

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 <u>the meeting</u> are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: <u>lmasella@vrf.us</u>. 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: <u>https://us02web.zoom.us/j/85365913794</u>

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.

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

<u>553 Thatcher Avenue</u> <u>Certificate of Appropriateness Application –</u> <u>Alterations to Significant Property</u>

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.

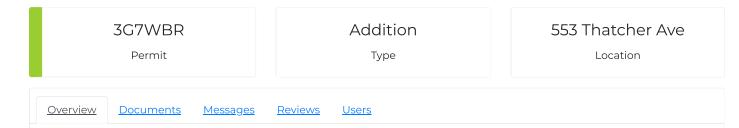
Description of Materials: The new attached garage addition will have "Hardie Board" siding to match the existing main house and existing one-story addition at the rear of the property. Siding will have the same exposure and texture as the main house. All trim details and roof material to match existing 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.



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

Complete	Date
Yes	3/29/2023 2:26:21 PM
Yes	3/28/2023 1:47:59 PM
Yes	4/28/2023 3:26:30 PM
Yes	4/28/2023 3:28:56 PM
Yes	5/4/2023 8:13:50 AM
No	
	Yes Yes Yes Yes No No No No No

Fees

Туре	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

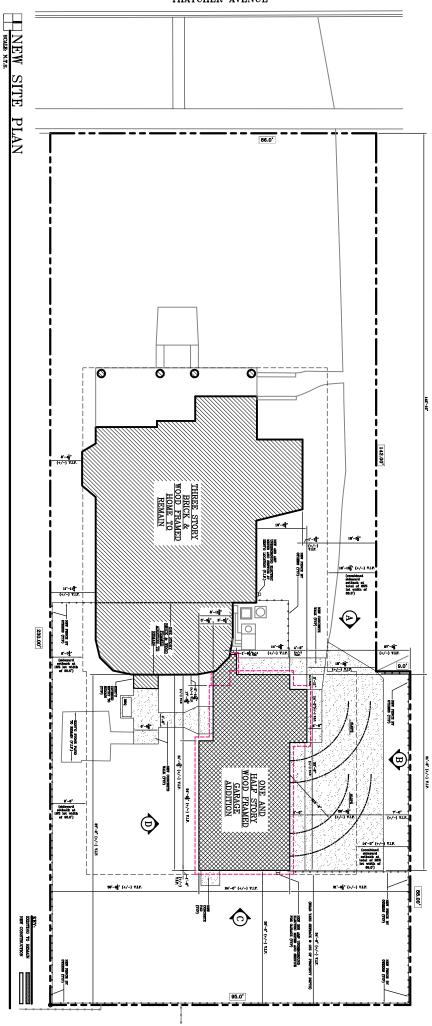
Division	Status	Reviewer
Engineering	Revisions Needed	Jeff Loster
Zoning	Approved	Cliff Radatz
Fire	Review Not Required	Kevin Wiley
SAFEBuilt	Approved with Comments	SAFEBuilt Group
Conditions Review	Pending	Kim Kane
Building - Electrical Review	Approved	SAFEBuilt Group
Building - Mechanical Review	Approved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

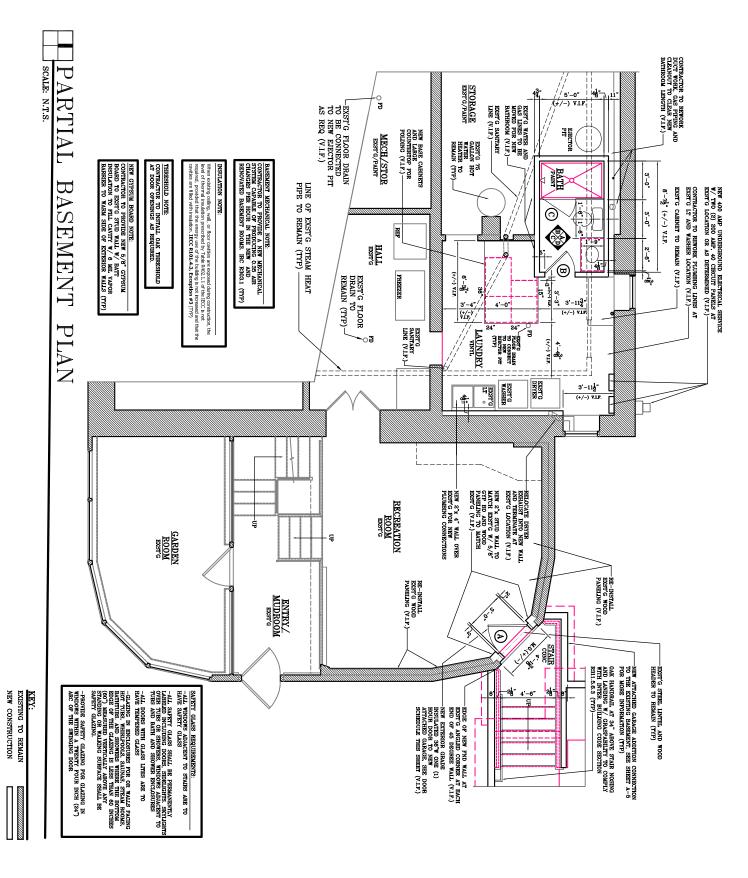
Туре	Date	Status	Inspection Items
Concrete floors		Unscheduled	
Electric Trench		Unscheduled	
Prepour - base		Unscheduled	
Prepour - footings		Unscheduled	
Prepour - foundation walls		Unscheduled	
Prepour - garage floor		Unscheduled	
Prepour - stairs		Unscheduled	
Rough Building		Unscheduled	
Rough Electric		Unscheduled	
Rough HVAC - Piping		Unscheduled	
Rough Mechanical		Unscheduled	
Rough Plumbing		Unscheduled	
Underground Electrical		Unscheduled	
Underground Plumbing		Unscheduled	
Firestopping		Unscheduled	
Framing		Unscheduled	
Insulation		Unscheduled	
Rough HVAC - Equipment		Unscheduled	
Electric Service		Unscheduled	
Final Building		Unscheduled	
Final Electric		Unscheduled	
Final HVAC		Unscheduled	
Final Plumbing		Unscheduled	
Final Mechanical		Unscheduled	

