



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

Thursday, July 20th, 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: lmasella@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: 827 7374 5426
Zoom Link: <https://us02web.zoom.us/j/82773745426>

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – June 22nd, 2023
- III. Public Comment
- IV. Public Hearing: Application for Certificate of Appropriateness - 553 Thatcher - Garage Demolition
- V. Application for Certificate of Appropriateness - 553 Thatcher - Home
- VI. Review of Application for Certificate of Appropriateness for completeness - 604 Bonnie Brae - Home
- VII. Review of Application for Certificate of Appropriateness for completeness - 563 Park Ave - Siding
- VIII. Discussion of Contributing or Noteworthy Properties to Consider for Significant Property Status
- IX. Discussion Regarding Promotion of River Forest Architecture and History
- X. Discussion of Applications for Historic Preservation Awards
- XI. Discussion of Additional Ways to Protect Significant Properties
- XII. Other Business
- XIII. Adjournment

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

June 22nd, 2023

A meeting of the Historic Preservation Commission was held on June 22nd, 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 7:07 p.m. Upon roll call, the following persons were:

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

Absent:

Also Present: Management Analyst/Deputy Clerk Luke Masella

II. APPROVAL OF MEETING MINUTES – MAY 25TH, 2023

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to approve the meeting minutes for the May 22nd, 2023, meeting.

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

NAYS: None.

Motion Passes.

III. PUBLIC COMMENT

None.

**IV. REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR
COMPELTENESS - 553 THATCHER - HOME**

Chairmen Franek asked the Commission if they had any comment surrounding the application. The Commissioners made no comments.

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Saeger to accept the application as complete.

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

NAYS: None.

Historic Preservation Commission Meeting Minutes
June 22nd, 2023

Motion Passes.

V. REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR COMPLETENESS - 553 THATCHER - GARAGE DEMOLITION

The Commission had no comments surrounding the garage demolition, so the Chairman asked for a motion and a second to accept the application as complete.

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Krusinski to accept the application as complete.

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

NAYS: None.

Motion Passes.

Chairmen Franek noted that the two applications will be reviewed together at the next possible meeting.

VI. REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR COMPLETENESS - 604 BONNIE BRAE - HOME

Deputy Clerk Masella explained that the Applicant had informed him that the porch portion of the project was no longer going to be built.

Chairmen Franek note that the application will be reviewed at the next meeting.

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

Chairmen Franek stated he contacted a local architect out of Oak Park to see if they would be interested in creating the survey for the prospective significant properties. He stated that he was currently waiting for the bid from the architect.

Chairmen Franek noted that at some point the Commission would need present these findings to the Village Board of Trustees once the Commission decides on the direction they would like to take.

Commissioner Raino-Ogden noted that he would help take some photographs of the potential properties.

VIII. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

Historic Preservation Commission Meeting Minutes
June 22nd, 2023

Commissioner Saeger noted that the River Forest searchable data base is back up and running and also explained that she is working on developing a potential Edgewood area tour with the Oak Park River Forest Historical Society.

Chairmen Franek noted that the architect the Village may utilize for their survey has given Mid Century Modern architectural tours in the past.

IX. DISCUSSION OF APPLICATIONS FOR HISTORIC PRESERVATION AWARDS

Mr. Masella displayed a social media post the Village has been publishing regarding awards and noted he was open to any feedback about potential future posts. He also informed the Commission that the corrected Historic Homes Brochure will be distributed to attendees at an event Village President Adduci is hosting on behalf of the Illinois Municipal League.

X. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

The Commissioners discussed updating the Block Party survey form that in years past was discussed at River Forest Block Parties.

XI. OTHER BUSINESS

Commissioner Saeger noted hosting the West Side Stories House Walk and mentioned Commissioner Raino-Ogden offered information surrounding his home to the tour.

The Commission discussed possible dates for the next meeting.

Commissioner Forehand noted hearing some local real estate rumblings involving a significant property.

XII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Saeger to adjourn the June 22nd, 2023 meeting of the Historic Preservation Commission at 8:47 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Luke Masella
Deputy Clerk/Management Analyst

Historic Preservation Commission Meeting Minutes
June 22nd, 2023

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

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:

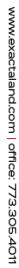
The existing garage will be removed due to age, postponed maintenance and overall unsafe conditions of the garage. The garage was added at a later date than the main house. In addition, the existing garage is placed in the rear southeast corner of the property and the existing driveway is on the north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



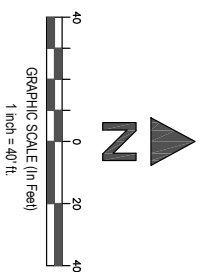
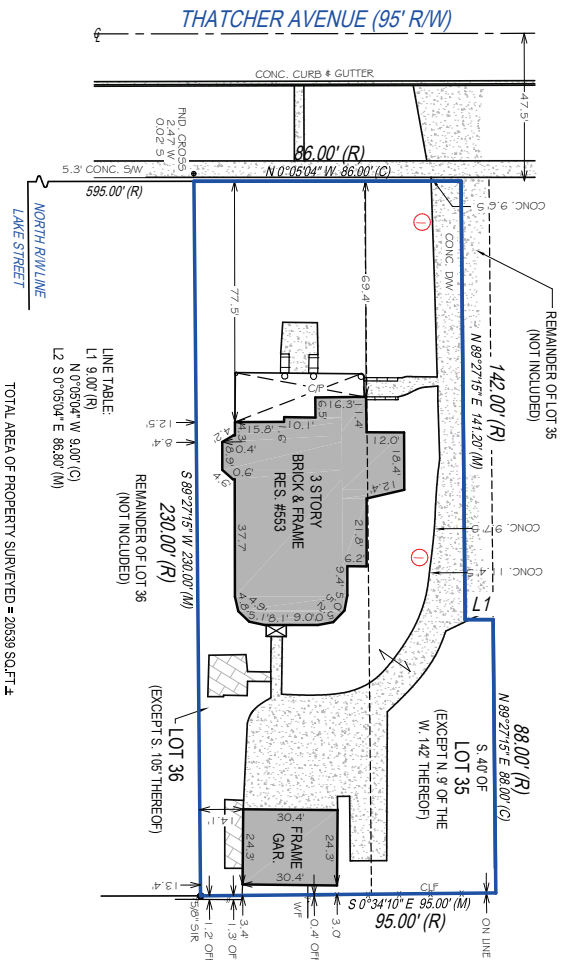
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 1/1/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



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**

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

SURVEY NUMBER: 2205-4566

CERTIFIED TO:
KERRY KIRK AND TYLER KIRK, CHICAGO TITLE INSURANCE COMPANY,
NEIGHBORHOOD LOANS, INC.,

DATE OF SURVEY: 10/22

BUYER: KERRY KIRK AND TYLER KIRK

LENDER: NEIGHBORHOOD LOANS, INC.

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO.: 22GSC26/112H4

LEGAL DESCRIPTION:
THE SOUTH 40 FEET (EXCEPT THE NORTH 9 FEET OF THE WEST 1/2 ACRES OF SECTION 12 AND THE WEST 1/2 ACRES OF SECTION 11) OF THE NORTHWEST 1/4 OF SECTION 12 AND THE WEST 26 1/2 ACRES OF THE NORTHWEST 1/4 OF SECTION 12 AND THE EAST 13 1/2 ACRES OF THE NORTHEAST 1/2 OF SECTION 11 LIVING THE NORTH OF LAKE STREET, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. * (SEE SURVEYOR'S NOTE BELOW)

GENERAL SURVEYOR'S NOTES:

1. The legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of 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 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.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown 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 certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted, "SIR" indicates a section rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. 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 POIs may not represent all items of interest to the viewer. There may be additional POIs which are not shown or called-out as POIs, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. 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 only.

