

PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for May 24, 2018 at 7:00 p.m. in the 1st Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes March 22, 2018
- IV. Review of Brochure Map Draft
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
 - a. Potential Nominations for Historic Preservation Awards
- VII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

March 22, 2018

A meeting of the Historic Preservation Commission was held on March 22, 2018 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 7:02 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Raino-Ogden, Pritz, Graham-White, and Prestes

Absent: Commissioners Popowits

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

Maureen Huston, 631 Edgewood, presented a project that she is currently applying for to complete a garage on her property, a significant property in River Forest that is an Arts and Crafts style home by Robert Spencer. She explained the difficulty with the project due to the unique lot shape and the ComEd power lines. She shared that the Zoning Board of Appeals has denied her request for a variation to build the garage on the side of her property due to setback requirements and a neighbor who opposed the project. According to Ms. Huston, the Zoning Board of Appeals left her with only the option to attach the garage to the home, which she claims will ruin the architectural integrity of her house. The only other option that she stated the ZBA had identified would require the removal of the mature trees on her property. Ms. Huston said that she has consulted and engaged historic architects to aid in finding a solution.

Management Analyst Pape informed the Commission that current plan which proposed the garage detached from the home, was not a project that would require a Certificate of Appropriateness and was not before them. Regardless, due to the homeowners desire to maintain the architectural integrity with this project, she is coming to the Commission for input and or support for the project.

Ms. Huston stated that she has three certified arborists coming to her property soon to do a complete analysis of the trees and their benefit as her desire was to preserve the trees and home.

Chairman Franek said that he was able to read the packet thoroughly and understand the many facets of the situation. He said that the Commission was limited in its ability to make any determination on this issue. He stated that he did feel that the Commission could potentially make a statement only if the construction of a new garage structure where the owner wishes to put it would alter the properties status as a significant property. Commissioner Franek felt the only other thing the Commission may be able to do, is to make a statement only if they believe that the construction of the new garage would impair the streetscape, which is a category in which the Commission gives an award annually.

Ms. Huston said that she knew a neighbor who had previously won an award from the Commission. She said currently they have no option to park out of sight from the street. She said that one of the alternatives that the ZBA suggested included paving sixty percent of their current permeable yard. She said that she desires to keep the remaining three trees on her property as well as maintain the permeable space. She said that other alternatives were considered but did not accommodate full-size vehicles and or would be an eye sore in other ways to surrounding properties.

Commissioner Raino-Ogden asked what the homeowners history was as the packet indicated that she previously lived in the house to the south. Ms. Huston responded that she did live in the home to the south for twenty two years. She said that they bought the house from their neighbor who was going to lose it, and gave her a life estate. She said the neighbor contracted cancer not long after. She estimated that they lived next to this neighbor for approximately fifteen years, but did not own the house that entire time. Ms. Huston said they acquired it, helped her fix it and brought it into code and then gave her a life estate.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said there was a time when they owned both properties. She continued that they did try to build a garage when they owned both properties but the Village turned that project down in the beginning as well. She said they have been working on this project since September and that she has spent thousands of dollars in her pursuit. She said that she is making every effort to be responsible to the character of her house and to the neighborhood. She continued that they did solar studies to ensure that it was sensitive to their properties and the neighbors. Commissioner Raino-Ogden said the proposed drawing was architecturally sensitive.

Ms. Huston informed the commission that they did talk to ComEd regarding moving the power lines, but did not pursue it further due to the fact that it would cost \$4,500 to investigate it and ComEd would still likely say no. She briefly detailed how the garage would only be able to be attached to the south of the house where the porch is, but that would cause issues as well.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said that she already is in the process of having screening landscaping installed between her and the neighbor.

In response to a question from Commissioner Pritz, Ms. Huston said that the ZBA turned down the application because they wanted her to complete it without a variation. She continued that because the lot is seven sided, she feels that there is only a very small area that they can build it without a variation that would not compliment the home and would require the removal of all the trees.

The Commission determined that attaching a garage to the home would most likely require a Certificate of Appropriateness application.

In response to a question from Commissioner Raino-Ogden, Ms. Huston explained the height issue of the proposed garage that the neighbor had objected to.

In response to a question from Chairman Franek, Ms. Huston shared that she did not have a drawing of what the garage would look like if it was attached to the home.

Commissioner Prestes commented that if the Commission felt it may be inappropriate to attach the garage, it could provide only an advisory statement in that regard to avoid the homeowner getting that feedback from the Commission only after she had decided to do something different based on the decision of the Village Board.

The Commission and the homeowner discussed if they needed to see drawings of what an attached garage would look like in order to make a determination on if that would or would not be determined to be architecturally appropriate.

The homeowner discussed how she considered other options including moving the power lines, a subterranean garage, and a tandem garage.

Commissioner Pritz stated that the decision is if the Commission wants to say to the Village Board that the attachment of garage to the home would be architecturally inappropriate.

Based on a comment by Commissioner Prestes, the Commission further discussed if a drawing of the attached garage was needed in order to determine if the attached garage was appropriate. Commissioner Raino-Ogden shared that he felt it was not needed, particularly because the garage would collide with a dormer on the south elevation of the home. Commissioner Pritz shared that he thought the drawing would be helpful and necessary to visualize that.

Commissioner Pritz acknowledged that the neighbors were not present and previously had not supported the project. Commissioner Prestes agreed with that statement, but felt the Commission could answer the narrow question only if it has a concern about attaching the garage.

Commissioner Raino-Ogden reiterated that the main issue was the dormer that the garage would crash into.

