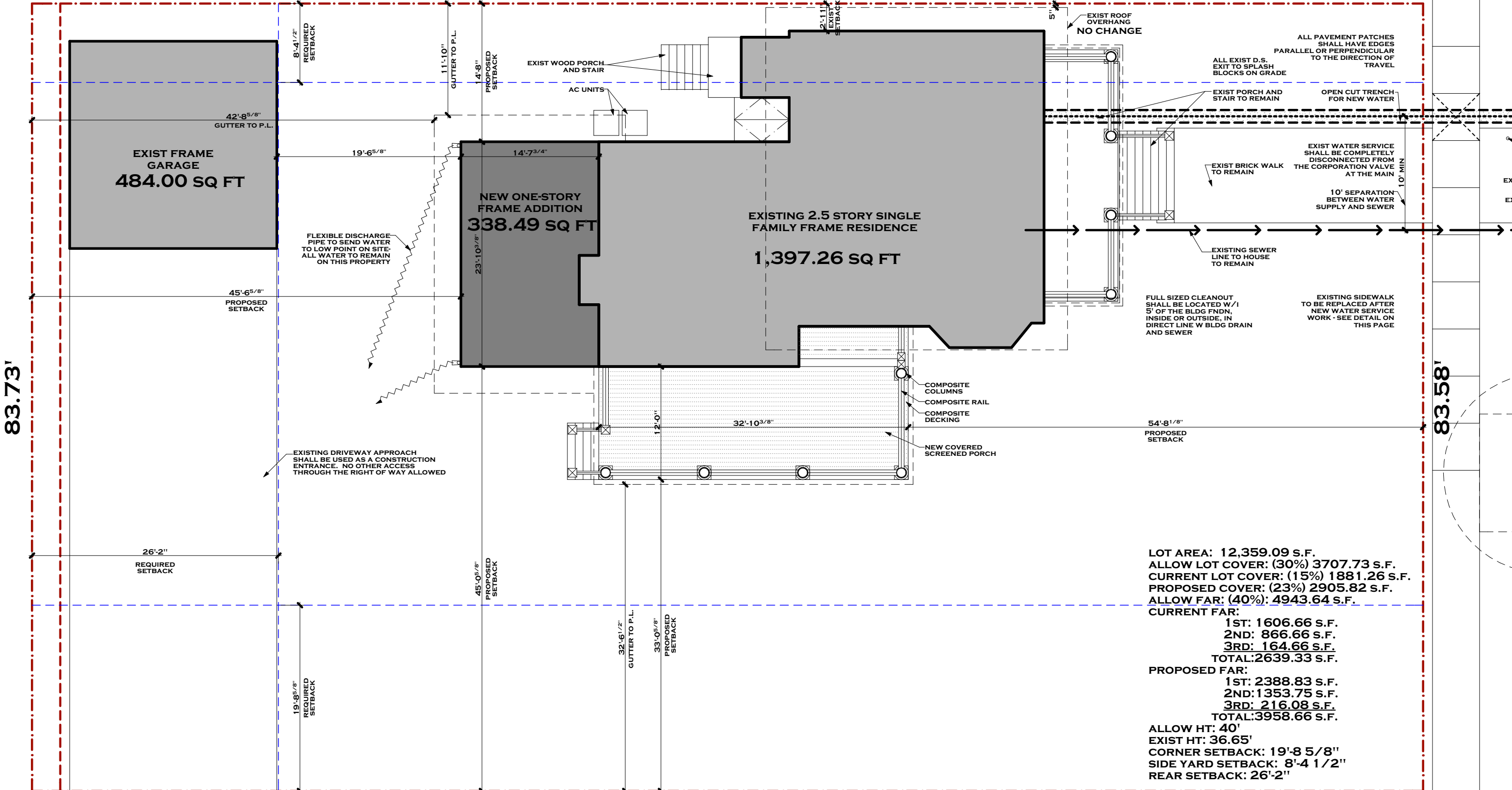
PLAT OF SURVEY
NTS

MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305



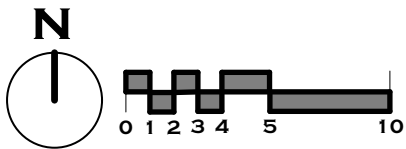
SMITH ARCHITECTURE
ARCHITECTURE HISTORIC PRESERVATION RENOVATION
R ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
C
811 NORTH EAST AVENUE. OAK PARK, IL 60302
S M I T H 773.934.9124 KSMITH@SMITH-ARCH.COM

