



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, August 26, 2021 – 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: jpape@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows: dial-in number: 312-626-6799 with meeting ID: 813 4027 8554 or by clicking here: <https://us02web.zoom.us/j/81340278554>. If you would like to speak during public comment, please email jpape@vrf.us by 4:00 PM on Thursday, August 26, 2021.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – June 17, 2021
- IV. Consideration of Application for Historic Preservation Award
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

June 17, 2021

A meeting of the Historic Preservation Commission was held on June 17, 2021 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 7:01 p.m. Assistant to the Village Administrator Pape noted that the meeting was occurring telephonically, as well as in person, as permitted by the State of Illinois State of Emergency in response to the COVID-19 pandemic and Illinois Open Meetings Act. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Graham-White, Raino-Ogden, and Saeger.

Absent: Commissioner Forehand.

Also Present: Assistant to the Village Administrator Jon Pape.

II. PUBLIC TESTIMONY

No public testimony was heard.

III. APPROVAL OF MEETING MINUTES – MAY 27, 2021

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to approve the meeting minutes for May 27, 2021 as presented.

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

NAYS: None.

Motion Passes.

IV. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

The Commission recognized the resignation of Commissioner Michael Pritz. Chairman Franek thanked him for his service to the Commission and community.

Chairman Franek and Commissioner Graham-White noted that the River Forest Women's Club was listed for sale briefly, but was then contingent and sold shortly after.

The Commission discussed the potential for a letter to new Village residents regarding historic preservations. Commissioner Saeger reported back that she spoke with the Historic Society and

Historic Preservation Commission Meeting Minutes
June 17, 2021

Museum, who recommended that the Commission could help to promote their museum and resources through the letter.

Assistant to the Village Administrator Pape reported back that the Commission has received one application thus far for the Historic Preservation Award.

Commissioner Saeger noted that she had read in the Wednesday Journal an article regarding the Dominican Priory that was for sale. She noted that the spokesperson for Dominican stated that the property was not a significant property, but that it in fact is, 7200 Division. The Commission discussed this and ultimately agreed that Commissioner Saeger would reach out to Dominican regarding the quote, to see if they were aware that the building at 7200 Division was in fact a significant property.

V. OTHER BUSINESS

The Commission noted that its next regularly scheduled meeting is July 22, 2021.

VI. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the June 17, 2021 meeting of the Historic Preservation Commission at 7:27p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

Village of River Forest
2021 Historic Preservation Awards



Nomination for
825 Bonnie Brae

**PROPERTY INFORMATION**

Address of Property

825 Bonnie Brae

PROPERTY OWNER INFORMATION

Name of Owner

Joseph and Takumi Baptist

Mailing Address

825 Bonnie Brae

Primary Telephone Number

Secondary Telephone Number

Email Address

Form Prepared by

Joseph Baptist

CONSTRUCTION INFORMATION

Date of Original Construction

1925

Architect

Builder

Baurma

Original Owner

NOMINATED WORK

Architect/Designer

Jeremy Olsen, Daylight Studio

Builder/Contractor

Tim Gram, Gram's Construction

Description of Work

- Porch and Entry Columns
- Garage
- New Concrete Work

Please see attached descriptions

Please attach any Before/After Photographs (to be retained by Commission.)

Signature

Date

June 7, 2021

Description of Work

Porch: The original porch was cracked, sinking and pulling away from the primary home structure. The masonry walls were leaning and cracking with majority of the mortar deteriorating and in need of substantial renovation. Most of the original limestone caps were also significantly chipped/fractured. To address the underlying issues that resulted in the state of deterioration the decision was made to completely demolish the original porch so a proper foundation and footings could be constructed.

The original dimensions and design of the porch was maintained in the reconstruction of the new porch. The front steps and pedestrian entry walk was widened to 8 feet and 6 feet from the original 6 feet and 4 feet respectively. Limestone scuppers (not original) were added to the masonry wall and the concrete slab was pitched to allow for appropriate drainage. Walkway lighting was incorporated into each of the columns beside the stairs.