13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. 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 those 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 bearings 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.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. 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 IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND:

LINE TYPES	ABBREVIATIONS
Boundary Line	(C) - Calculated
Center Line	(D) - Deed
Chain Link or Wire Fence	(F) - Field
Easement	(M) - Measured
Edge of Water	(P) - Plat
Iron Fence	(R) - Record
Overhead Lines	(S) - Survey
Structure	A/C - Air Conditioning
Survey Tie Line	AE - Access Easement
Vinyl Fence	ANE - Anchor Easement
Wall or Party Wall	ASBL - Accessory Setback Line
Wood Fence	B/W - Bay/Box Window
	BC - Block Corner
	BFP - Backflow Preventer
	BLDG - Building
	BLK - Block
	BM - Benchmark
	BR - Bearing Reference
	BRL - Building Restriction Line
	BSMT - Basement
	C - Curve
	C/L - Center Line
	C/P - Covered Porch
	C/S - Concrete Slab
	CATV - Cable TV/Router
	CB - Concrete Block
	CH - Chord Bearing
	CHIM - Chimney
	CLF - Chain Link Fence
	CME - Canal Maintenance Easement
	CO - Clean Out
	CONC - Concrete
	COR - Corner
	CSW - Concrete Sidewalk
	CUE - Control Utility Easement
	CVG - Concrete Valley Gutter
	D/W - Driveway
	DE - Drainage Easement
	DF - Drain Field
	DH - Drill Hole
	DUE - Drainage & Utility Easement
	ELEV - Elevation
	EM - Electric Meter
	ENCL - Enclosure
	ENT - Entrance
	EOP - Edge of Pavement
	EW - Edge of Water
	ESMT - Easement
	EUB - Electric Utility Box
	F/DH - Found Drill Hole
	FCM - Found Concrete Monument
	FF - Finished Floor
	FP - Found Iron Pipe
	FPC - Found Iron Pipe & Cap
	FIR - Found Iron Rod
	FIRC - Found Iron Rod & Cap
	FN - Found Nail
	FN&D - Found Nail & Disc
	FRRSRK - Found Nail Road Spike
	GAR - Garage
	GW - Gas Meter
	ID - Identification Easement
	IE/E - Ingress/Egress Easement
	ILL - Illegible
	INST - Instrument
	INT - Intersection
	IRRE - Irrigation Easement
	L - Length
	LAE - Limited Access Easement
	LB# - License No. (Business)
	LBE - Limited Buffer Easement
	LE - Landscape Easement
	LME - Lake/Landscape Maintenance Easement
	LS# - License No. (Surveyor)
	MB - Map Book
	ME - Measurement Easement
	MES - Mixed Find Section
	MF - Metal Fence
	MH - Manhole
	MHWL - Mean High Water Line
	NR - Non-Radial
	NTS - Not to Scale
	NAOD88 - North American Vertical Datum 1988
	NGVD29 - National Geodetic Vertical Datum 1929
	OG - On Ground
	ORB - Official Records Book
	ORV - Official Record Volume
	O/A - Overall
	O/S - Offset
	OFF - Outside subject Property
	OH - Overhang
	OHL - Overhead Utility Lines
	OHWL - Ordinary High Water Line
	UP - Utility Pole
	UR - Utility Riser
	VE - Vinyl Fence
	W/C - Witness Corner
	W/F - Water Filter
	WF - Wood Fence
	WM - Water Meter/Valve Box
	WV - Water Valve
	PI - Point of Intersection
	PLS - Professional Land

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 AVENUE. (NO PLAT FOUND)

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA

Land Surveyors, LLC

316 East Jackson Street | Morris, IL 60450

Exacta Land Surveyors, LLC

P/S# 184600899

6773 305-4011

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

230.00'

9.0'

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

REMOVE EXST'G
CONCRETE DRIVEWAY
AND DISCARDED (TYP)

88.00'

REMOVE EXST'G
CONCRETE
AND
DISCARDED (TYP)

EXST'G
ONE-STORY
GARAGE TO
BE REMOVED

95.0'

EXST'G PAVT
TO REMAIN (TYP)

REMOVE EXST'G
SIDEWALK AND
PATIO AS SHN
AND SAVE (TYP)

REMOVE
CONCRETE
AND
DISCARDED (TYP)

REMOVE EXST'G PAVT
AND THRESH AND
DISCARDED (TYP)

REMOVE EXST'G
FENCE AND
DISCARDED (TYP)

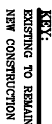


EXST'G/DEOMLITION SITE PLAN

SCALE: N.T.S.

SCALE: N.T.S.

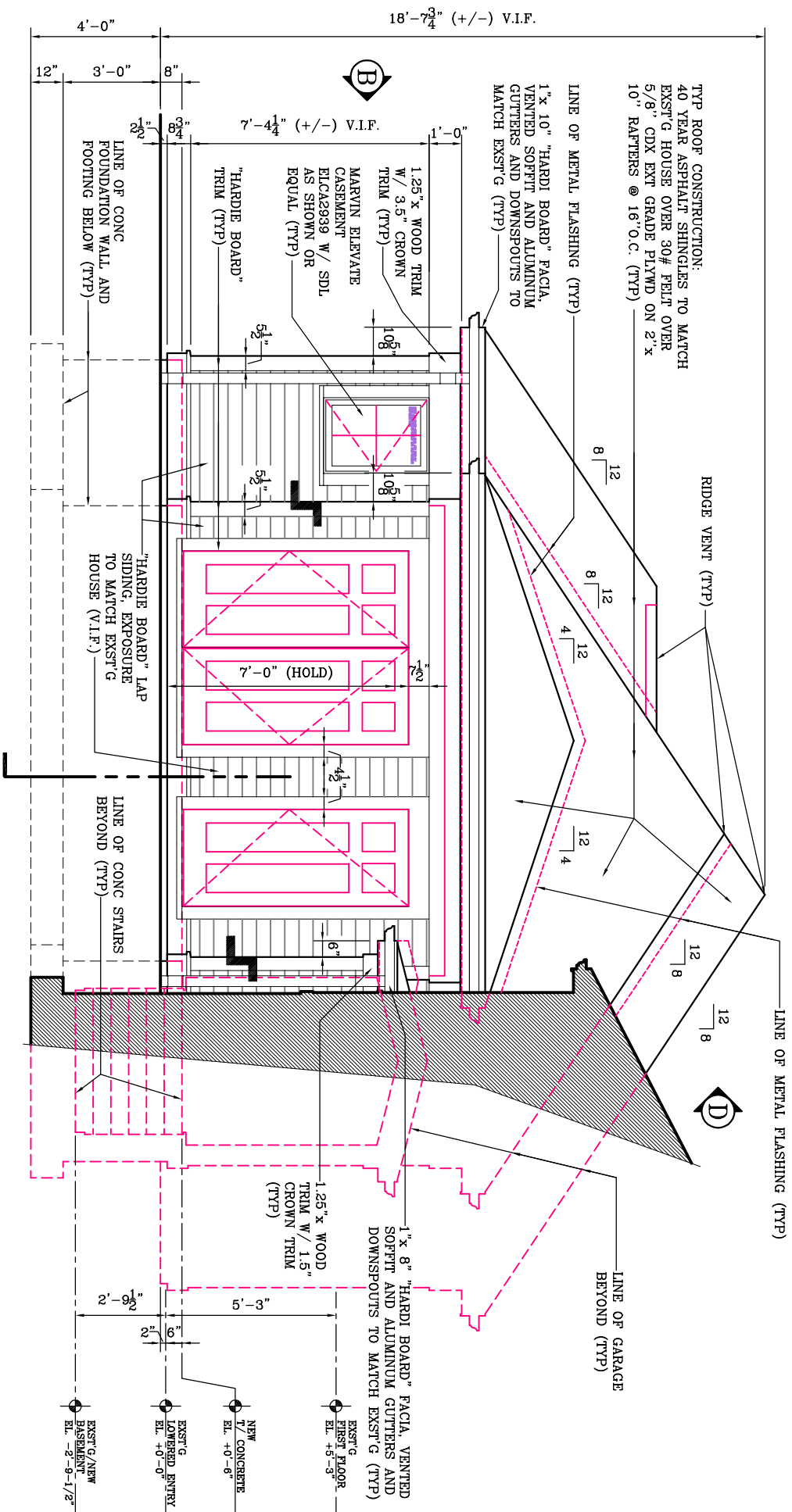
SCALE: N.T.S.