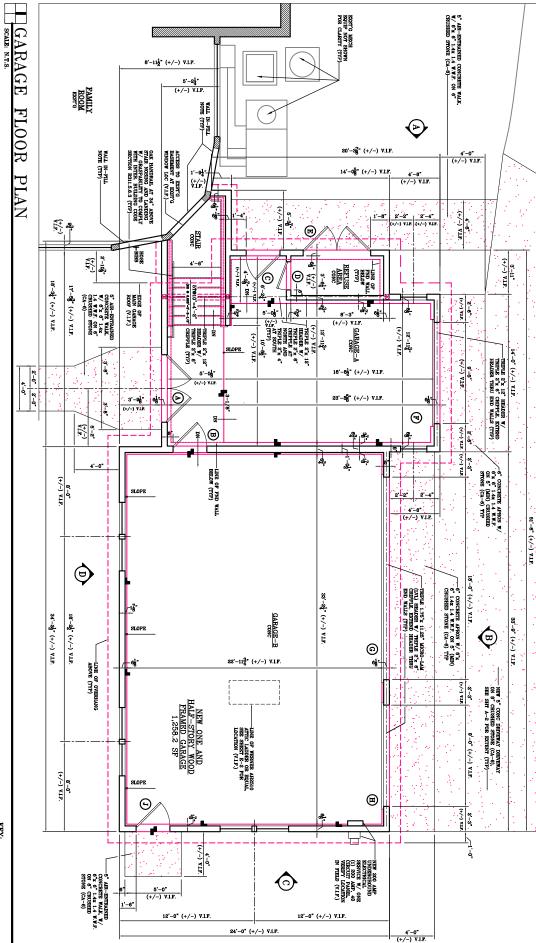
Contractors

Name	License	

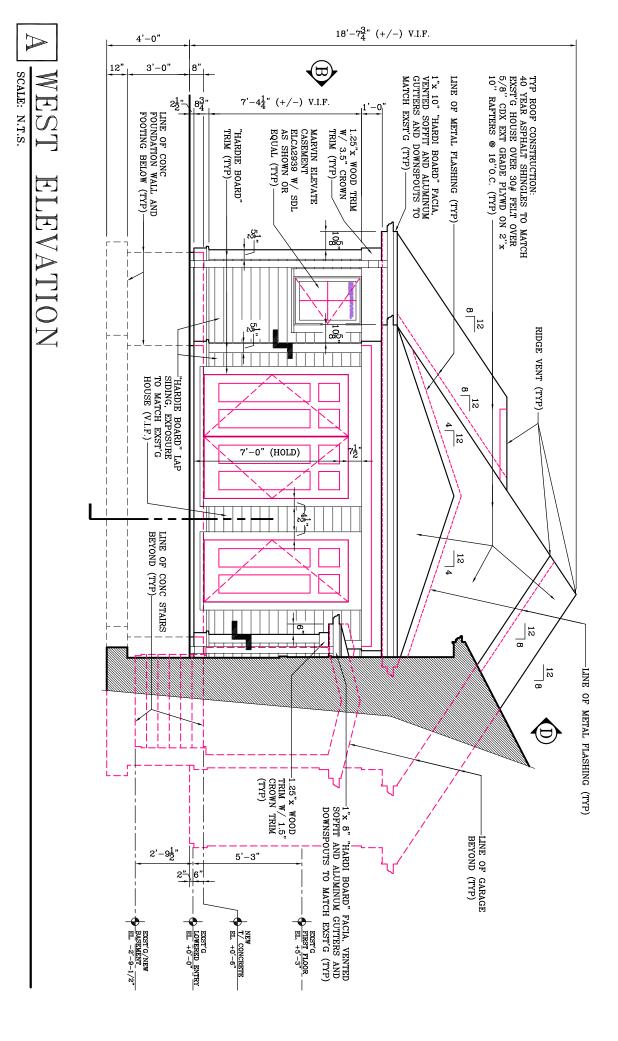


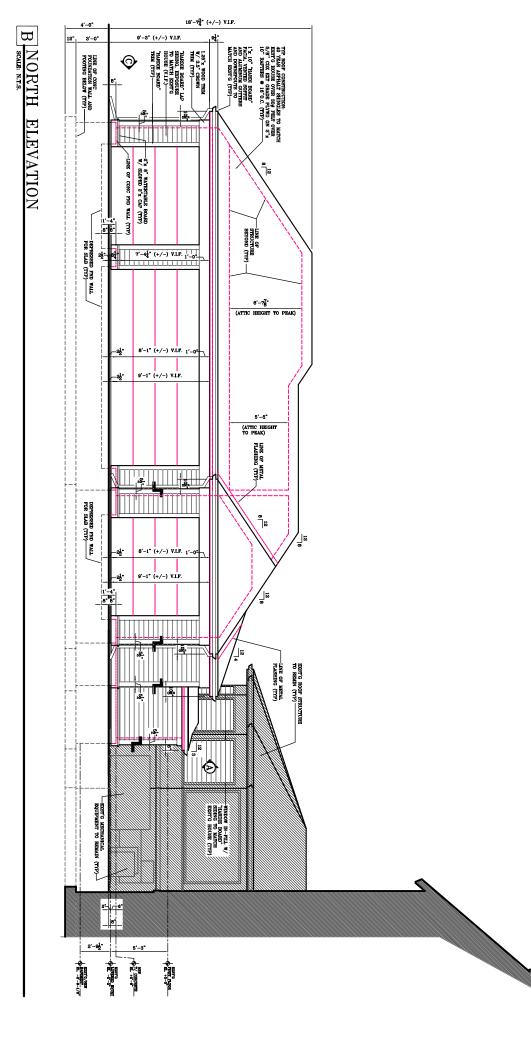
THATCHER AVENUE

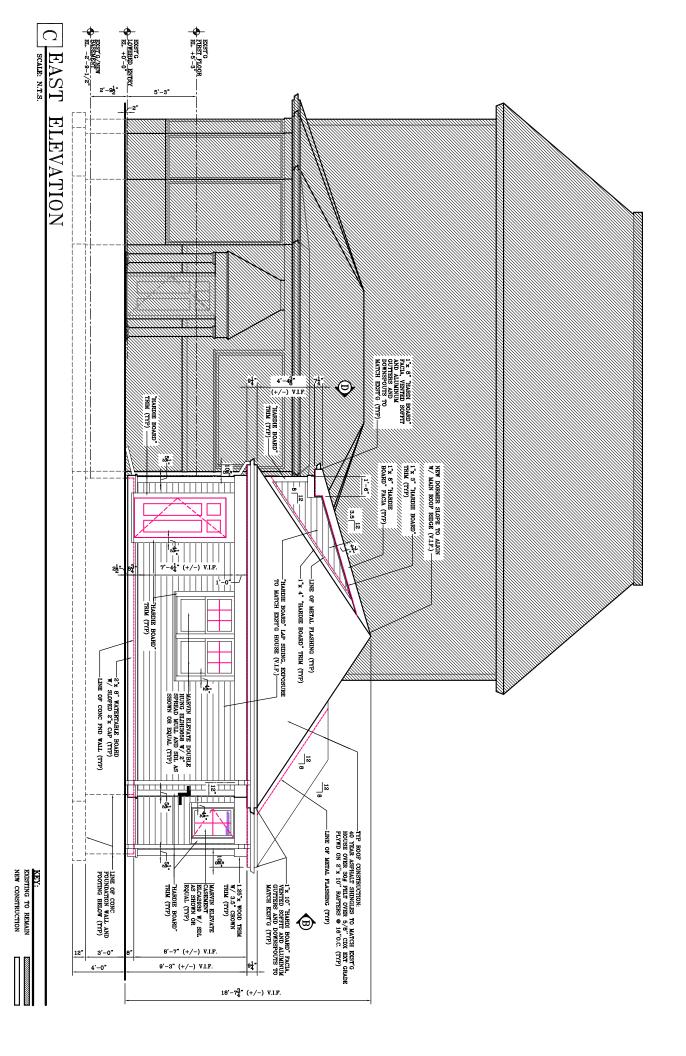




KEY: EXISTING TO REMAIN





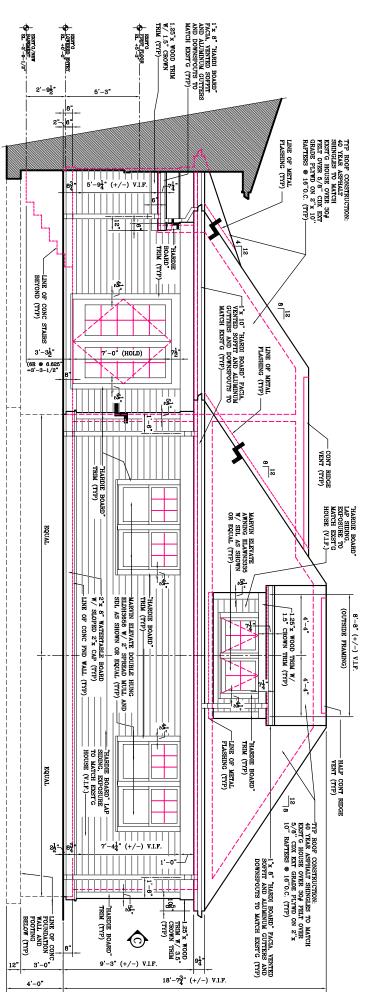








D **|SOUTH** SCALE: N.T.S. ELEVATION



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:

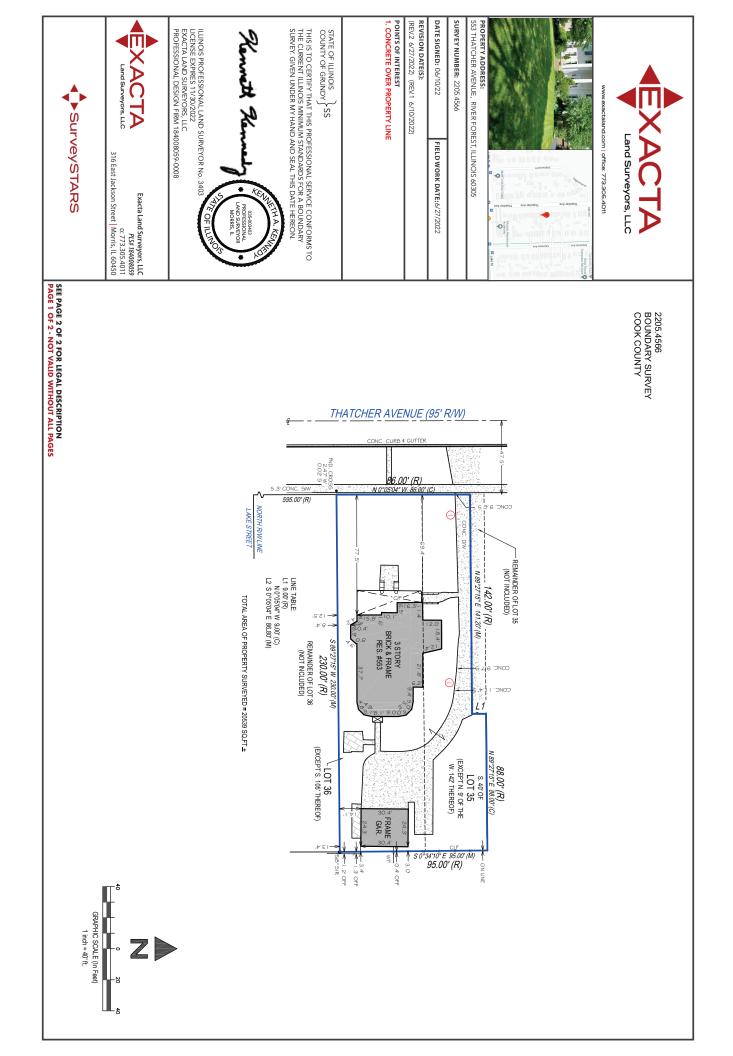