Commissioner Prestes commented that although the Commission would be unable to say what the garage should look like or be, it could comment that it has concern on the attachment of it to the home.

Commission Raino-Ogden completed a sketch of what the attached garage would look like, showing the issue of the dormer, and shared it with the Commission.

The Commission decided to propose and vote on a statement that would oppose the attachment of garage to the home. Commissioner Pritz raised his concern that he did not feel ready to make that motion without seeing an architectural drawing of what it would look like. The Commission discussed that doing so would require the homeowner to order those drawings and potentially delay the application going to the Village Board. The Commission considered if the application could be continued to a future Village Board meeting, or if a sketch could be considered at an interim meeting of the Commission. Ultimately, the majority of the Commission decided that the drawing was not needed because the attachment of a garage to the home would be architecturally inappropriate.

A MOTION was made by Commissioner Prestes and SECONDED by Commissioner Raino-Ogden that the Historic Preservation Commission would tentatively oppose the idea of attaching a

garage to the south elevation of the structure at 631 Edgewood as doing so would likely impair the property's ability to remain architecturally and historically significant.

AYES: Chairman Franek, Commissioners Raino-Ogden, Graham-White, and Prestes

NAYS: Pritz

Motion Passes.

Tom Bierzychudek, 754 William, reported that he went to the Oak Park River Forest Historical Society and received its agreement that every home on the 700 Block of William would automatically qualify for an honorary plaque. He further shared that he worked with the Historical Society on the font used on the plaque and the plaque design. He planned to get a mockup of the plaque and share it with neighbors on the block. Mr. Bierzychudek reported that new tenants were at 750 William and some interior remodeling had begun.

On behalf of resident Jan Saeger, Tom Bierzychudek shared that Ms. Saeger had spoken with District 90 which is not interested in historically landmarking their properties. Ms. Saeger said that she spoke to the owner of River Forest Chocolates and the Trail Side Museum who were both interested in land marking or placing a plaque on their properties. Management Analyst Pape added that District 90 did intend to apply for the Historical Society plaque.

III. APPROVAL OF MEETING MINUTES – FEBRUARY 22, 2018

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Prestes to approve the meeting minutes for February 22, 2018 as presented.

AYES: Chairman Franek, Commissioners Raino-Ogden, Pritz, Graham-White, and Prestes

NAYS: None.

Motion Passes.

IV. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Chairman Franek shared that he spoke with Village staff regarding the possibility of listing significant properties that are for sale on the Historic Preservation section of the website. He reported that staff suggested checking with other municipalities on what they do and possibly including listings in Oak Park as they may include similar potential buyers.

Commissioner Graham-White suggested that potential properties could be included in the Village E-News. She continued that the Women's Club had an upcoming open house.

V. PRESERVATION INCENTIVES

Chairman Franek shared that he spoke with Landmarks Illinois and gathered additional information about Tax Freeze information. He shared that information in the packet and asked that it replace the current information on the website.

VI. OTHER BUSINESS

Chairman Franek stated that the Commissioner's annual statement of economic interest was due by May 1.

Chairman Franek noted that the call for awards was opening up. Management Analyst Pape shared that the call was included in the packet and will be published via the Village's communication channels. Additionally, the Commission was welcomed to submit recommendations.

The Commission reviewed the Mood Board provided by the graphic designer for the proposed Historic Homes map. The Commission noted that it liked style number one the best. Commissioner Raino-Ogden noted that he liked the areas where the home, description, and map were all next to each other. The Commission preferred the less busy, and clean look. The Commission concluded that it would be best for the description to be able to be matched up with the map easily. In particular, it liked the example from Stillwater.

The Commission determined that its next meeting would be the regularly scheduled date of April 26, 2018.

VII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the March 22, 2018 meeting of the Historic Preservation Commission at 8:26 p.m.

AYES: Chairman Franek, Commissioners Raino-Ogden, Pritz, Graham-White, and Prestes

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape Management Analyst

Approved:

David Franek, Chairman Historic Preservation Commission Date



Village of River Forest

Village Administrator's Office 400 Park Avenue River Forest, IL 60305 Tel: 708-366-8500

MEMORANDUM

Date: May 22, 2018

To: Historic Preservation Commission

From: Jonathan Pape, Management Analyst

Subj: Historic Homes Map Brochure – Second Draft Notes

The designer has completed the second draft of the Historic Homes map brochure. Please see the below notes and review the attachments for our discussion at the May 24, 2018 meeting. The final size for the map when folded is 5×9 .

Proof

Reading and re-reading needs to be done to ensure accuracy prior to the brochure being presented to the Village Board of Trustees and subsequently mass printed.

Photos

- Photos are still needed of:
 - William Hatch House 306 Keystone
 - Lozier House 7218 Quick
- Review all photos to determine if any "retakes" are needed as previously discussed.



1223-1227 Franklin Avenue (1955) Arch: Unknown

This pair of homes are a study in symmetry. Sharing one driveway, the homes are an excellent example of mid-century modern shed design. Built by a father for his daughters, the houses achieved fame in a 1980's chewing gum commercial.



1044 Forest Avenue (1929) Arch: Spencer S. Beman Jr The house is built in a French Eclectic/Norman

architectural style with Romanesque influence, reminiscent of farm houses in Normandy, France.



926 Park Avenue (1905) Arch: Robert C. Spence

Spencer designed this Prairie style home for himself. Bands of floral, stained glass windows establish a strong horizontal element. Spencer owned a window factory where he experimented with window designs and mechanics. In 1957 the south facing porch was removed, some of the property sold off and a ranch house built.