NEW CONSTRUCTION

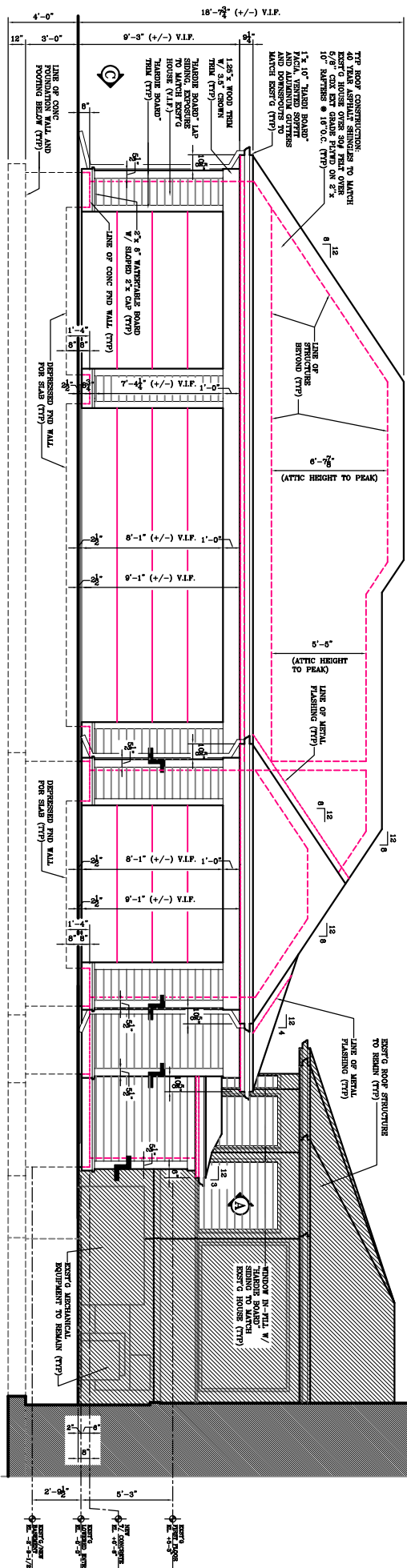
WEST ELEVATION

SCALE: N.T.S.

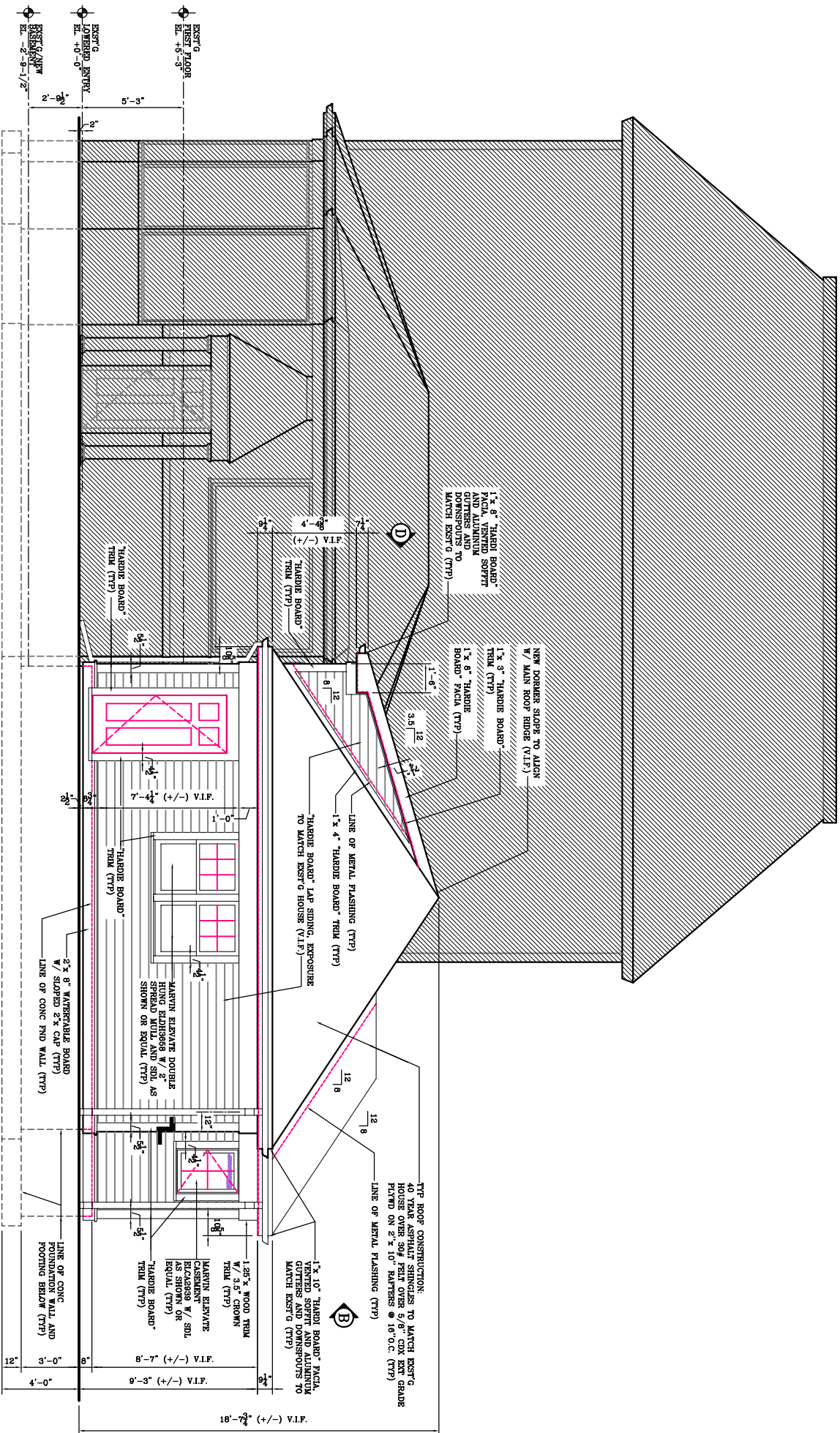


SCALE: N.T.S.

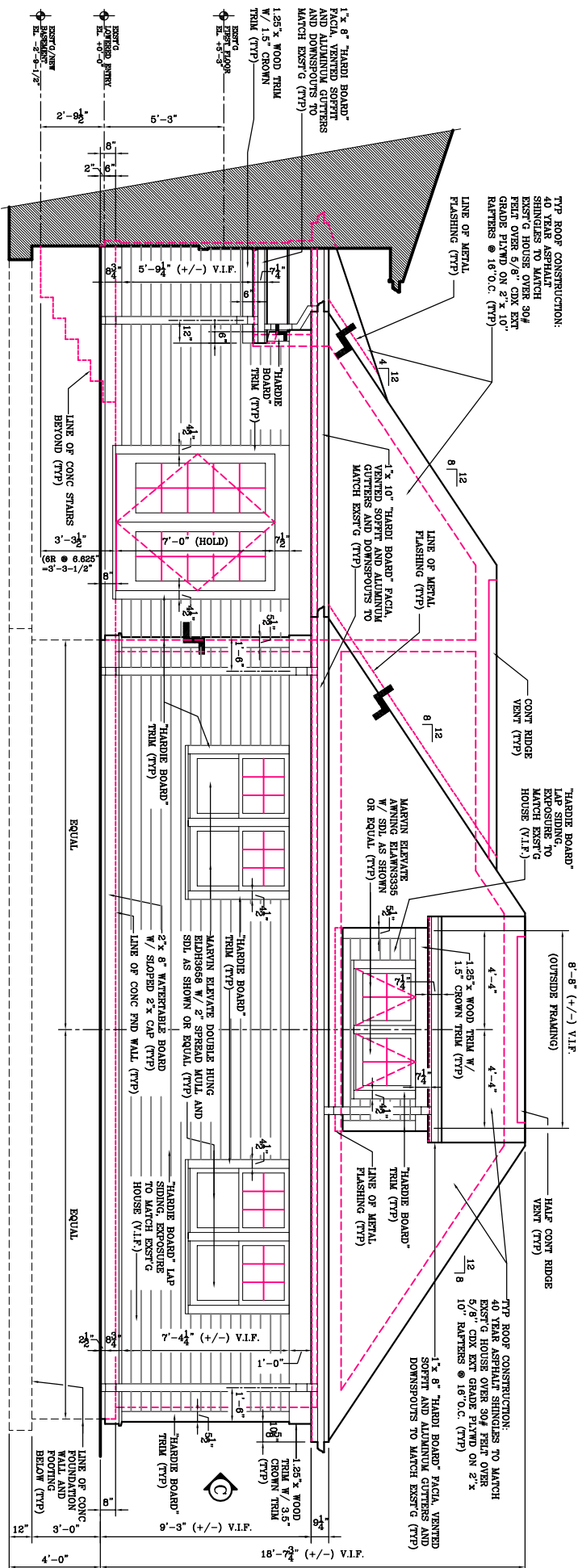
SCALE: N.T.S.