The existing garage will be removed due to age, postponed maintenance and overall unsafe conditions of the garage. The garage was added at a later date then the main house. In addition, the existing garage is placed in the rear southeast corner of the property and the existing driveway is on the north 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:

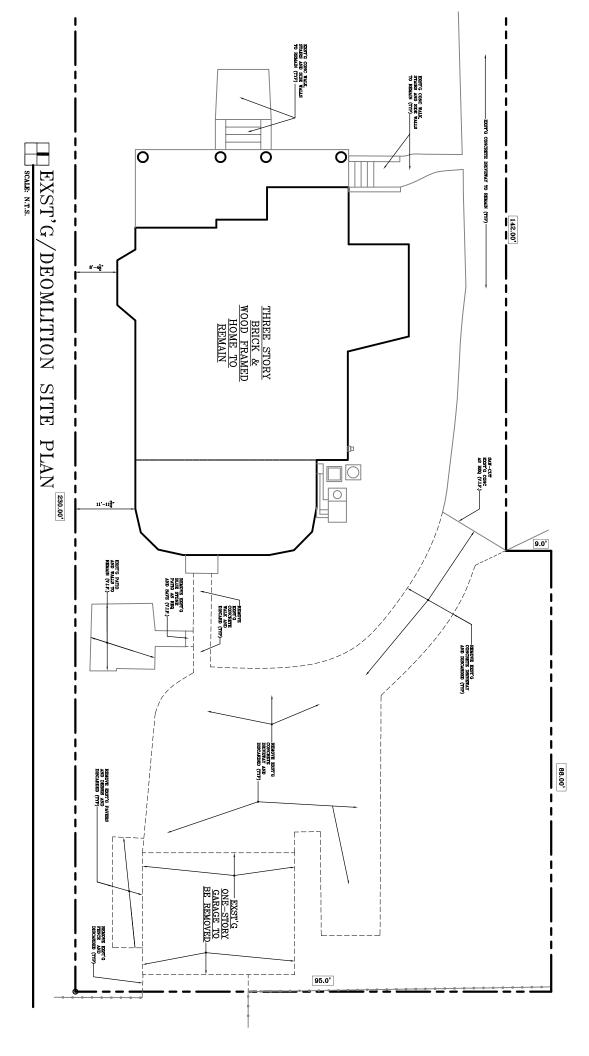
Sher-Bergstrom Architects, Inc. is the architect of record.