The brick used to construct the masonry wall and entry columns is a combination of the original porch and garage brick. This allowed for the use of true 8 inch bricks to match the main residential structure. New limestone caps and planters were utilized due to the poor condition of the originals. To be more consistent with the history of the home, 4 planters were placed on the main masonry wall. This is based on a historic picture of the home (circa 1950. see attached).

Garage: The garage was in an extremely dilapidated state with raccoon infestation and questionable structural integrity. It had been modified at least once as evidenced by the addition of a 3rd garage bay, and the original brick had been removed from the West and East faces. The slab that the garage sat on was severely cracked and the slab of the additional bay had settled to a different elevation than the original 2-stall bay. Due to structural safety concerns, the original structure was demolished. All brick and clay roofing tiles were salvaged, cleaned and repurposed in the construction of the porch/entry columns and new garage roof.

It was important to us to maintain the aesthetic design of the garage and decided to utilize architectural design cues from the main residential structure. The structure was designed to be 4 bays wide to allow for the creation of North and South projections that have vertical continuation through the dormers. This mimics the tower-like elements and proportions of the residence. The soffit is 2 feet to maintain similar proportions as well.

The material for the structure was also chosen to be as similar to the main residence as possible. The brick is similar style/color to the residence (new, due to quantity required and inability to match 8" and 7 5/8" precisely). The clay tile roof is a combination of new and original clay tiles. Copper was selected for gutters and flashing to maintain consistency with the main residence. Stucco was applied to the dormers and North and South faces above the frieze-board. Beaded fir boards were used for soffit.

Concrete: New driveway, public pedestrian walk, front entry and carriage way walk, porch and steps. All concrete work was treated with a retardant wash to partially expose the aggregate and help maintain the original aged appearance and texture.

Before



Before



Before



Before



Before





After



After



After



After

Before



Before





After



Village of River Forest
Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: August 19, 2021

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: June and July 2021– 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 June and July 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 June 2021.

Date Issued	Permit Number	Address	Description
6/3/2021	22-0008	7900 Division St	Replace existing plumbing fixtures in 2nd floor bathrooms. Tile wall replacement.
6/18/2021	22-0019	815 Forest Ave	exterior structural repair repair 2 exterior walls/ framing / shoring / insulation/ stucco
6/2/2021	22-0145	1105 Park Ave	Installation of 320' of 6' high wood fence
6/23/2021	22-0190	7574 Division St	Grind & Tuckpoint the southeast corner of building.

6/10/2021	22-0221	632 Franklin Ave	Install RPZ for Lawn Sprinkler System and do some repair work.
6/9/2021	22-0251	558 Franklin Ave	A photo shoot for a prescription medicine on June 17th + 18th, 2021 from 7 am to 9 pm each day. 30 people. We will have a motorhome, 2 trucks, a van, and 25 crew cars. We will park as many vehicles in the driveway as possible. All other vehicles will park on the west side of Franklin Ave from Oak Ave to 530 Franklin Ave (we will not park in the student loading zone.)
6/17/2021	22-0253	633 Keystone Ave	22 feet of milled stockade fence on SE corner of property with post set in concrete
6/17/2021	22-0254	7400 Augusta St, Christopher Center Rm. 248	Relocate existing fixtures. Install 10 new quad power receptacles on 4 new circuits. Install 6 new quad data receptacles. Install one AV device and relocate one AV device.
6/15/2021	22-0255	7400 Augusta St, Kretzmann Hall	Extend miscellaneous existing devices for new drywall work.
6/26/2021	22-0259	615 Lathrop Ave	Private social & athletic club. Event will be held on lawn and inside clubhouse.
6/21/2021	22-0278	1445 Franklin Ave	Install 1" RPZ on water line for outside sprinkler and run drain line for air gap
6/24/2021	22-0285	632 William St	We would like to replace our delapidated wooden fence between our house at 632 William and 628 William. Using same dimensions and material as the fence currently in place. We have received approval and thanks from our neighbor at 628 William. We are on the corner of Oak and William and back up to an alley however this fence does not abut those areas.
6/25/2021	22-0356	615 Thatcher Ave	New and replacement fence in back yard
6/24/2021	22-0051	1138 Franklin Ave	Demolition areas pertaining to permit 22-0051. No construction allowed under this permit.
6/30/2021	22-0377	343 Gale Ave	Installation of 35' of 4' high wood fence and 102' of 6' high wood fence

The following permits were issued for significant properties or in the Historic District during the month of July 2021.