SCALE: N.T.S.



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

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	

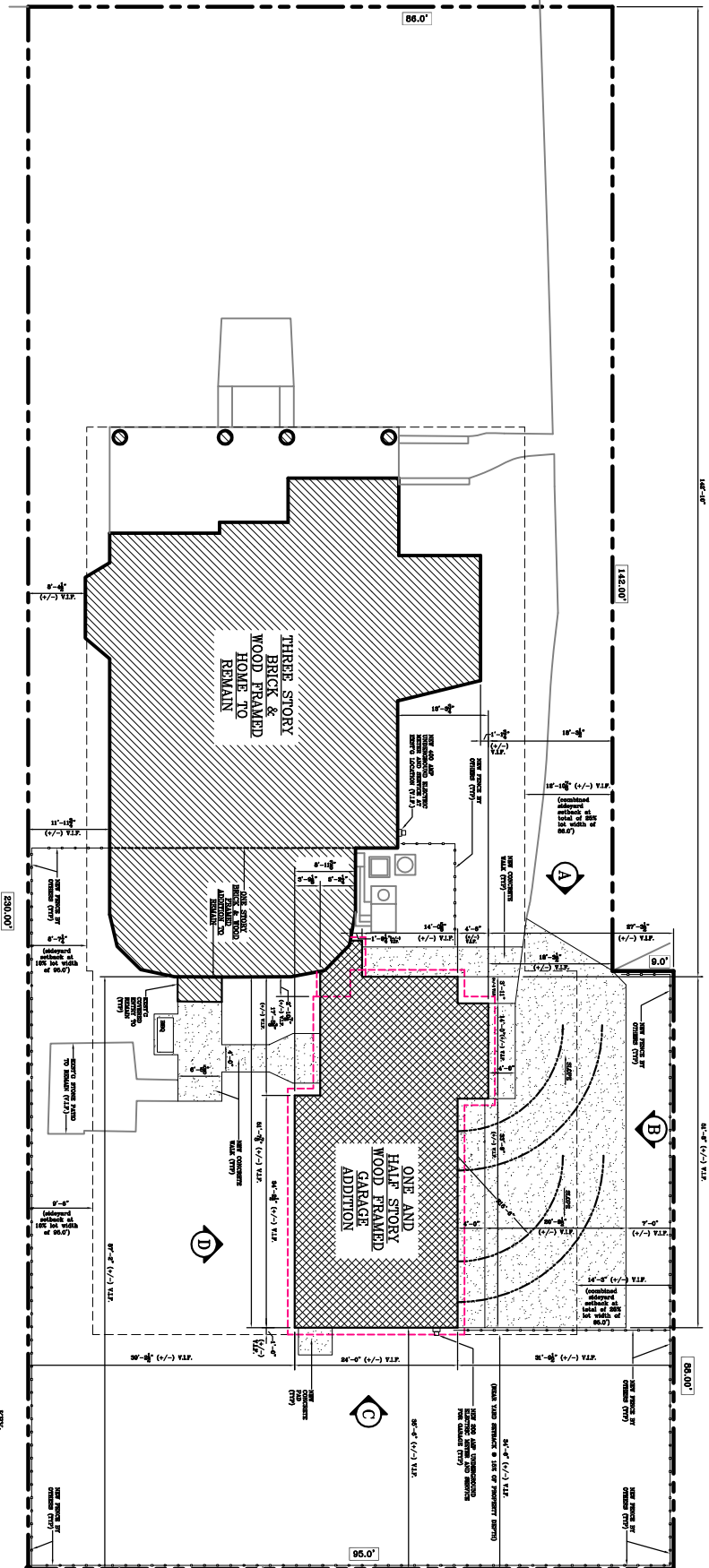
Fees

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

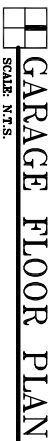
Inspections





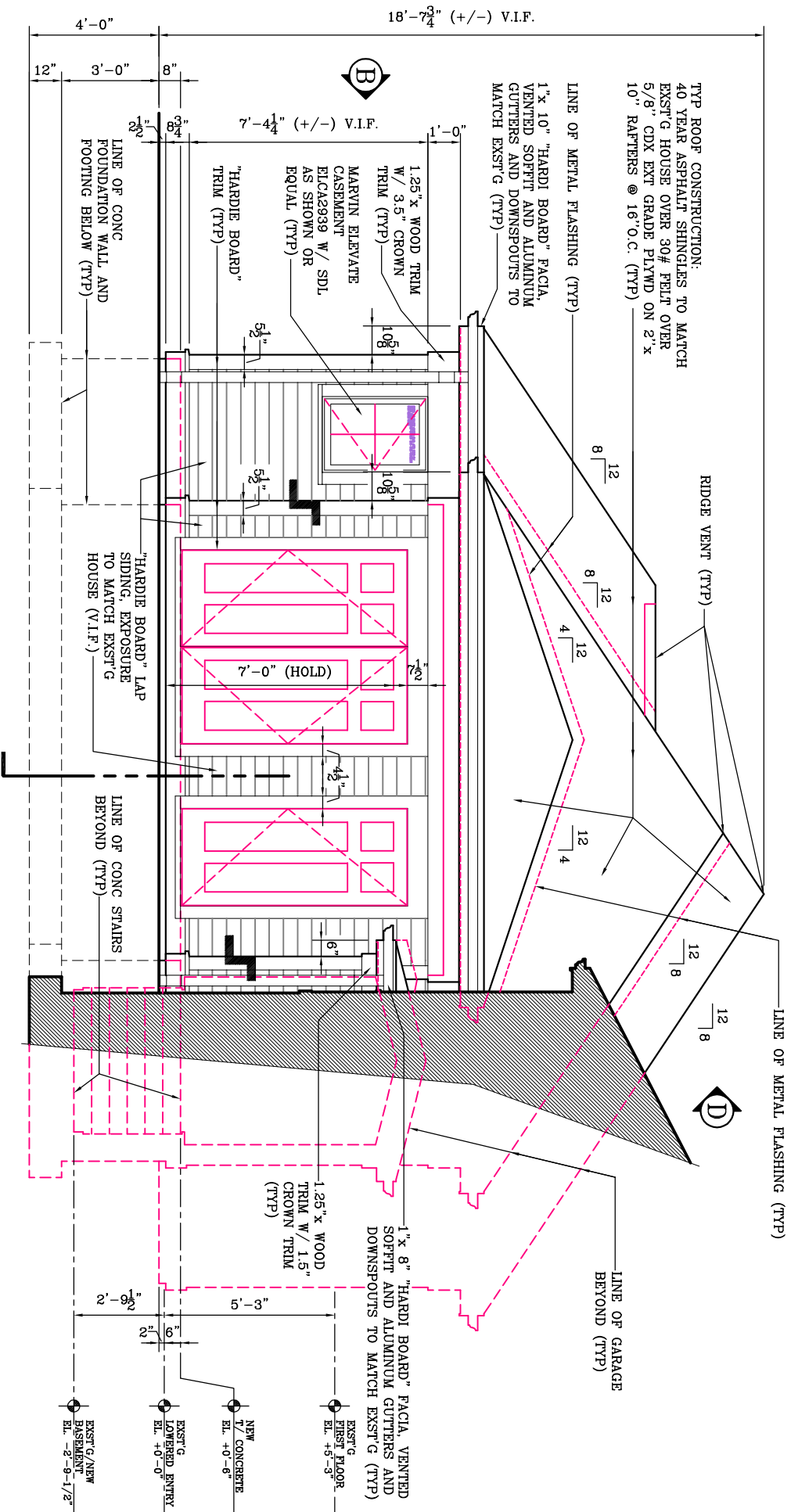
SCALE: N.T.S.