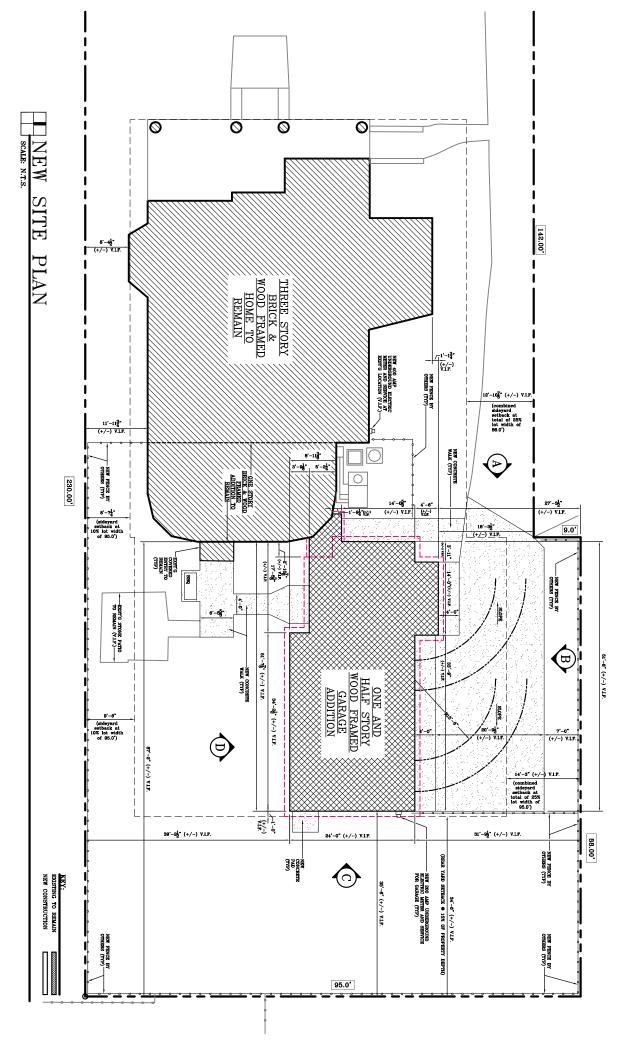
8. Any information as requested by the Village Administrator or HPC:

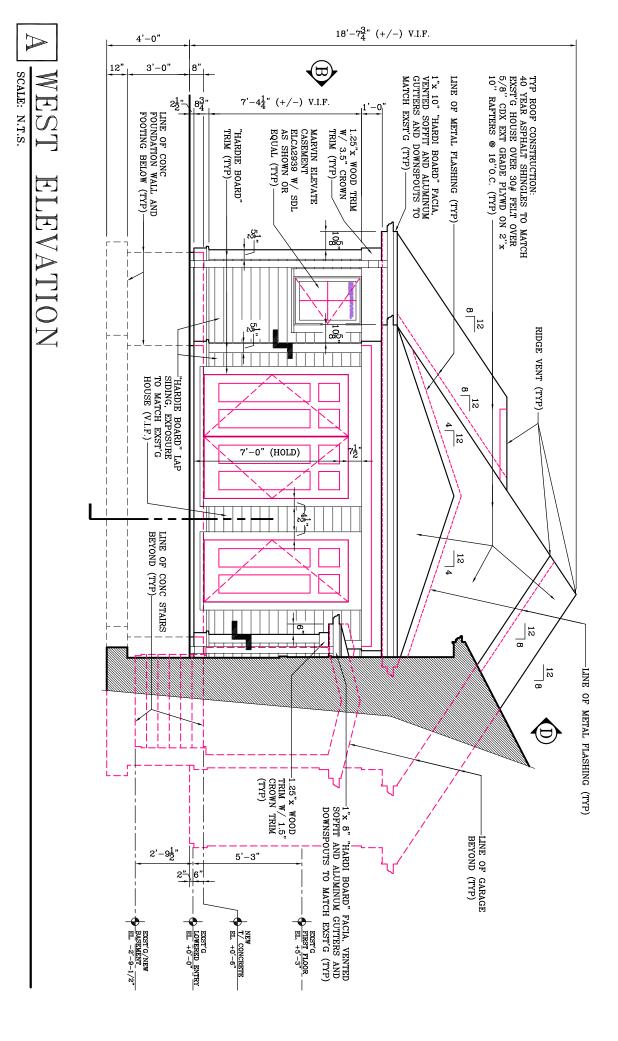
We will provide any information requested by the HPC.