727 Keystone Avenue (1915) Arch: Spencer & Powers

The C.S. Pellet House combines Tudor, half-timbered architecture with Prairie School elements, and includes stained glass windows and ornamental floral designs under the roof and on the front. Before forming his own firm in 1905, Robert Spencer shared office space and was good friends with Frank Lloyd Wright.



735 Lathrop Avenue (1928) Arch: William E. Drummond

738 Thatcher Avenue (1874)

County Forest Preserves.

706 Keystone Avenue (1900)

A distinctive E.E. Roberts design, illustrating

the evolution of the Queen Anne style by

incorporating strong geometric influences

Arch: E.E. Roberts

and Craftsman detailing

This building is one of two grand Italianate villas

prominent early citizens. Established in 1931, the

Trailside Museum of Natural History was the first

in River Forest that were commissioned by

Abraham Hoffman, one of the Village's most

public nature education facility of the Cook

Arch: Unknown

River Forest has been referred to as "Drummond country" because of the numerous examples of his work in the community. His designs were greatly influenced by Wright's Prairie School style.

HOFFMAN/

TRAILSIDE

MUSEUM

13

ЈОНМ

JACKSON

HOUSE

HOUSE



Talmadge and Watson designed this unusual,

cruciform plan bungalow with overhanging eaves,

which was featured in "House Beautiful" in 1911.

JOSEPH J.

BUTLER

HOUSE

4

6

8

JOHN

PIGGOTT

HOUSE

GRUNOW/

ACCARDO

HOUSE

HENRY

HOUSE

EINFELDT

1103 Keystone Avenue (1925)

1010 Forest Avenue (1915)

Contemporaries of Frank Lloyd Wright, Purcell

Einfeldt House was built in 1915, six years after

Purcell's design of the Charles Purcell House, and

according to Purcell, "shows what can be done

Designed in 1929 by Olsen and Urbain, and built

Grunow, an early radio pioneer. Its most famous

organized crime kingpin who is credited with

devising the national commission of regional families to internally settle disputes.

by the Buurma Brothers, this large-scale Tudor

mansion was originally the home of William

resident was Anthony Accardo, longtime

and Elmslie were widely commissioned

with very conventional houses and very

conventional minded people."

915 Franklin Avenue (1929)

751 Franklin Avenue (1909)

Arch: Talmadge & Watson

Arch: Olsen & Urbaii

practitioners of the Prairie Style. The Henry

Arch: Purcell & Elmslie

This exotic Spanish Renaissance house typifies

the revival of romantic styles in the 1920's.

Arch: Meyer & Cook



Arch: John S. Van Bergen The Seth Rhodes house is an excellent example of Prairie style architecture. Van Bergen worked for Frank Lloyd Wright and supervised construction of the Robie House and the Mrs. Thomas Gale House before heading out on his own.



720 Keystone Avenue (1916) Arch: H.G. Fiddelke

This 8,000 square foot, Prairie Style mansion sits on one of River Forest's larger lots. In 1925 the stucco was covered in brick veneer, the home expanded and a unique "log cabin" was created on the third floor using whole bark covered logs.



615 Lathrop Avenue (1906) Arch: Frank Lloyd Wright Designed by Frank Lloyd Wright, and moved to its present location in 1920, the club's low, flowing lines blend with the neighboring residential community.



628 Bonnie Brae Place (1909) Arch: Charles A. Purcell

Designed by renowned Prairie Style architect William Gray Purcell for his parents in 1909, the house has a high-pitched roof with deep eaves. Windows made to resemble stained glass church windows add a Japanese sensibility.



601 Bonnie Brae Place (1907) Arch: Tallmadge & Watson

Built in 1907 from plans prepared by Tallmadge & Watson. In 1919, Tallmadge reportedly revised the plans from this home for subsequent offering as a Sears catalog house.

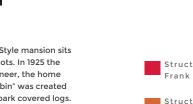


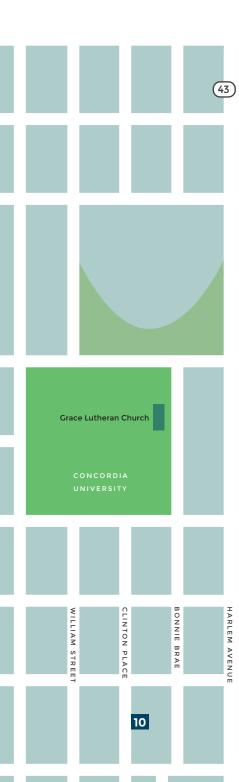
7218 Quick Avenue (1906) Arch: Talmadge & Watson Tallmadge and Watson designed this Prairie School home in 1906. Its distinctive lap siding and cedar board and batten is further accentuated by leaded and stained glass windows.



(64)

NORTH AVENUE











606 Keystone Avenue (1906) Arch: E.E. Roberts

With its brick ground story, and half-timbered upper stories, this E.E. Roberts design exhibits an exterior English cottage style, but with strong interior Prairie emphasis. The house was likely inspired by Wright's Nathan Moore House in Oak Park.



559 Ashland Avenue (1901) Arch: Frank Lloyd Wright

An early Frank Lloyd Wright prairie style design with a unique gabled roof and dramatic flared eaves. Built in 1901, the house is based on a design published in the July 1901 issue of Ladies' Home Journal.



603 Edgewood Place (1908) Arch: Frank Lloyd Wright

Sometimes credited as being the first split-level house, the Isabel Roberts House is Frank Lloyd Wright's most significant Prairie house in River Forest. It possesses features typical of the mature Prairie style, including low hip roofs with broad overhanging eaves, continuous bands of windows and an overall emphasis on the horizontal line.