EXISTING TO REMAIN
NEW CONSTRUCTION



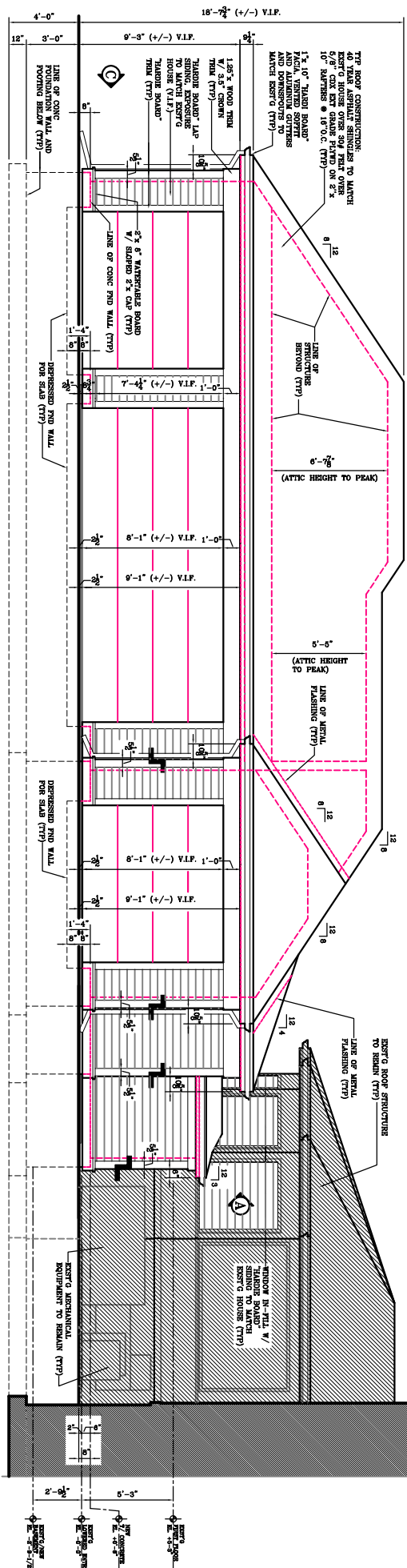
**EXISTING TO REMAIN
NEW CONSTRUCTION**

SCALE: N.T.S.



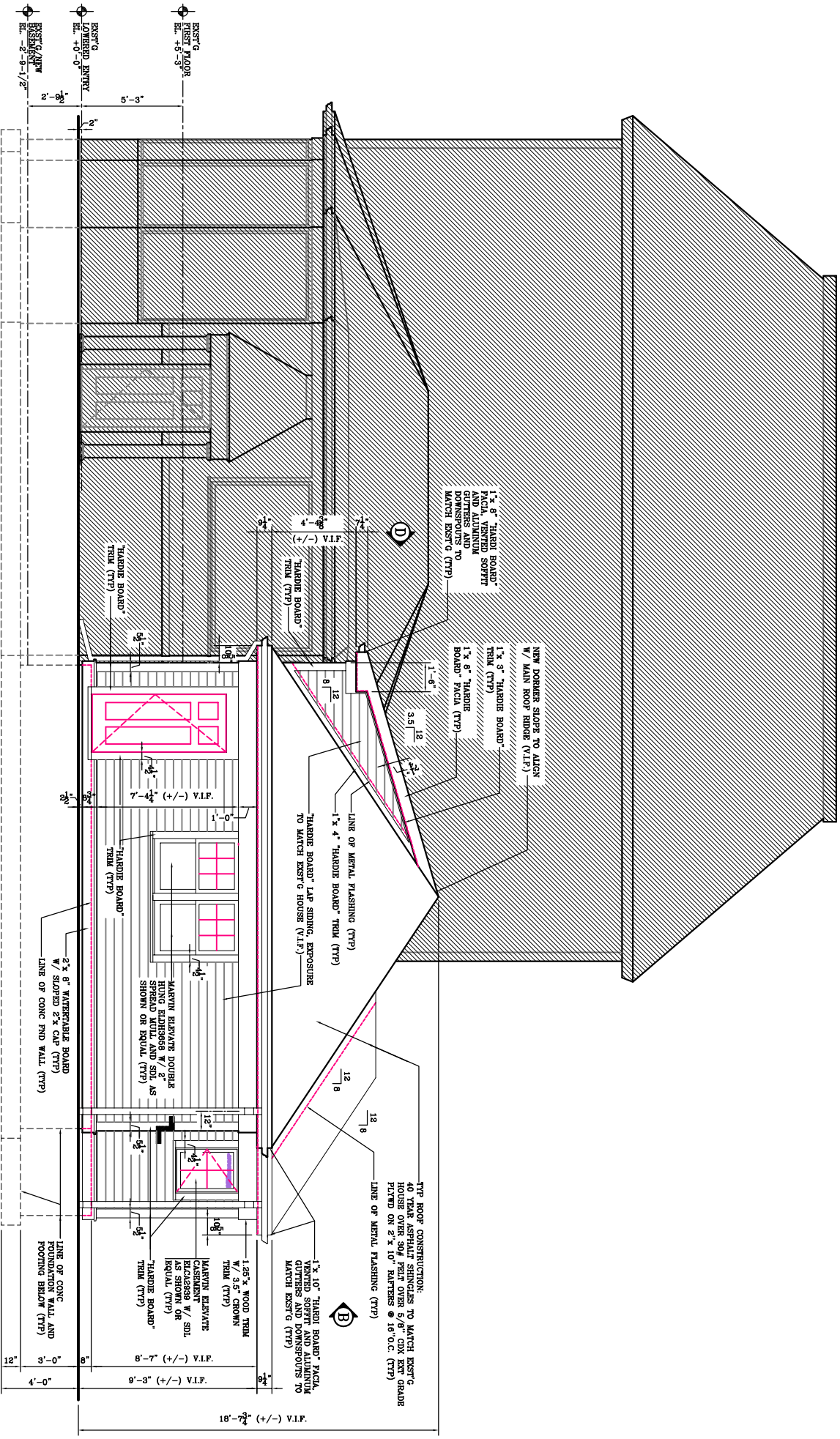
SCALE: N.T.S.

SCALE: N.T.S.

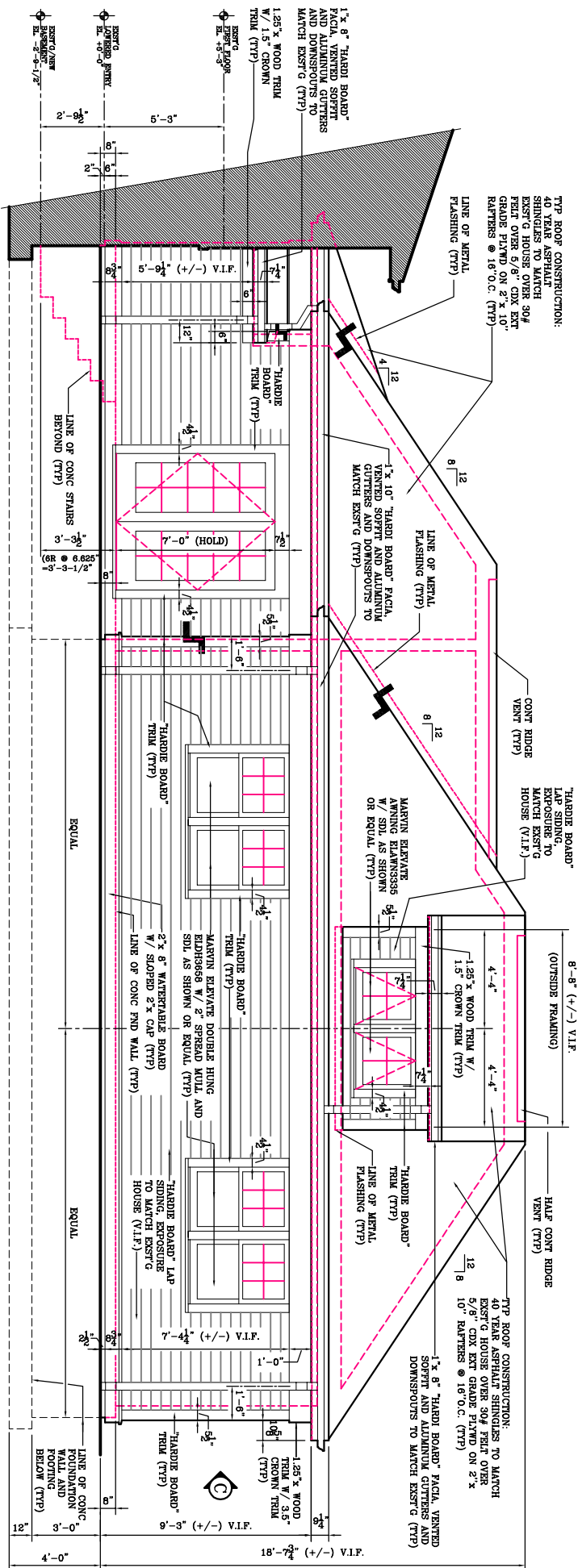


SCALE: N.T.S.