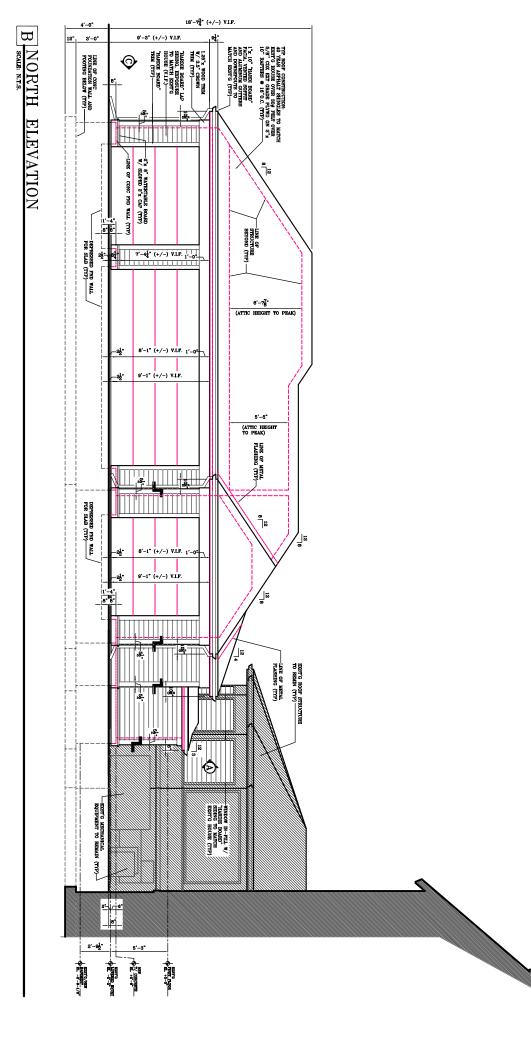


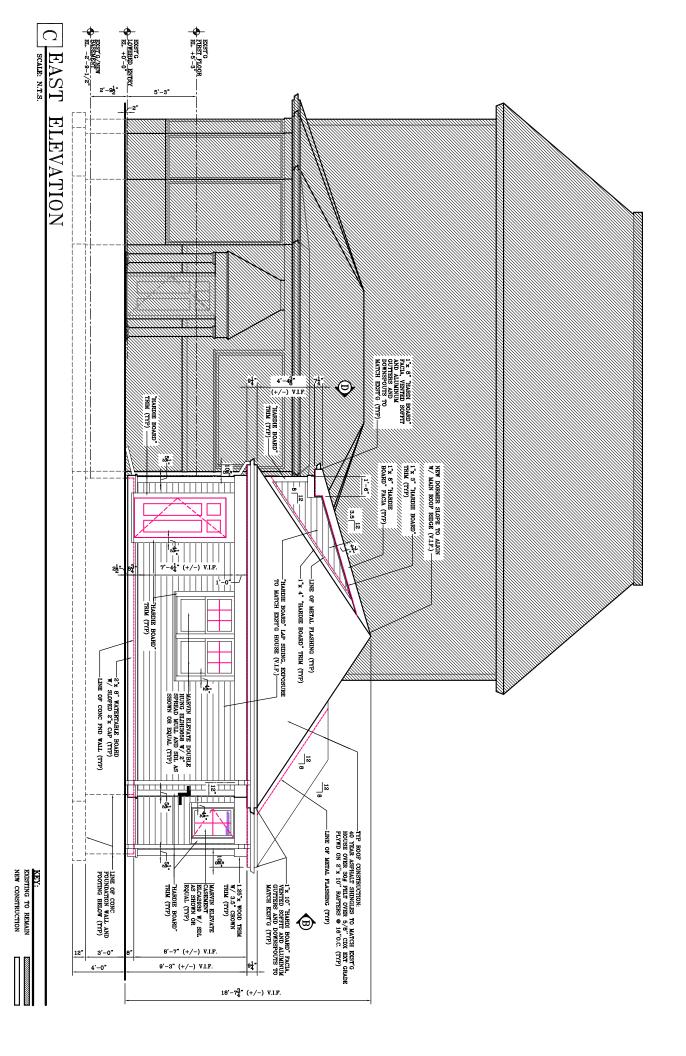
OUT ALL PAGES	SEE PAGE 1 OF 2 FOR MAP OF PROPERTY PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES				
Exacts Land Surveyors, LLC P. 173.8000009 215 2001 216 East Jackson Street Morris, IL 60450			MED OAK AVENUE. (NO PLAT FOUND)	JOB SPECIFIC SURVEYOR NOTES: FOWLER BRUNNER AND BODIN'S SUBDIVISION HAS BEEN REVISED. ORIGINAL LOT WIDTHS HAVE BEEN CHANGED TO 160' AND DES PLAINES STREET RE-LOCATED.AND RE-NAMED OAK AV	JOB SPECIFIC SURVEYOR NOTES: FOWLER BRUNNER AND BODIN'S SUBDIVISION HAS BEEN REVISED. OR
UR - Utity Riser W/F - Vinyl Fence W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WM - Water Meter/Valve Box 1t	re Une ON - Inside Subject Property "avement PIE - Pool Equipment PB - Plat Book PC - Point of Curvature trilltyBox PCC - Point of Compound Curvature PCP - Permanent Control Point PCP - Permanent Control Point PLS - Professional Land	ENT - Enclosure EOP - Edge of Pavement EOW - Edge of Vlater ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor		OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF FHIS PLATALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH TIS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.	FLOOD ZONE INFORMATION:
	Esidewaik Vertical Jarum 1920 Wertical Jarum 1920 Wertical Darum 1929 Willey Gutter OR-On Ground Valley Gutter OR-Official Record Volume ORV-Official Record Volume ORV-Official Record Volume OR-Official Record Volume OFF-Outside Subject Property OFF-Outside Subject OH-Overhang OH-Overhang	COR - Corner CSW - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drain Reid DE - Drain Field DH - Dnill Hole DH - Dnill Hole Easement Easement EASE - Gevation	Control Point Catch Basin Catch Basin Catch Basin Fice Hydrant Fice Hydrant Guywire or Anchor Manhole Manhole Utility or Light Pole Mol	 Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for toxics original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearing as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k. T. HIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE 	
	V Riser ring y k Fence iintenance	CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHM - Chianey CHM - Chianey CHM - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out	7	 Points of Interest (POIS) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called- out as POI's, or which are otherwise unknown to the surveyor. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes 	
	ence triction Line :h	BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C.P Courter Line C.P Covered Porch C.P Covered Porch C.P Covered Porch	SURFACE TYPES Asphalt Bick or Tile Concrete Covered Area Water	, v, o, o,	(EXCEPT THE NOR ENTERNATION OF THE NOR FRENUNER AND TO OF THE NORTHAR REF, TOWNSHIP AS REF, TOWNSHIP AS REF, TOWNSHIP AS REF, TOWNSHIP AS REF, TOWNSHIP AS
RES - Residential RGE - Range ROE - Roof Overhand	reventer	BFP - Backflow Preventer BLDG - Building BLK - Block	Wall or Party Wall	ν 'n	TITLE COMPANY: COMMITMENT DATE: CLIENT FILE NO: 22GSC267112HH
PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way	ement Setback Line ndow	ANE - Ancror Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Comer	Structure Survey Tie Line	to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location. 4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is	BUYER: KERRY KIRK AND TYLER KIRK LENDER: NEIGHBORHOOD LOANS, INC.
PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper	FRRSPK - Found Rail Road Spike ement GM - Gas Meter ID - Identification	 (R) - Record (S) - Survey A/C - Air Conditioning A/E - Access Easement 	Easement Edge of Water Chor Fence	 footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown 	DATE OF SURVERS/10/22
POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse		 (D) - Deed (F) - Field (M) - Measured (P) - Plat 	Center Line Center Line Chain Link or Wire Fence	 the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. 2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground 	CERTIFIED TO: KERRY KIRK AND TYLER KIRK; CHICAGO TITLE INSURANCE COMPANY; NEIGHBORHOOD LOANS, INC
Surveyor PLT - Planter	NS FIP - Found Iron Pipe	ABBREVIATIONS (C) - Calculated	SURVEYORS LEGEND:	GENERAL SURVEYORS NOTES: 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor input ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of	PROPERTY ADDRESS: 553 THATCHER AVENUE, RIVER FOREST, ILLINOIS 60305 SURVEY NUMBER: 2205.4566