147.73'



147.73'

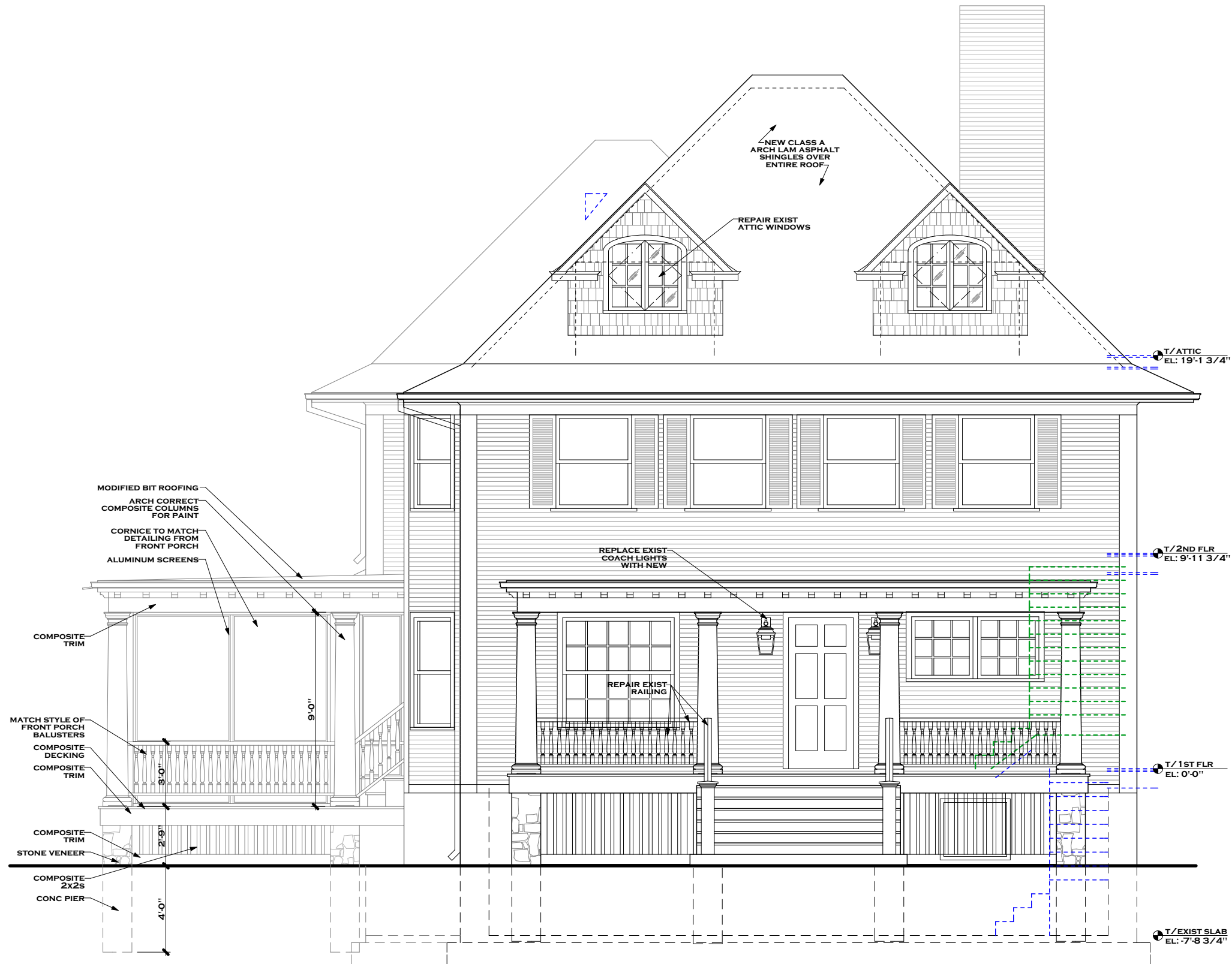
SITE PLAN
1/8" = 1'-0"



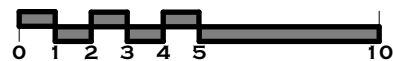
MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305



A SMITH ARCHITECTURE
ARCHITECTURE HISTORIC PRESERVATION RENOVATION
R ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
C
S M I T H
811 NORTH EAST AVENUE. OAK PARK, IL 60302
773.934.9124 KSMITH@SMITH-ARCH.COM