KEY:



SCALE: N.T.S.





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.

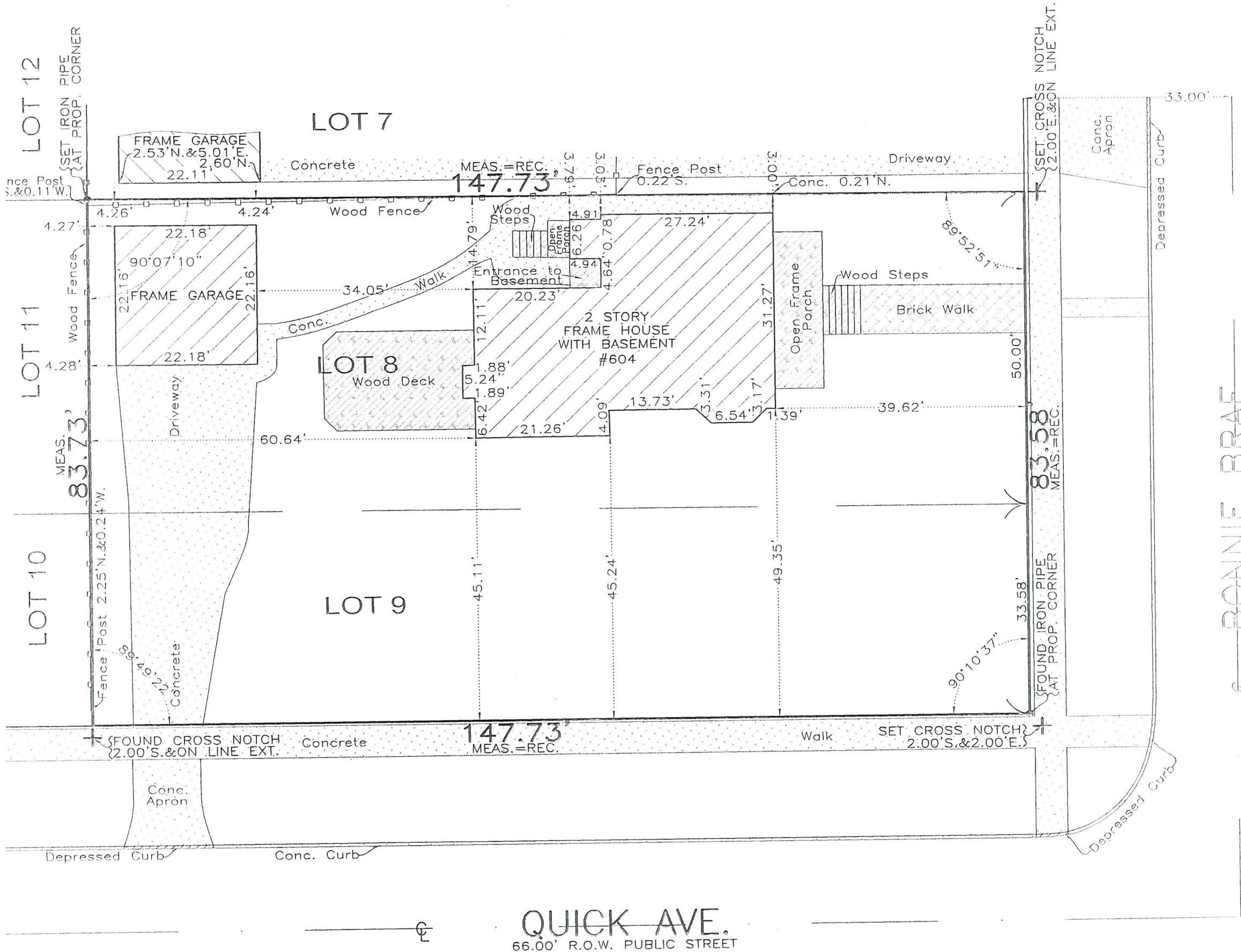
Identification of any architect or developer involved in the project.

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.

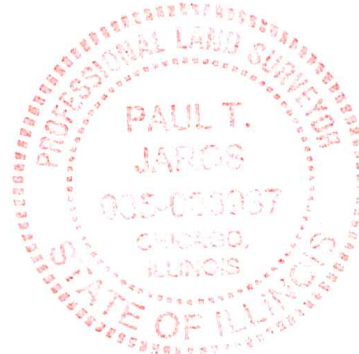


PLAT OF SURVEY

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'

83.73'

83.58'

147.73'

42'-8⁵/₈"
GUTTER TO P.L.

EXIST FRAME GARAGE
484.00 SQ FT

14'-7³/₄"

NEW ONE-STORY FRAME ADDITION
338.49 SQ FT

23'-10³/₈"

EXISTING 2.5 STORY SINGLE FAMILY FRAME RESIDENCE
1,397.26 SQ FT

EXIST WOOD PORCH AND STAIR

AC UNITS

EXIST ROOF OVERHANG
NO CHANGE

ALL PAVEMENT PATCHES SHALL HAVE EDGES PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAVEL

ALL EXIST D.S. EXIT TO SPLASH BLOCKS ON GRADE

EXIST PORCH AND STAIR TO REMAIN

EXIST BRICK WALK TO REMAIN

EXISTING SEWER LINE TO HOUSE TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

EXIST BRICK WALK TO REMAIN

FULL SIZED CLEANOUT SHALL BE LOCATED W/ 5' OF THE BLDG FNDN, INSIDE OR OUTSIDE, IN DIRECT LINE W BLDG DRAIN AND SEWER

EXISTING SIDEWALK TO BE REPLACED AFTER NEW WATER SERVICE WORK - SEE DETAIL ON THIS PAGE

54'-8¹/₈"
PROPOSED SETBACK

LOT AREA: 12,359.09 S.F.
ALLOW LOT COVER: (30%) 3707.73 S.F.
CURRENT LOT COVER: (15%) 1881.26 S.F.
PROPOSED COVER: (23%) 2905.82 S.F.
ALLOW FAR: (40%): 4943.64 S.F.
CURRENT FAR:
1ST: 1606.66 S.F.
2ND: 866.66 S.F.
3RD: 164.66 S.F.
TOTAL: 2639.33 S.F.
PROPOSED FAR:
1ST: 2388.83 S.F.
2ND: 1353.75 S.F.
3RD: 216.08 S.F.
TOTAL: 3958.66 S.F.
ALLOW HT: 40'
EXIST HT: 36.65'
CORNER SETBACK: 19'-8 5/8"
SIDE YARD SETBACK: 8'-4 1/2"
REAR SETBACK: 26'-2"

FLEXIBLE DISCHARGE PIPE TO SEND WATER TO LOW POINT ON SITE- ALL WATER TO REMAIN ON THIS PROPERTY

EXISTING DRIVEWAY APPROACH SHALL BE USED AS A CONSTRUCTION ENTRANCE. NO OTHER ACCESS THROUGH THE RIGHT OF WAY ALLOWED

45'-0⁵/₈"
PROPOSED SETBACK

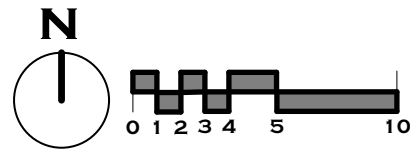
32'-6¹/₂"
GUTTER TO P.L.