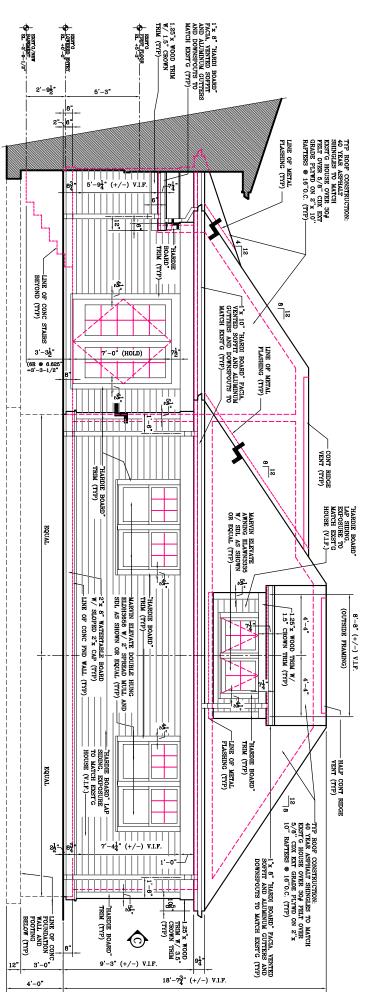


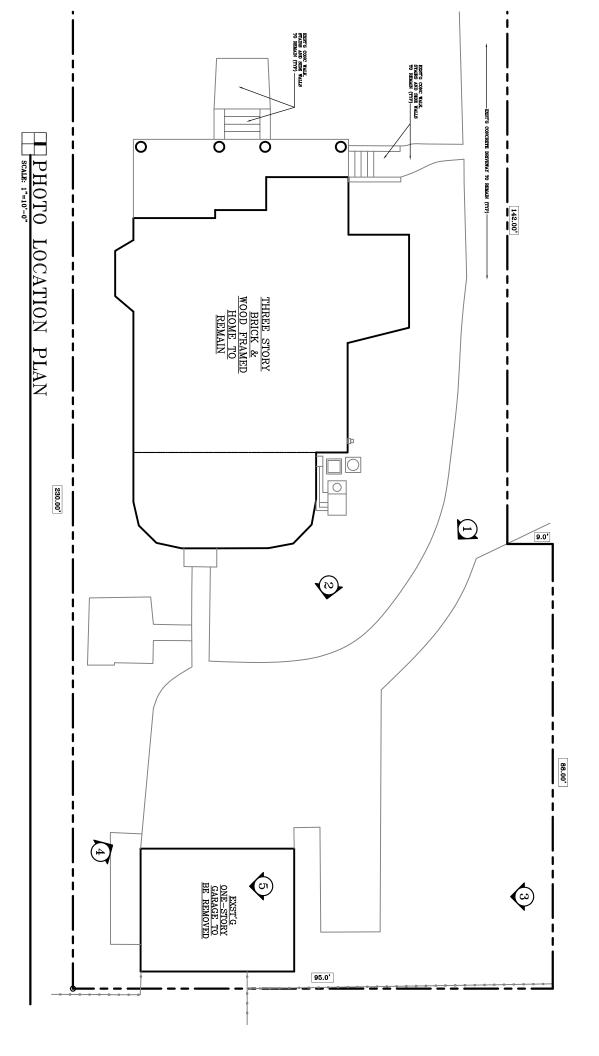






D **|SOUTH** SCALE: N.T.S. ELEVATION







PICTURE #1











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 & AND 9 IN THE SUBDIVISION OF BLOCK 12 OF OUICK'S SUBDIVISION OF THAT PART LINKS NORTH OF UKK STREET OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THRO PRINCIPAL MERIDAN, IN COCK COLVINY, LLINNIS. LAND TOTAL AREA: 12,358 SQ. FT. = 0.284 ACRES. COMMONLY KNOWN AS: 604 BONNE BRAE, RIVER FOREST LLINNIS.

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.

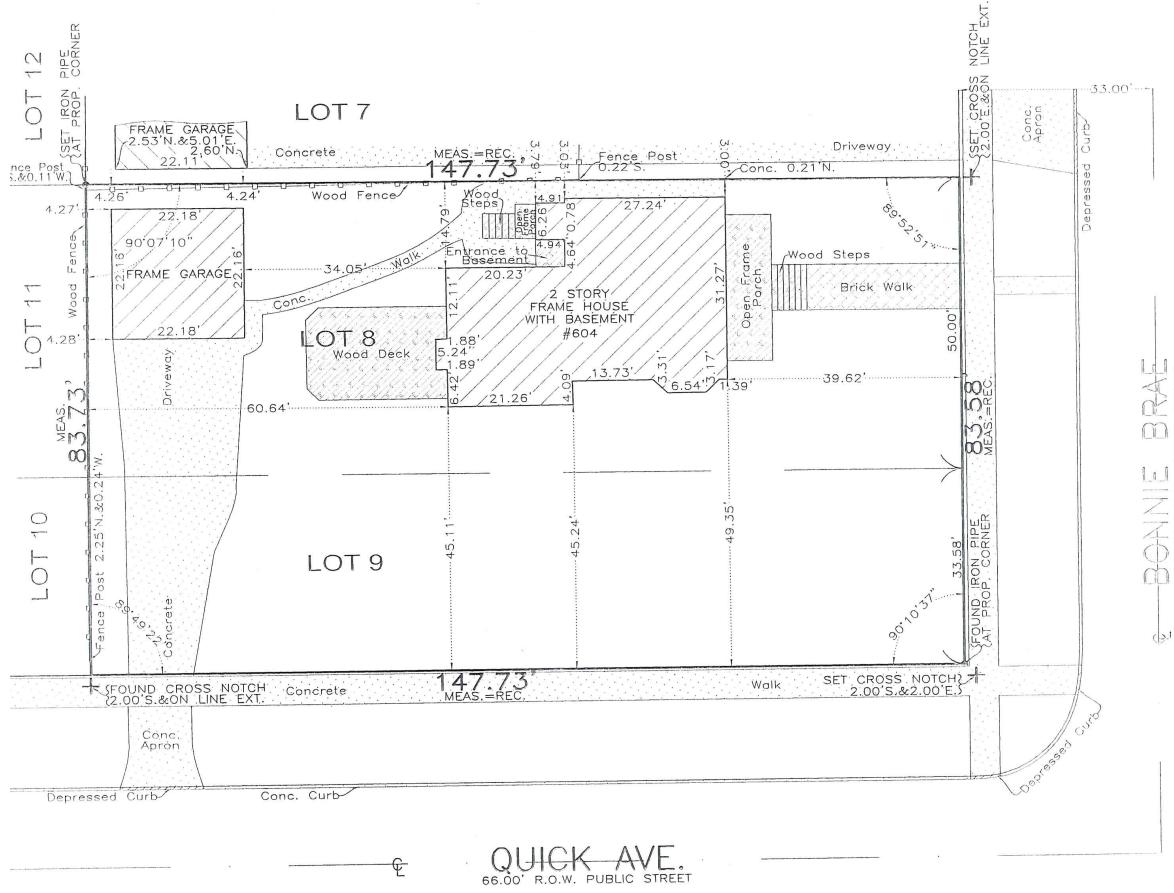
Kimberlee L. Smith, president of Smith Architecture, Ltd.

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.

allst



MERCURI RESIDENCE 604 BONNIE BRAE RIVER FOREST, IL 60305

PLAT OF SURVEY NTS

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.