559 Edgewood Place (1910) Arch: William E. Drummond

*National Register of Historic Places

Drummond, who was a member of the Wright studio from 1899 to 1909, designed the house for himself. The home is loosely based on a Frank Lloyd Wright design for a concrete home published in the Ladies Home Journal in 1907. It is one of the best examples of a prairie style house not designed by Frank Lloyd Wright.



530 Edgewood Place (1895) Arch: Frank Lloyd Wright

Known for its dramatic steep roof and massive chimney, in contrast to the horizontal eave line and string course, this Frank Lloyd Wright design was his first commission to show an Asian influence.



518 Keystone Avenue (1874) Arch: Unknown

One of the oldest surviving homes in the Village. Originally a yellow brick Italianate villa with a four-sided central tower and cupola with a side porte cochere for carriages. It was reconfigured for much of the twentieth century as a Spanish castle by the removal of the cupola, front porch and porte cochere. A twenty-first century restoration has returned much of the exterior to its original form



511 Edgewood Place (1858) Arch: Unknown

This historic Italianate house is the oldest residence in the village. Originally located at the intersection of Lake Street and Thatcher Avenue as a country home for David Thatcher, one of the earliest residents of the village, the house was moved to its present location circa 1900.









526 Ashland Avenue (1913)

Arch: William E. Drummond & Louis Guenzel Converted to a private residence in 2005, this William Drummond designed board-and-batten clubhouse with a two-level auditorium and stage is an excellent example of a non-residential Prairie School structure. The Women's Club founded the River Forest Public Library, which was also designed by Drummond, and Drummond's wife was a club member.



306 Keystone Avenue (1882) Arch: Frank Lloyd Wright

*National Register of Historic Places One of three River Forest homes on the National Register of Historic Places, the William Hatch House is an outstanding example of Queen Anne residential architecture with Stick style elements.



562 Keystone Avenue (1909) Arch: Frank Lloyd Wright

The Ingalls House was designed by Frank Lloyd Wright for clients asking for maximum fresh air and light to help cure their children of tuberculosis. A Greek cross design with subsequent rear additions by William E. Drummond (1926) and John Tilton (1981), the street view of house has remained completely intact



555 Edgewood Place (1945) Arch: William E. Drummond

The Ben Badenough house illustrates William Drummond's adaptability as an architect. Designed 35 years after his own house (directly north at 559 Edgewood), Drummond created a stately cottage design reflecting then current tastes in residential design.



530 Keystone Avenue (1909 Arch: Robert Spence

A distinctive Robert Spencer design, the John Broughton house is a refined example of the Prairie Style with intact art glass windows.

No.		A	
Rike Eng			
1	California.		

27 WILLIAM WINSLOW HOUSE AND STABLES

515 Auvergne Place (1893) Arch: Frank Lloyd Wright

*National Register of Historic Places Frank Lloyd Wright described the Winslow House, his first major commission as an independent architect after leaving Adler & Sullivan, as "the first prairie house." Beautifully preserved, this iconic structure echoes the land with its low hipped roof, plaster banding and Roman brick. It marked a revolutionary departure from earlier



517 Keystone Avenue (1915)

Arch: William E. Drummond and Guenzel The John Klesert house, designed by William Drummond, representsa prairie interpretation of a traditional 4-square home with a central fireplace The house is well-proportioned with a unique diamond shaped attic window.





7970 Lake Street (1912) Arch: William E. Drummon

Designed by William Drummond, this Gothic-inspired brick church features Prairie ornamentation and detailing. Its low height makes the structure feel almost residential in scale.



344 Keystone Avenue (1883) Arch: Unknown

This magnificent mansion is a beautiful example of the Italianate style which was enormously popular in the U.S. from the 1850's until well into the 1880's.