33'-0⁵/₈"
PROPOSED SETBACK

26'-2"
REQUIRED SETBACK

19'-8⁵/₈"
REQUIRED SETBACK

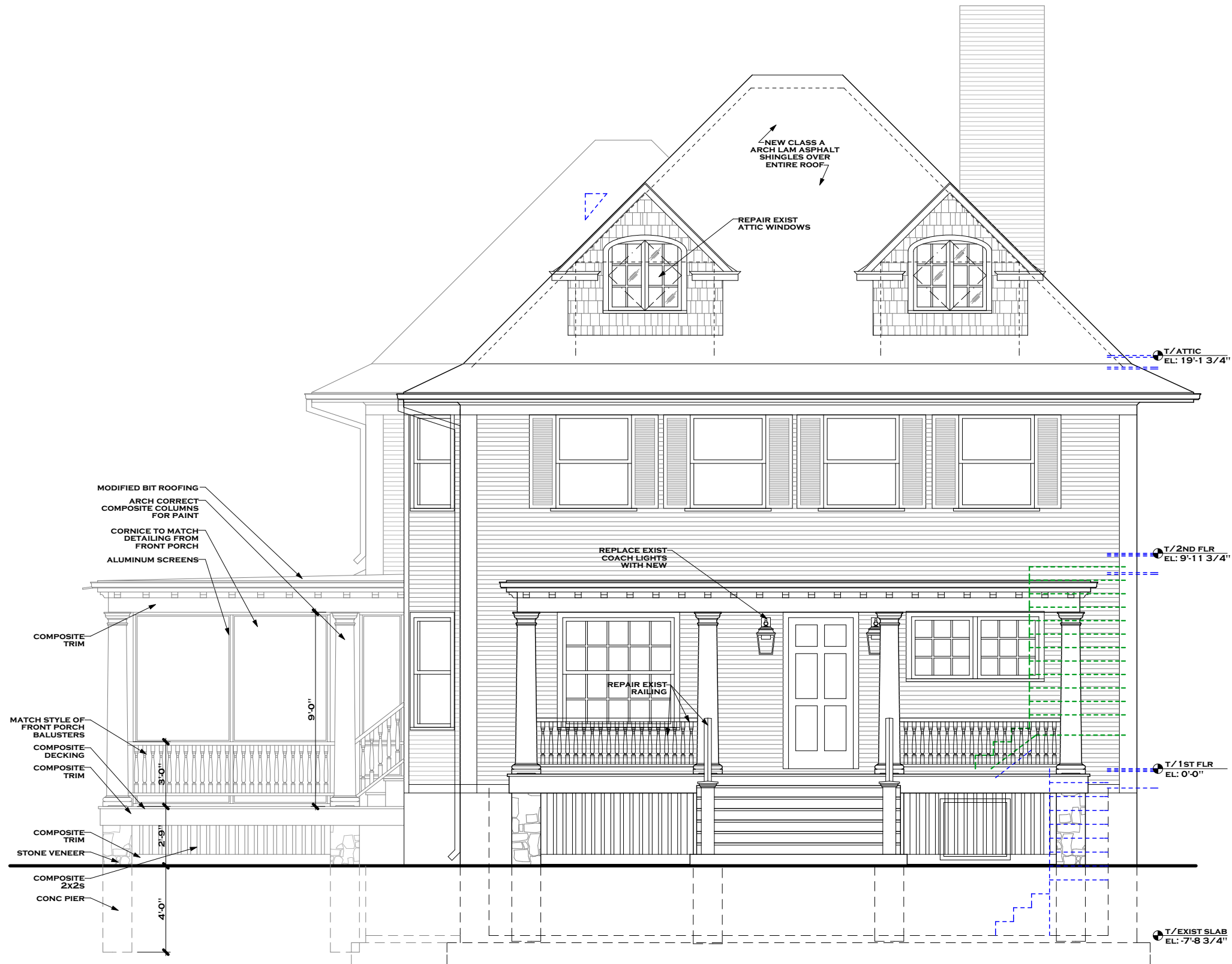
SITE PLAN
1/8" = 1'-0"



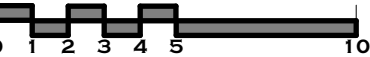
MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305



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



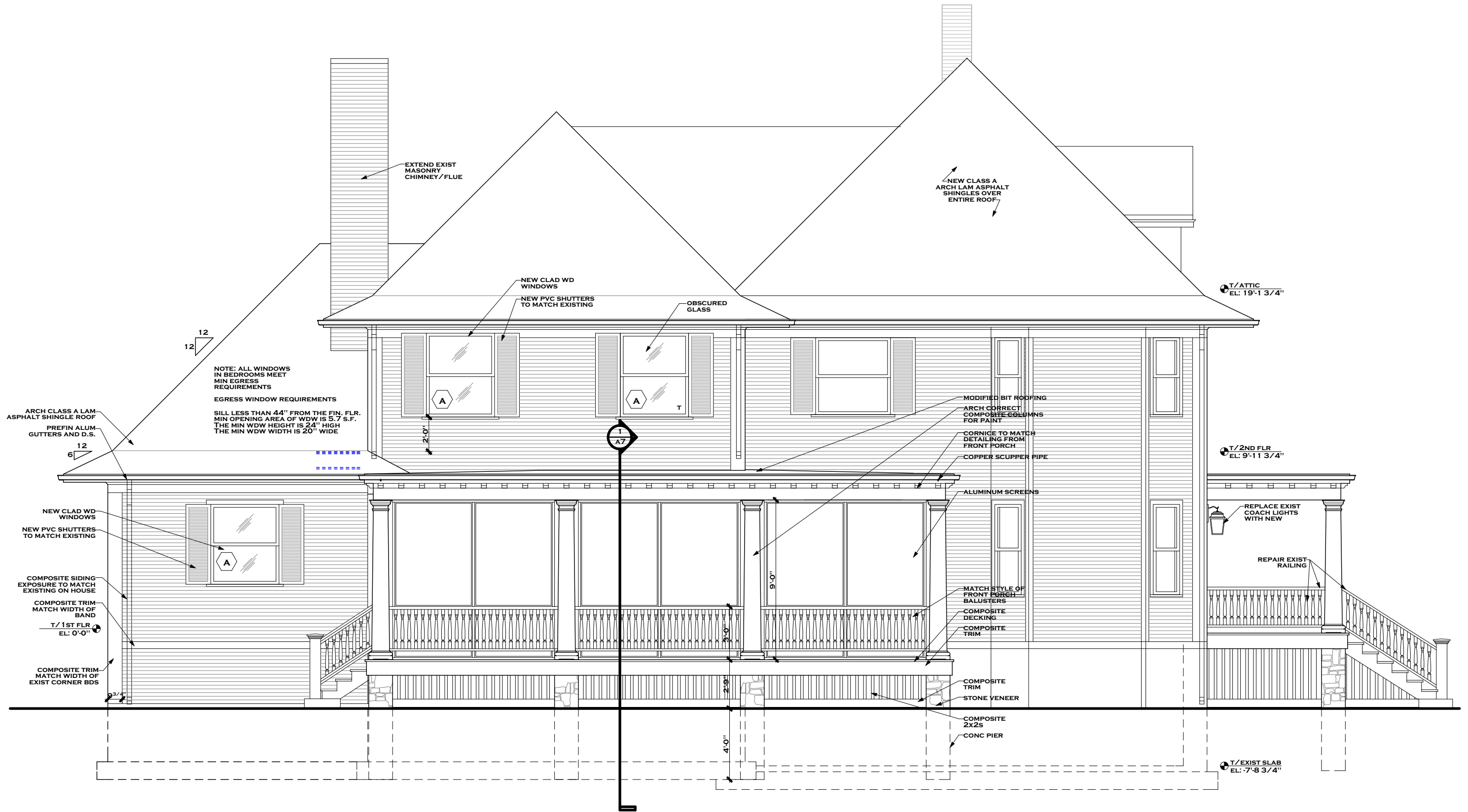
EAST ELEVATION
3/16" = 1'-0"



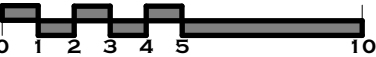
MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305