Date Issued	Permit Number	Address	Description
7/1/2021	21-0174	7900 Division St	REPLACE GYM AIR HANDLER UNITS
7/1/2021	22-0037	7400 Augusta St	Kretzmann - interior remodeling remove and reinstall exit sign, wood grill installation, emergency light, new wooden screen, renovation 2nd face
7/8/2021	22-0039	7400 Augusta St	Christopher center - library remodel
7/13/2021	22-0051	1138 Franklin Ave	interior demo and reconstruction Remodeling of existing kitchen and Powder room. Replacement of windows/doors in Kitchen and Breakfast room
7/7/2021	22-0148	825 Bonnie Brae Pl	Underground Lawn Sprinkler System
7/9/2021	22-0152	819 Thatcher Ave	Install new electrical service.
7/24/2021	22-0261	615 Lathrop Ave	Local private social & athletic club. Event will take place on the lawn with some indoors.
7/10/2021	22-0262	615 Lathrop Ave	Private & social club. Event will take place in lawn and some indoors.
7/8/2021	22-0271	7900 Division St, Power Hall	Elevator modernization.
7/13/2021	22-0348	7985 Lake St	replace 25' of shadow box fence (cedar), add electric powered gate for 14' driveway opening, add 30" pedestrian gate to north side of driveway gate. *****Gates are 14' wide opening two 7' gates, 6' high with cedar inlay, operate with two Liftmaster swing gate and post and operator motors
7/21/2021	22-0363	7985 Lake St	installing Fence and Gate
7/12/2021	22-0412	7574 Division St	Demo permit - to allow for only site work associated with Permit 22-0022 to begin.
7/27/2021	22-0413	1407 Bonnie Brae Pl, 1407 Bonnie Brae PL	Front Yard Flood Control Spears 6inch check valve with 10inch access with 6inch clean out in front . Scope of work has changed. Only replacement of 16' of pipe with cleanout.
7/13/2021	22-0444	7574 Division St	Event outdoors in the parking lot. It is a memorial service and celebration of the life of Sister Michelle Germanson.
7/21/2021	22-0471	1108 Park Ave	Block party- 1100 block of Park Avenue

7/27/2021	22-0493	553 Thatcher Ave	22 feet of interior drain tile, sump pump system (existing discharge)
-----------	---------	------------------	---



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

MEMORANDUM

Date: July 8, 2021

To: Cathy Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Acting Village Administrator

Subj: Building & Zoning Report – June, 2021

Permit and Real Estate Transfer Activity Measures

The Village issued 104 permits during this reporting period. Year-to-date revenue for FY 2022 is \$62,910, which is 9.9% of the revenues budgeted for FY 2022.

Real Estate Transfers

	June 2021	June 2020	FY 2022 YTD Total	FY 2021 Total
Transfers	37	24	66	276

Residential Property Demolition

	June 2021	FY 2022 YTD Total	FY 2021 Total	FY 2020 Total
Residential Demolitions	0	0	4	5

Address **Architectural Significance**
n/a

Planned Development Project/Development Review Board Updates

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

Approved:

- 7574 Division Street – This project was approved June 28, 2021. From the date of approval the applicant has nine months to obtain a building permit, 15 months to commence construction, and 18 months to complete construction. It is anticipated that a building permit will be issued in July

and work will commence immediately following the issuance of the permit. A project website has been established (www.vrf.us/trinity).

- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).