28 DAVID THATCHER HOUSE



26



SOLOMON

THATCHER

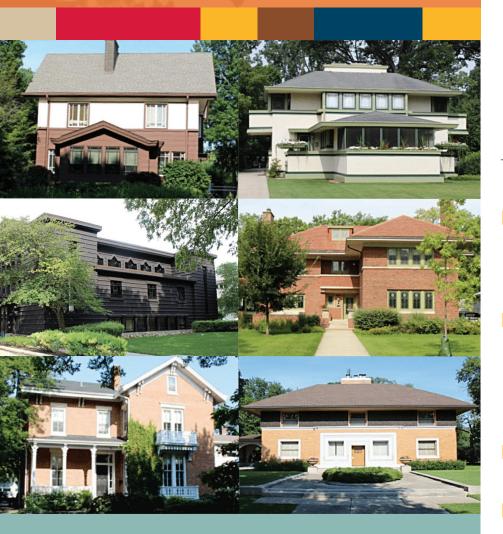


INCORPORATED 1880



SƏWOH JIJOJSIH

Historic Preservation Commission Village of River Forest



FOR ADDITIONAL INFORMATION, PLEASE SEE OUR WEBSITE AND COMPREHENSIVE ARCHITECTURAL SURVEY AT VRF.US



400 Park Avenue River Forest. IL 60305 708-366-8500 Mon 8:00am-7:00pm Tue-Fri 8:00am-4:30pm

F

BUILDINGS BY SIGINIFICANT ARCHITECTS & BUILDERS

Spencer	S. Beman	Buurma	Brothers (cont.)	Jerome	Cerny
1044	Forest	909	Clinton	7425	Berksh
		914	Clinton	1402	Clintor
Benedic	t J. Bruns	915	Clinton	7849	Greent
1531-57	Monroe	918	Clinton	7900	Greent
7221-27	Thomas	919	Clinton		
503-11	William	924	Clinton	William	E. Drumr
		930	Clinton	847	Ashlan
Buurma	Brothers	934	Clinton	535	Edgew
807	Ashland	935	Clinton	555	Edgew
814	Ashland	946	Clinton	559	Edgew
846	Ashland	947	Clinton	560	Edgew
923	Ashland			517	Keysto
1030	Ashland	838	Franklin	619	Keysto
1031	Ashland	847	Franklin	735	Lathro
1047	Ashland	915	Franklin	7234	Quick
1105	Ashland	927	Franklin	7970	Lake
1123	Ashland	1022	Franklin	7623-29	Lake
1130	Ashland	1029	Franklin	7753-71	Lake
1138	Ashland	1036	Franklin		
		1039	Franklin	Henry F	iddelke
802	Bonnie Brae	1046	Franklin	726	Clintor
811	Bonnie Brae	1112	Franklin	751	Clintor
814	Bonnie Brae	1122	Franklin	755	Clintor
815	Bonnie Brae	1123	Franklin	720	Keysto
820	Bonnie Brae	1131	Franklin		
821	Bonnie Brae	1137	Franklin	Henry H	ogans
824	Bonnie Brae	1138	Franklin	609	Clintor
831	Bonnie Brae	1145	Franklin	722	Willian
835	Bonnie Brae			742	Willian
836	Bonnie Brae	818	Harlem	617	Clinto
840	Bonnie Brae	0.0		723	Willian
841	Bonnie Brae	806	Jackson	743	Willian
903	Bonnie Brae	814	Jackson	625	Clinto
909	Bonnie Brae	815	Jackson	726	Willian
914	Bonnie Brae	831	Jackson	746	Willian
919	Bonnie Brae	839	Jackson	707	Willian
920	Bonnie Brae	000	Juckson	727	Willian
924	Bonnie Brae	1433	Keystone	747	Willian
925	Bonnie Brae	1455	Reystone	710	Willian
930	Bonnie Brae	815	Lathrop	730	Willian
931	Bonnie Brae	914	Lathrop	750	Willian
934	Bonnie Brae	923	Lathrop	730	Willian
941	Bonnie Brae	525	Latiliop	731	Willian
941	DOTITIE Brae	1001	Monroe	751	Willian
206	Clinton	1221			
806	Clinton	1231	Monroe	714	Willian
810	Clinton	1015	Daula	734	Willian
826	Clinton	1015	Park	754	Willian
830	Clinton	1023	Park	715	Willian
900	Clinton	1044	Park	735	Willian
905	Clinton	1105	Park	755	Willian
908	Clinton		54 (*11*)	718	Willian
909	Clinton	1210	William	738	Willian
		1220	William	719	Willian
		1226	William	739	Willian
		1232	William		
		1240	William	Henry H	
				7200-14	
				7314	Oak

HISTORIC PRESERVATION AWARD WINNERS

009			
	45 Keystone	Mike and Sharon Lennox	Streetscape Compatibility
	1516 Franklin	Ivan Ivanov	Award of Merit
	8011 Oak	N/A	Award of Merit
	542 Edgewood	Kim Fields	Streetscape Compatibility
	223 Gale	N/A	Adaptive Reuse
2010			
	Train Station	Housed in the RF Park District building	Adaptive Reuse
	1045 Jackson	Deogracias Residence	Award of Merit
	735 Thatcher	Mastbrook Residence	Restoration Award
	1001 Jackson	Kieselstein	Architectural Details
	315 Forest	John Dzuryak	Architectural Compatibility
	Auvergne/Lake	Edward C. Waller, Entrance Gates	Restoration Award
	610 Thatcher	Ray & Ann Berens	Architectural Compatibility
2011			
	605 Ashland	Mitka Residence	Streetscape Compatibility
	210 Gale	Maychruk Residence	Award of Merit
2012			
	558 William	Synder Residence & Mark Zinni Architects	Award of Merit
	702 Forest	DeWitte Residence & Raino-Ogden Architects	Award of Merit
	604 Ashland	Taubman Residence & Studio M Architects	Streetscape Compatibility
2013			
	731 Monroe	Rosanne McGrath, Studio M Architects	Streetscape Compatibility
2014			
	344 Keystone	John & Maureen Heakin	Restoration Award
2015			
	706 Park	Tim & Karen Ryan	Renovation
2016			
	914 Lathrop	Wade Weissmann Architecture	Renovation
	138 Keystone	Stewart Weiner & Betsy Kvam	Architectural Details
2017			
	146 Keystone	David and Marihelen Burns	Laurel McMahon Restoration Award
	558 Franklin	Tim and Emily Ruby	Laurel McMahon Restoration Award