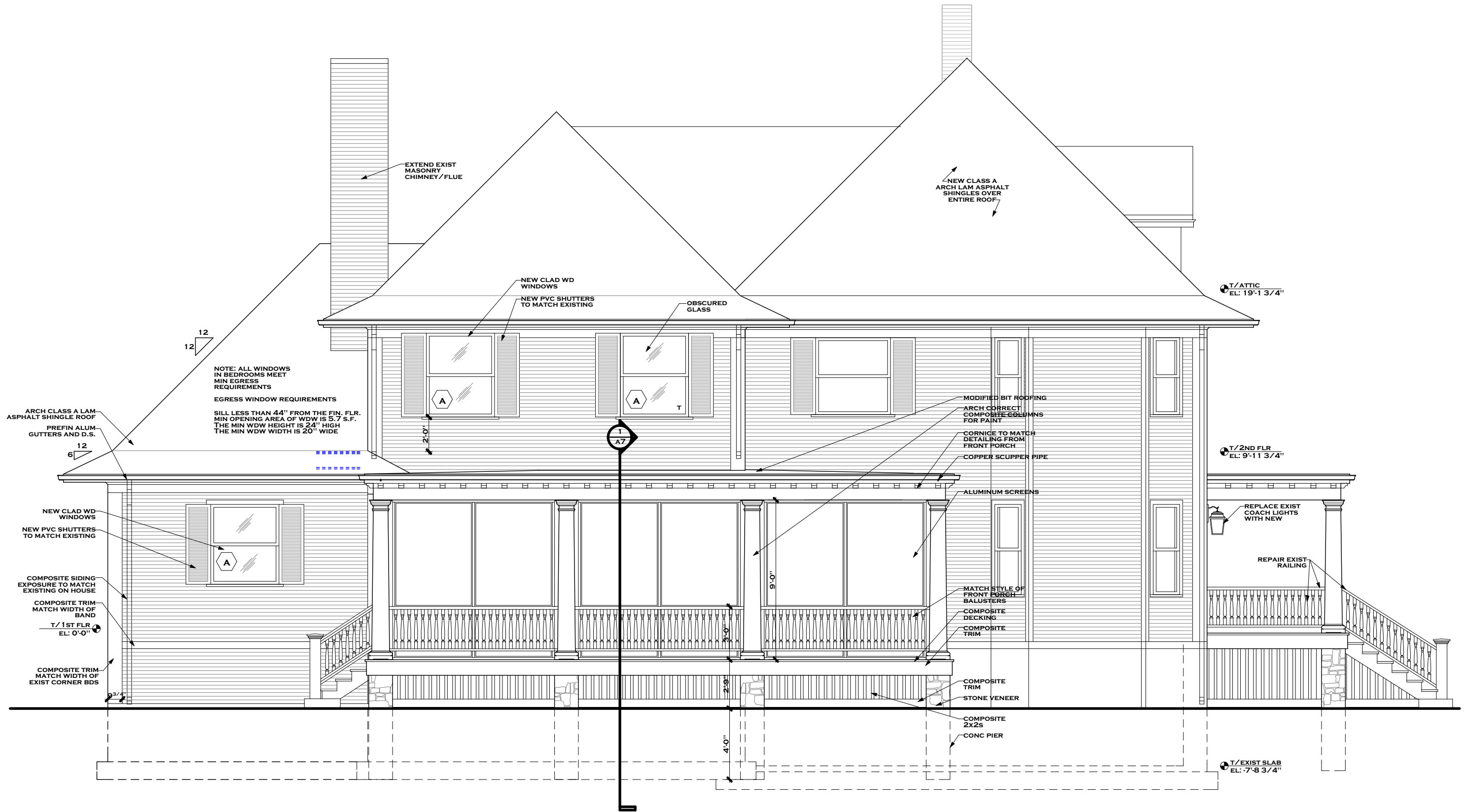
EAST ELEVATION
3/16" = 1'-0"



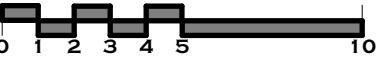
MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305



SMITH ARCHITECTURE
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
 811 NORTH EAST AVENUE. OAK PARK, IL 60302
 773.934.9124 KSMITH@SMITH-ARCH.COM



SOUTH ELEVATION
3/16" = 1'-0"