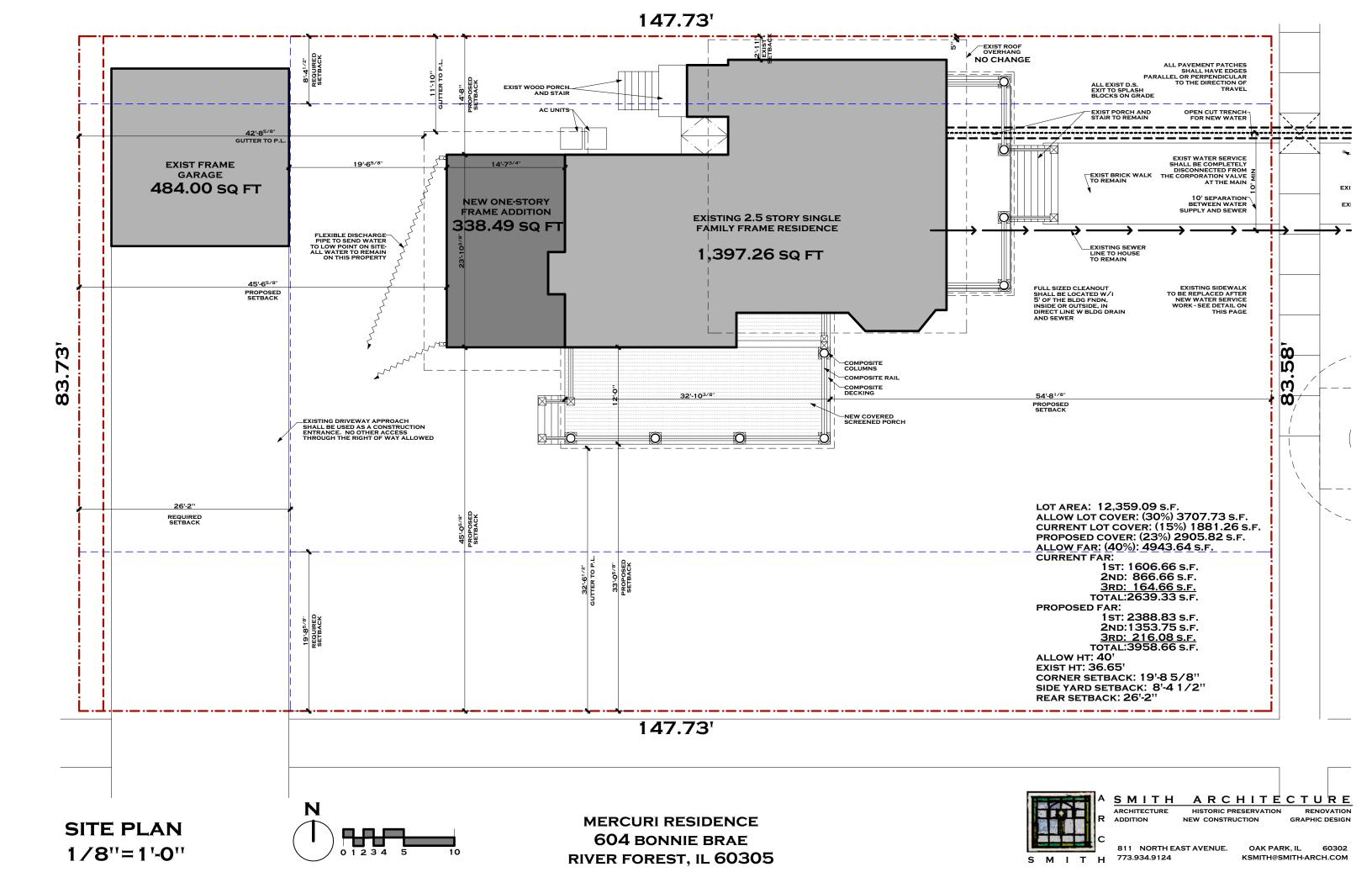
We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

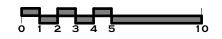
June 6, 2023 Date: and VD 035-003937 IL. PROF. LANDSURVEYOR - LICENSE EXP. DATE NOV. 30, 2024. DRAWN BY 2S



SMITH	ARCH	HITE	CTURE
ARCHITECTURE	HISTORIC PRE	SERVATION	RENOVATION
ADDITION	NEW CONSTRUC	CTION	GRAPHIC DESIGN
811 NORTH EA	ST AVENUE.	OAK PARE	K. IL 60302