Clinton	1406	Harlem
Greenfield	7203	LeMoyne
Greenfield		
	Keck ar	nd Keck
. Drummond	1409	Thatcher
Ashland		
Edgewood	Henry H	l. Mahler
Edgewood	7623-29) Lake
Edgewood	7314	Oak
Edgewood		
Keystone	Arthur	Maiwurm
Keystone	1036	Franklin
Lathrop		
Quick	Guys ar	nd McClintock
Lake	807	Keystone
Lake	1010	Forest
Lake	1111	Forest
	7551	Quick
delke		
Clinton	Olsen a	nd Urbain
Clinton	915	Franklin
Clinton		
Keystone		l Probst
	1037	Forest
ogans	Durcell	and Elmslie
Clinton William		Bonnie Brae
William	1010	Forest
Clinton	1338	Park
William	1550	Funk
William	Harry R	obinson
Clinton	930	Ashland
		Bonnie Brae
William	633	
William	633 715	Clinton
William	715	Clinton
William William	715 731	Clinton William
William William William	715 731 722	Clinton William William
William William William William	715 731 722 735	Clinton William William William
William William William William William	715 731 722 735 726	Clinton William William William William
William William William William William	715 731 722 735 726 739	Clinton William William William William
William William William William William William	715 731 722 735 726 739 730	Clinton William William William William William
William William William William William William William	715 731 722 735 726 739 730 730	Clinton William William William William William William
William William William William William William William William	715 731 722 735 726 739 730 707 743	Clinton William William William William William William William
William William William William William William William William	715 731 722 735 726 739 730 707 743 734	Clinton William William William William William William William
William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 734 711	Clinton William William William William William William William William
William William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 711 747	Clinton William William William William William William William William William
William William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 711 747 738	Clinton William William William William William William William William William William
William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 711 747 738 715	Clinton William William William William William William William William William William William
William William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 711 747 738 715 751	Clinton William William William William William William William William William William William
William William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 711 747 738 715 751 751 742	Clinton William William William William William William William William William William William William
William William William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 730 743 711 747 738 715 751 742 719	Clinton William William William William William William William William William William William William William
William William William William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 730 743 711 743 715 715 751 742 719 710	Clinton William William William William William William William William William William William William William William
William William William William William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 730 707 743 711 747 738 715 751 742 719 710 746	Clinton William William William William William William William William William William William William William William William
William William William William William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 711 743 734 711 747 738 715 751 742 719 710 746 723	Clinton William William William William William William William William William William William William William William William William
William William William William William William William William William William William William William William William William William	715 731 722 735 726 739 730 707 743 734 711 747 738 715 751 742 719 710 746 723 714	Clinton William William William William William William William William William William William William William William William William William

Carl J. Kastrup

Berkshire

500-510 Bonnie Brae

William

William

718

754

Washington Square Park Washington Blvd + Park Avenue Landscape Arch: Jens Jensen

Washington Triangle Park, 1916 Washington Blvd + Forest Avenue Landscape Arch: Jens Jensen

Keystone Park, 1915 Keystone Avenue + Lake Street Landscape Arch: Jens Jensen

Edmund A. Cummings Memorial. 1842-1922 Forest Home Cemetery, 863 Desplaines Ave Charles White, from Louis Comfort Tiffany

SIGNIFICANT INSTITUTIONAL BUILDINGS

Mazzuchelli Hall, 1924 Central building of Dominican University Arch: Ralph Adams Cram

Lewis Memorial Hall, 1931 West of Mazzuchelli Hall, Dominican University Arch: Ralph Adams Cram

Mother Emily Power Hall, 1920 East of Mazzuchelli Hall, Dominican University Arch: Ralph Adams Cram

Grace Lutheran Church, 1931 Division Street + Bonnie Brae Arch: Tallmadge & Watson

Robert	Spencer
42	Franklin
530	Keystone
727	Keystone
807	Keystone
743	Park
926	Park
Tallma	dge & Watson
562	Ashland
601	Bonnie Brae
7300	Division
519	Edgewood
751	Franklin
830	Franklin
838	Franklin
737	Keystone
601	Park
1108	Park
1114	Park
1120	Park
7218	Quick
John S	. Van Bergen
734	Bonnie Brae
609	Clinton
625	Clinton
719	Clinton
730	Clinton
Vierow	Brothers
335	Ashland
1047	Keystone
	s White
815	Ashland
750	Clinton
606	Thatcher
7214	Quick
	loyd Wright
559	Ashland
515	Auvergne
530	Edgewood
603	Edgewood
562	Keystone
615	Lathrop
D 11	
	old Zook
1426	Jackson
1419	Keystone
E. E. P.	oberts
E. E. R	
E. E. R 606 706	Keystone
606	

SIGNIFICANT PARKS AND MONUMENTS

Welcome to River Forest,

home to a diverse collection of Queen Anne, Prairie School, Tudor, Colonial Revival and Mid-Century Modern residences and public buildings situated within a landscape of mature trees and expansive lawns. These structures showcase the development of a wide variety of architectural styles created by some of the most famous architects of their time, including Frank Lloyd Wright, William Drummond, Tallmadge & Watson and Robert Spencer.

This map highlights only a sampling of the most distinguished structures. There are numerous other architecturally and historically significant properties which have been carefully restored and maintained.

As you tour our village and admire the design and craftsmanship of earlier eras, please respect the privacy of the owners.



Village of River Forest

Village Administrator's Office 400 Park Avenue River Forest, IL 60305 Tel: 708-366-8500

MEMORANDUM

Date: April 19, 2018

- To: Historic Preservation Commission
- From: Jon Pape, Management Analyst

Subj: March 2018 – Historic Preservation Commission Staff Report

Purpose

Staff includes this monthly report to the Commission as a part of the Commission's meeting packet. The purpose of this memorandum is to summarize information that has been disseminated to the Commission.

If you have any questions or suggestions regarding this report going forward, please forward them to Staff at your convenience.