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

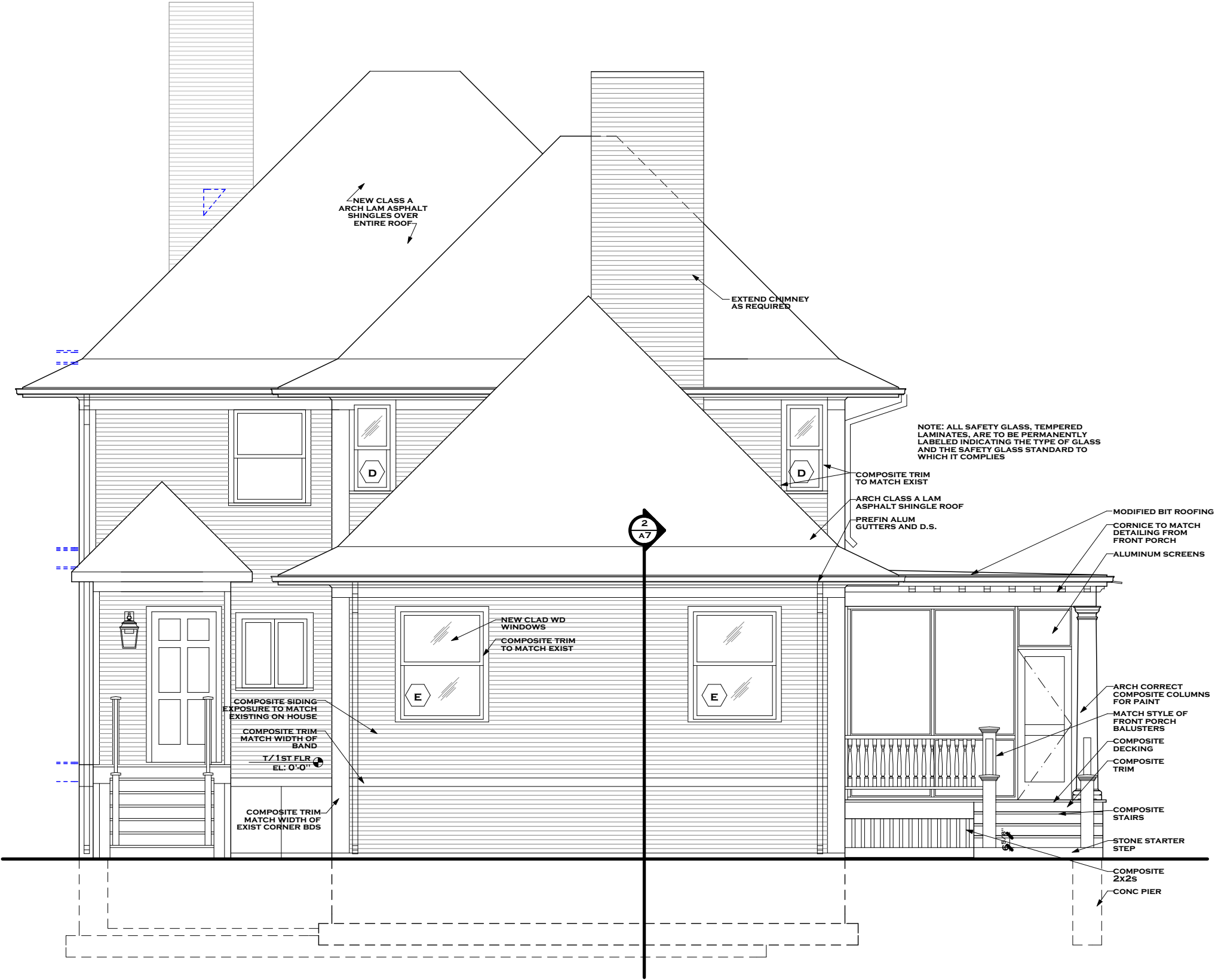


S M I T H

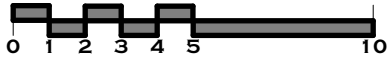
A S M I T H A R C H I T E C T U R E

ARCHITECTURE ADDITION HISTORIC PRESERVATION NEW CONSTRUCTION RENOVATION GRAPHIC DESIGN

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

811 NORTH EAST AVENUE. OAK PARK, IL 60302
773.934.9124 KSMITH@SMITH-ARCH.COM



SOUTH ELEV ALONG QUICK



DETAIL OF FRONT PORCH



EAST ELEV ALONG BONNIE BRAE

**MERCURI RESIDENCE
604 BONNIE BRAE
RIVER FOREST, IL 60305**



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

563 Park Avenue Certificate of Appropriateness Application – Alterations to Significant Property

June 29, 2023

563 Park 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:

WM Construction, Inc. - Wacek (Vik) Mucha

2. Owner's name, if different:

Dylan and Mary Keiser

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 is attached. There will be no additions / alterations to the footprint of the current home, simply updating the siding due to an infestation of hundreds of sparrows to the property. Our next-door neighbors experienced “bird mites” which are a health hazard to our three children, thus the need for repair/replace siding/roof exteriors and eliminate birds access from the interior of the home. We already caught one sparrow in our kitchen!





Description of Materials: The new siding material will be LP Smart Side Lap 8" X 16', made out of wood, with wood grain, to replicate the existing house and garage at the rear of the property. Siding will have the same exposure and texture as the main house. All trim details around windows / ornamental woodwork to be conserved/repared & painted to provide keep the historic elements of the home.

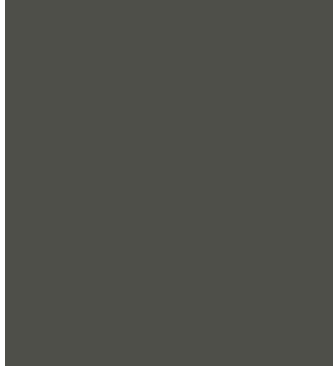
Texture and appearance of siding will remain similar in appearance:



The colors used will be: **Prairie clay (siding), Benjamin Moore Simply White (Trim) and PPG Licorice (accents).**



Prairie Clay



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

None needed.

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

We will provide any information requested by the HPC.

Current photos of the home and wood damage due to roof installation/gutter replacement/sparrow mitigation:





We intend to keep all of the window casements as well as the beautiful ornamental woodwork intact and simply paint. Only the siding/soffit/gutters to be replaced due to rot/disrepair. We love our historic home, and want to keep it's beautiful charm! Thank you for your consideration.



Park siding.pdf



Trust Your Home To
CONSTRUCTION, INC.

Ph: 630-243-7070
Fax: 630-243-9573

Contractor agrees to furnish all materials and labor necessary to do modernization work on the premises located at the following address:

Customer Name Dylan Keiser Phone 815/716-0806 Dylan
Address 563 Park AV Data 6-09-23
City River Forest State IL Zip _____

Siding proposal.

Remove all existing cedar siding around the house &
garage. Install Tyvek paper if needed.

Install new LP Smart trim color white as needed around
the windows - doors - corners. All material supplied by
owner. Install new LP smart siding - house & garage
Proposal including only Labor. Front & back ceiling is
not including as well front & back deck will be extra.

Any miscellaneous extra work will be charge 60\$ per hour.
Install aluminum white soffit fascia with 1 1/2" bronzer
over sizes gutters with d-sputs Labor only

All above work to be completed for 52,000.00

Furnish & install 1x6" wood sub fascia around the house
as needed. 2,500\$. First payment 17,000 will be after soffit fascia
- gutters is done

Owner agrees to pay Contractor for all labor and material and services to be furnished by Contractor to Owner, under the terms of this Contract.

All for the sum of \$ 34,500.00
Deposit \$ _____
Balance \$ _____

- (a) Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining goods or other causes beyond its control.
(B) This contract contains the entire understanding and agreement between the parties. No verbal agreements or changes are to be recognized. This agreement subject to office approval.
(c) In consideration of Contractor executing this contract and promptly processing and expediting work preparations so that the necessary arrangements are made for completions of the work and materials to be performed under the terms of this contract at the earliest possible date. Owners agree that this contract is binding and non-conciliabale on the date of its execution. Therefore, if for any reason Owner shall attempt to cancel this contract, Owners agree to pay Contractor a cancellation charge of one-third (1/3) of the contract price as liquidated damages to Contractor for said unauthorized cancellation
(d) To secure the payment of any amount due or to become due under the terms of this contract, the undersigned Owners and each of them jointly and severally hereby authorize irrevocably and attorney of any court of record to appear for the undersigned or any one or more of them in such court. In term time or vacation, after said sums become due and confess judgement without process in favor of Contractor for such amount as may appear unpaid thereon, together with costs and reasonable attorney's fees and to waive and release all errors which may intervene in any such proceeding and to consent to immediate execution upon such judgment, hereby ratifying and confirming all that the said attorney may do by virtue hereof.

Owner agrees that he has read the agreement, fully understand its provisions and has been given an except and fully completed copy of this contract.

Dated 6/6/23 20_____
By [Signature] W.M. Construction
Representative

Owner [Signature]
Owner's Spouse _____