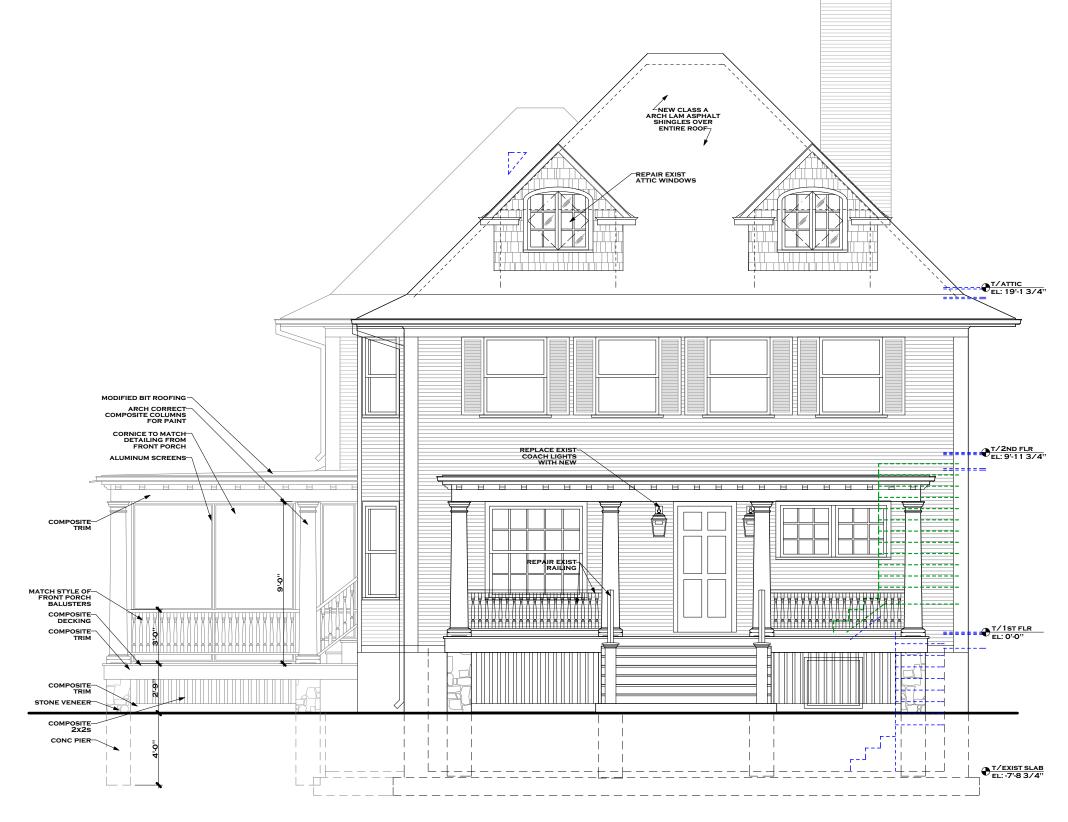
KSMITH@SMITH-ARCH.COM





MERCURI RESIDENCE 604 BONNIE BRAE RIVER FOREST, IL 60305

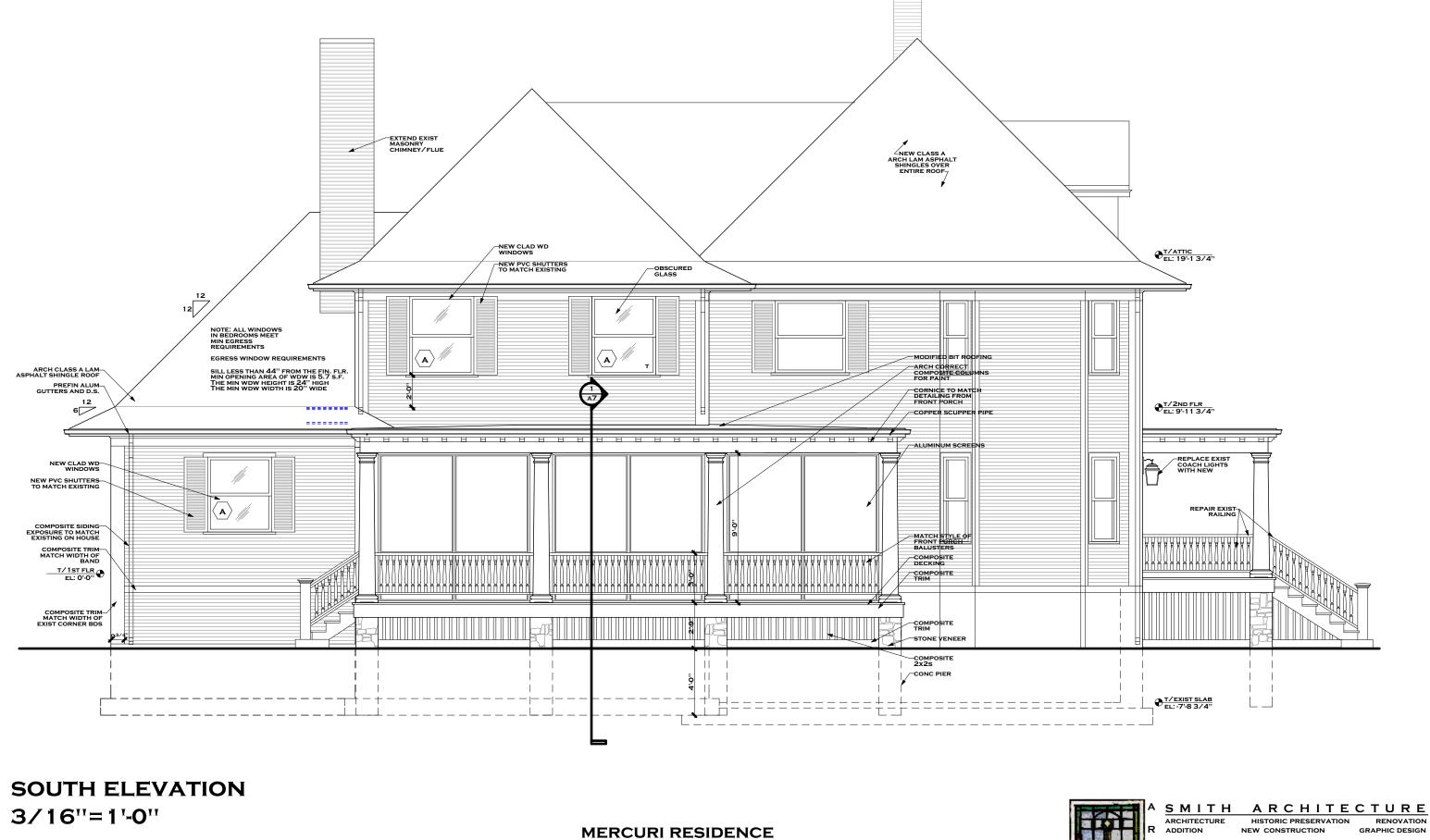
EAST ELEVATION 3/16"=1'-0"







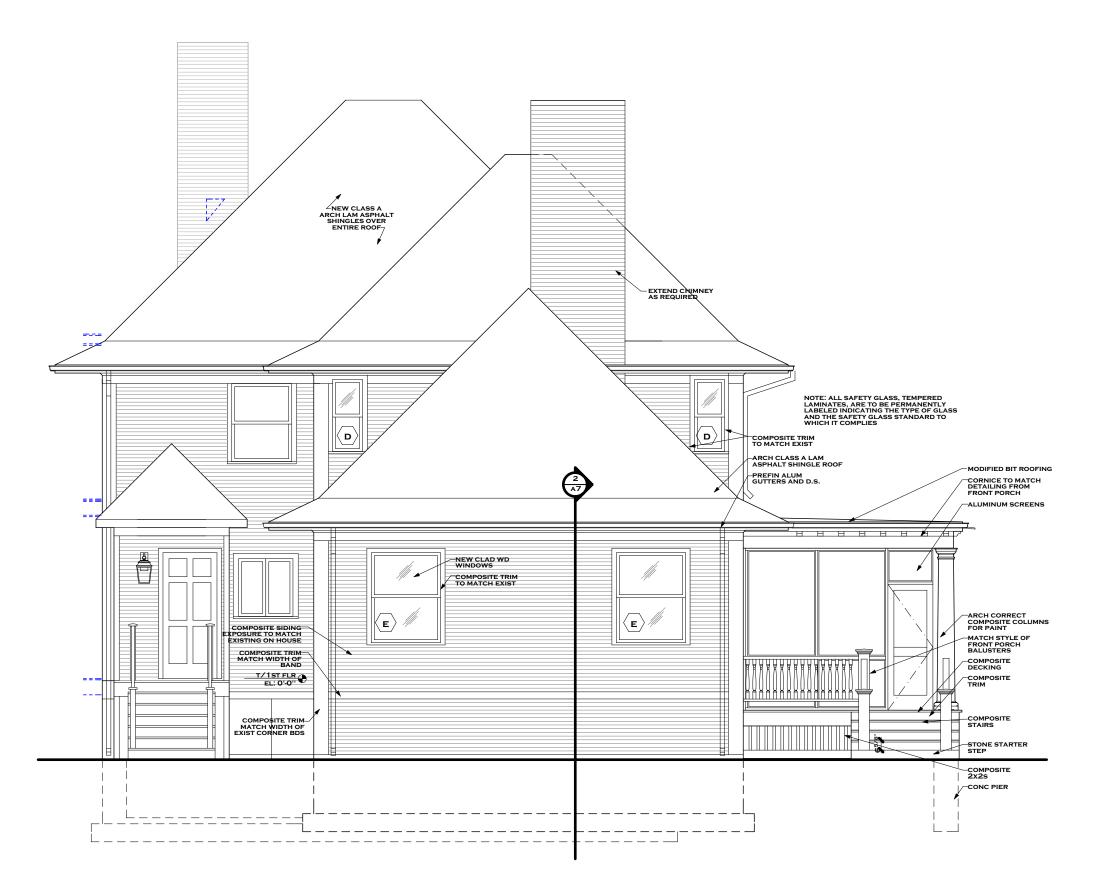
MERCURI RESIDENCE 604 BONNIE BRAE RIVER FOREST, IL 60305



811 NORTH EAST AVENUE. OAK PARK, IL S M I T H 773.934.9124

C

60302 KSMITH@SMITH-ARCH.COM



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

MERCURI RESIDENCE 604 BONNIE BRAE RIVER FOREST, IL 60305







SOUTH ELEV ALONG QUICK



EAST ELEV ALONG BONNIE BRAE

MERCURI RESIDENCE 604 BONNIE BRAE RIVER FOREST, IL 60305

DETAIL OF FRONT PORCH





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RENOVATION GRAPHIC DESIGN