Demolition

Attached, please find the March 2018 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

Permits

The following permits were issued for significant properties or in the Historic District during the month of March 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
7900 Greenfield	Significant Property	Sewer Repair	-	-	03/08/2018
731 Franklin	Historic District	Fence	-	-	03/08/2018
		Waterproof			
743 Thatcher	Historic District	Foundation	-	-	03/09/2018
7732 Lake St	Historic District	Rebuild Chimney	-	-	03/12/2018

726 Clinton	Historic District	New Master Bath	-	-	03/15/2018
530 Ashland	Significant Property	Fence and Gate	-	I	03/15/2018
1302 Jackson	Significant Property	Roof	-	-	03/15/2018
918 Jackson	Significant Property	Roof	-	-	03/16/2018
620 Thatcher	Historic District	Sewer Repair	-	-	03/16/2018
554 Thatcher	Significant Property	Fence	-	-	03/22/2018
		Rough In Basement			
704 Forest	Historic District	Plumbing	-	-	03/23/2018
236 Keystone	Significant Property	Brick Paver Sidewalk	-	-	03/28/2018
947 Ashland	Historic District	Windows	-	-	03/28/2018
800 Jackson	Significant Property	Patio and Grill Island	-	-	03/29/2018



Village of River Forest Village Administrator's Office 400 Park Avenue River Forest, IL 60305 Tel: 708-366-8500

MEMORANDUM

Date: April 4, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - March, 2018

The Village issued 93 permits in March, 2018, compared to 120 during the same month in 2017. Permit revenue collected in March, 2018 totaled \$42,766, compared to \$24,376 in January. Fiscal Year total permit revenue has now reached \$481,282, which is 101% of the \$475,000 projected for FY 17-18. The following noteworthy building permit was issued in March, 2018:

• 7355 Greenfield Avenue - New Single Family Residence

Planned Development Project Updates

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

Approved:

- The Promenade (7820 W. Madison Street Approved July 13, 2015) Construction and inspection of the unoccupied townhomes and project site continues. Under the Planned Development Ordinance construction must be completed by April 13, 2018 for the planned development permit to remain valid. Occupancy has been granted to five of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met.
- Concordia University Residence Hall (Bonnie Brae Place Approved July 12, 2016) The Village received plans for the build-out of the fourth and fifth floors in February, 2018. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.
- The Avalon (Bonnie Brae Condominiums 1101-1111 Bonnie Brae Place Approved November 17, 2016) The Village Board granted a major amendment regarding setback requirements in March, 2018. Under the terms of a minor amendment that was granted in January, 2018, the developer must commence construction by July 30, 2018.

Pending:

- Concordia University Cell Tower (7400 Augusta) The University introduced the project to the Village Board on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna. A neighbor meeting was held on March 15, 2017. A pre-filing conference with the Development Review Board was held on April 6, 2017 to consider the University's request for waivers of several application requirements. In February the University appeared before the Development Review Board with a revised plan and affirmed that the waiver for a traffic and parking study still stands. University Staff recently informed the Village that they would be ready to submit the application in April.
- Lake and Lathrop The developer held a pre-filing conference with the Development Review Board on November 16, 2017. They also held a meeting with residents within 500 feet of the subject property regarding the pending planned development on January 23, 2018. A revised application was submitted to Staff in late March and is currently under review.
- Assisted Living Facility (Chicago and Harlem Avenues) The developer introduced the project to the Village Board on November 27, 2017. They will appear before the Development Review Board for a pre-filing conference on April 19, 2018 and a neighbor meeting is scheduled for April 26, 2018.
- Cigar Oasis (400 Ashland Avenue) The owner of Cigar Oasis wishes to relocate his business from his current location on Lake Street to an existing building located at 400 Ashland Avenue. He will appear before the Development Review Board for a pre-filing conference on April 19, 2018. A neighbor meeting will be held shortly thereafter but has not yet been scheduled.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Мау	101	113	124	178	128
June	99	104	144	179	153
July	76	112	150	140	194
August	105	84	144	145	123
September	83	111	180	130	152
October	82	120	149	140	119
November	62	55	72	98	79
December	39	43	79	55	71
January	23	24	66	107	69
February	27	22	67	87	58
March	47	41	109	120	93
April	93	78	97	148	
Two Month Comparison	74	63	176	207	151
Fiscal Year Total	837	907	1,381	1,527	1,239

Real Estate Transfers

	March	March	FY 2018	FY 2017
	2018	2017	Total	Total
Transfers	22	24	213	256

Residential Property Demolition

	March	FYTD 2018	FY 2017	FY 2016
	2018	Total	Total	Total
Residential Demolitions	0	4	7	3

Demolition permit(s) were issued for the following single family home(s):

<u>Address</u>

Architectural Survey Notes

None



Village of River Forest

Village Administrator's Office 400 Park Avenue River Forest, IL 60305 Tel: 708-366-8500

MEMORANDUM

Date: May 22, 2018

- To: Historic Preservation Commission
- From: Jon Pape, Management Analyst

Subj: April 2018 - Historic Preservation Commission Staff Report

Purpose

Staff includes this monthly report to the Commission as a part of the Commission's meeting packet. The purpose of this memorandum is to summarize information that has been disseminated to the Commission.

If you have any questions or suggestions regarding this report going forward, please forward them to Staff at your convenience.