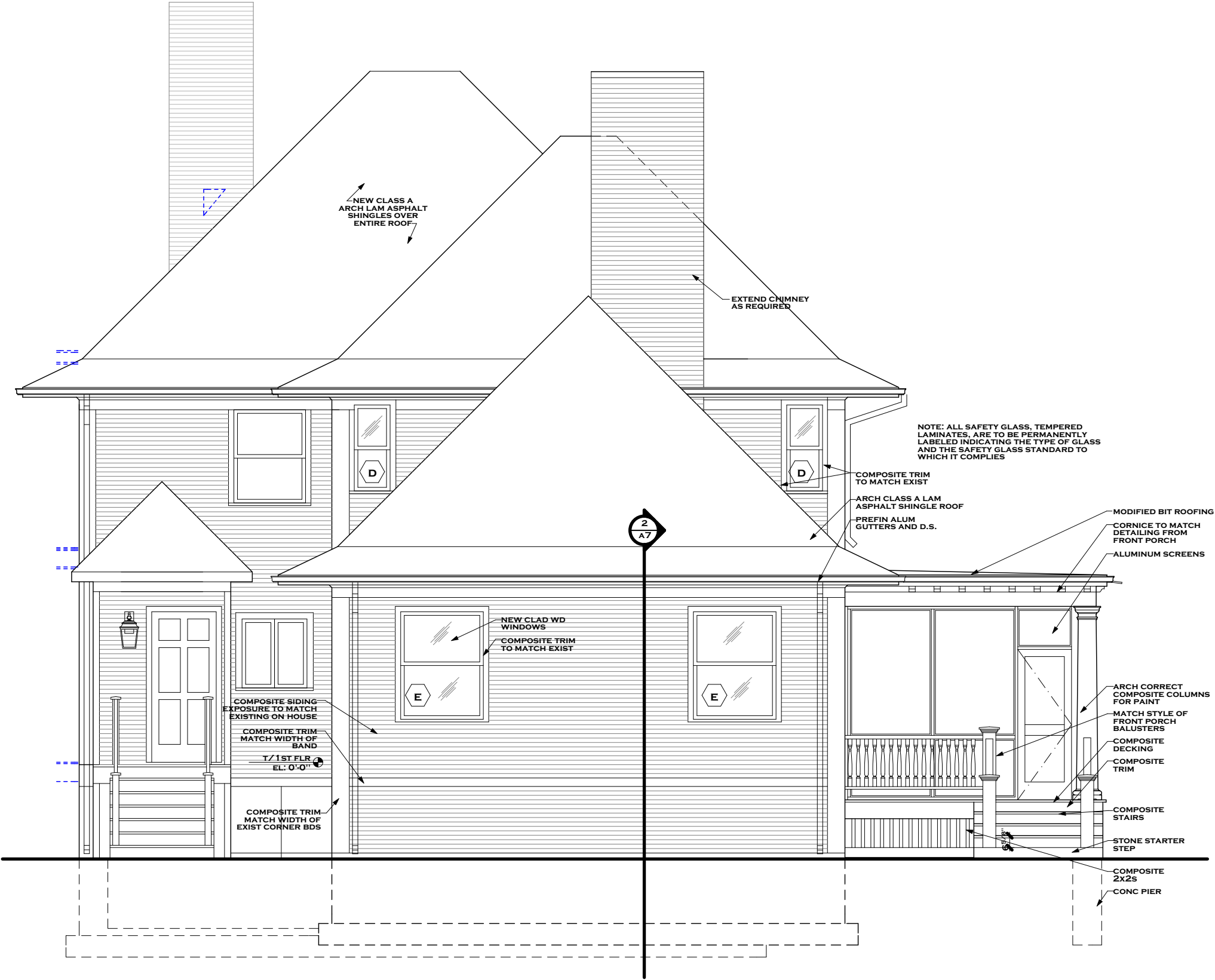


MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305

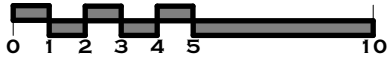


S M I T H

A S M I T H A R C H I T E C T U R E
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 R ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
 C
 811 NORTH EAST AVENUE. OAK PARK, IL 60302
 773.934.9124 KSMITH@SMITH-ARCH.COM



WEST ELEVATION
3/16"=1'-0"



MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305



SMITH ARCHITECTURE
ARCHITECTURE HISTORIC PRESERVATION RENOVATION
ADDITION NEW CONSTRUCTION GRAPHIC DESIGN

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SOUTH ELEV ALONG QUICK



DETAIL OF FRONT PORCH



EAST ELEV ALONG BONNIE BRAE

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