Demolition

Attached, please find the April 2018 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

Permits

The following permits were issued for significant properties or in the Historic District during the month of April 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
750 Keystone	Historic District	Window and Doors	-	-	04/05/2018
1433 Keystone	Significant Property	Roof	-	-	04/06/2018
602 William	Historic District	Brick Patio and Fire Pit	-	-	04/06/2018
946 Forest	Historic District	Fence	-	-	04/09/2018
734 Keystone	Historic District	Fence	-	-	04/09/2018

	1	1			
504 Forest	Significant Property	Roof	-	-	04/09/2018
731 Ashland	Significant Property	Roof	_	-	04/09/2018
		Circuit and Outlet for			
711 Franklin	Historic District	Car Charger	-	-	04/09/2018
506 Park Ave	Historic District	Fence	-	-	04/10/2018
7960 Chicago	Historic District	Fence	-	-	04/10/2018
7223 OK cw	Historic District	Roof	_	-	04/12/2018
609 Park	Historic District	Tuckpointing	-	-	04/13/2018
620 Keystone	Significant Property	Garage Roof	-	-	04/16/2018
		200 AMP Electric			
622 Park	Historic District	Service Upgrade	-	-	04/16/2018
936 Forest	Historic District	Roof	-	-	04/16/2018
550 Franklin	Historic District	Fence	-	-	04/19/2018
601 Forest	Historic District	Roof	_	-	04/20/2018
203 Gale	Historic District	Fence		-	04/19/2018
534 Park	Historic District	Windows	-	-	04/25/2018
731 Park	Historic District	Windows	-	-	04/25/2018
731 Park	Historic District	Fence	-	-	04/25/2018
228 Gale	Historic District	Patio and Gas Grill	-	-	04/30/2018
750 Keystone	Historic District	Window and Doors	-	-	04/05/2018



Village of River Forest Village Administrator's Office 400 Park Avenue River Forest, IL 60305 Tel: 708-366-8500

MEMORANDUM

Date: May 2, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - April, 2018

The Village issued 136 permits in April, 2018, compared to 148 during the same month in 2017. Permit revenue collected in April, 2018 totaled \$84,514, compared to \$42,766 in March. Fiscal Year total permit revenue has now reached \$565,796, which is 119% of the \$475,000 projected for FY 17-18. The following noteworthy building permit was issued in April, 2018:

• 7400 Augusta Street – Concordia University residence hall 4th and 5th floor build-out

Planned Development Project Updates

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

Approved:

- The Promenade (7820 W. Madison Street Approved July 13, 2015) Construction and inspection of the unoccupied townhomes and project site continues. Under the Planned Development Ordinance construction must be completed by April 13, 2018 for the planned development permit to remain valid. Occupancy has been granted to five of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met.
- Concordia University Residence Hall (Bonnie Brae Place Approved July 12, 2016) The Village received plans for the build-out of the fourth and fifth floors in February, 2018. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.
- The Avalon (Bonnie Brae Condominiums 1101-1111 Bonnie Brae Place Approved November 17, 2016) The Village Board granted a major amendment regarding setback requirements in March, 2018. Under the terms of a minor amendment that was granted in January, 2018, the developer must commence construction by July 30, 2018.

Pending:

- Concordia University (7400 Augusta)
 - Cell Tower/Parking Garage The University introduced the project to the Village Board on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna. A neighbor meeting was held on March 15, 2017. A pre-filing conference with the Development Review Board was held on April 6, 2017 to consider the University's request for waivers of several application requirements. In February the University appeared before the Development Review Board with a revised plan and affirmed that the waiver for a traffic and parking study still stands. An application was submitted in April and a technical review meeting will be held on May 3, 2018. The University hopes to hold a public hearing in June, 2018 regarding this application.
 - West Annex/Christopher Center Link The University wishes to construct an enclosed walkway linking the West Annex Building and the Christopher Center. A pre-filing conference with the Development Review Board and a technical review meeting will be held on May 3, 2018. The University hopes to hold a public hearing in June, 2018 regarding this application.
- Lake and Lathrop The developer held a pre-filing conference with the Development Review Board on November 16, 2017. They also held a meeting with residents within 500 feet of the subject property regarding the pending planned development on January 23, 2018. A complete application has been received and a technical review meeting was held with Village Staff and consultants on Friday, April 27, 2018. The next step will be to schedule a public hearing, which the developer hopes to hold in June, 2018.
- Assisted Living Facility (Chicago and Harlem Avenues) The developer introduced the project to the Village Board on November 27, 2017. They appeared before the Development Review Board for a pre-filing conference on April 19, 2018 and held a neighbor on April 26, 2018. The next step in the process is for the developer to submit a complete planned development application.
- Cigar Oasis (400 Ashland Avenue) The owner of Cigar Oasis wishes to relocate his business from his current location on Lake Street to an existing building located at 400 Ashland Avenue. He appeared before the Development Review Board for a pre-filing conference on April 19, 2018 and held a neighbor meeting on April 26, 2018. The next step in the process is for the applicant to submit a complete planned development application.

Permit and Real Estate Transfer Activity Measures

Month	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Мау	101	113	124	178	128
June	99	104	144	179	153
July	76	112	150	140	194

Permits

August	105	84	144	145	123
September	83	111	180	130	152
October	82	120	149	140	119
November	62	55	72	98	79
December	39	43	79	55	71
January	23	24	66	107	69
February	27	22	67	87	58
March	47	41	109	120	93
April	93	78	97	148	136
Two Month Comparison	140	119	206	268	229
Fiscal Year Total	837	907	1,381	1,527	1,375

Real Estate Transfers

	April	April	FY 2018	FY 2017
	2018	2017	Total	Total
Transfers	19	29	232	256

Residential Property Demolition

	April	FYTD 2018	FY 2017	FY 2016
	2018	Total	Total	Total
Residential Demolitions	0	4	7	3

Demolition permit(s) were issued for the following single family home(s):

<u>Address</u> 747 William

Architectural Survey Notes

The six-month demolition delay has concluded and the applicant is eligible to proceed with demolition of the home. As of this writing, however, the permit has not been issued.