Pending

- 400 Ashland Avenue – The property owner appeared before the Development Review Board on February 18, 2021 regarding a pending application for a major amendment to an existing planned development to convert a portion of the building from commercial to residential space. The applicant returned to the Development Review Board on May 6, 2021 to request, and was granted, and application requirement waiver. The applicant also held a resident meeting in person and via Zoom on February 24, 2021. A technical review meeting was held in June and a public hearing is anticipated in August. A project website has been established (www.vrf.us/400ashland) for more information about the project and application.
- 735 Lathrop Avenue – River Forest Public Library has been working with Staff regarding a pending application for a major amendment to an existing planned development to move HVAC equipment to the ground level on the north side of the building in a masonry enclosure. The applicant held a resident meeting on April 28, 2021, introduced the project to the Village Board of Trustees on May 10, 2021, and appeared before the Development Review Board for a pre-filing conference on June 3, 2021. A project website has been established (www.vrf.us/rflibrary) for more information about the project and application.

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- 346 Park Avenue: The public hearing for the requested variation was opened on September 10, 2020 and continued to January 14, 2021 at the petitioner's request. The public hearing concluded on January 14, 2021, and the Zoning Board of Appeals adopted Findings of Fact at its February meeting. It is anticipated that this matter will be presented to the Village Board for consideration at a future meeting for a final vote in August/September, 2021.



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

MEMORANDUM

Date: August 4, 2021

To: Cathy Adduci, Village President
Village Board of Trustees

From: Lisa Scheiner, Acting Village Administrator

Subj: Building & Zoning Report – July, 2021

Permit and Real Estate Transfer Activity

The Village issued permits at properties during this reporting period. In examining permit activity data, please note the Village's new permitting system is tracking permit activity by property address rather than by permit type. In other words, there can be one permit issued for a home addition that would encompass the building, electrical, and plumbing permits in one record. This is a change from the previous system which tracked permit activity by permit type. Year-to-date revenue for FY 2022 is \$108,899, which is 17.2% of the revenues budgeted for FY 2022.

Real Estate Transfers

	July 2021	July 2020	FY 2022 YTD Total	FY 2021 Total
Transfers	28	27	94	276

Residential Property Demolition

	July 2021	FY 2022 YTD Total	FY 2021 Total	FY 2020 Total
Residential Demolitions	1	1	4	5

<u>Address</u>	<u>Architectural Significance</u>
547 William	n/a

Planned Development Project/Development Review Board Updates

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

Approved:

- 7574 Division Street – This project was approved June 28, 2021. From the date of approval, the applicant has nine months to obtain a building permit, 15 months to commence construction, and 18 months to complete construction. A demolition permit has been issued. The applicant provided revised construction plans in late July and final review comments are anticipated in early August. Staff anticipates that a permit will be issued in early August. A project website has been established (www.vrf.us/trinity).
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. The developer has re-submitted building plans in response to the last round of review comments and the plans are under review. Project updates are available on the Village's website (www.vrf.us/lakeandlathrop).

Pending

- 400 Ashland Avenue – The property owner appeared before the Development Review Board on February 18, 2021 regarding a pending application for a major amendment to an existing planned development to convert a portion of the building from commercial to residential space. The applicant returned to the Development Review Board on May 6, 2021 to request, and was granted, and application requirement waiver. The applicant also held a resident meeting in person and via Zoom on February 24, 2021. A technical review meeting was held in June and a public hearing is scheduled on August 5. A project website has been established (www.vrf.us/400ashland) for more information about the project and application.
- 735 Lathrop Avenue – River Forest Public Library has been working with Staff regarding a pending application for a major amendment to an existing planned development to move HVAC equipment to the ground level on the north side of the building in a masonry enclosure. The applicant held a resident meeting on April 28, 2021, introduced the project to the Village Board of Trustees on May 10, 2021, and appeared before the Development Review Board for a pre-filing conference on June 3, 2021. A project website has been established (www.vrf.us/rflibrary) for more information about the project and application.

Zoning Board of Appeals Updates

Below please find a summary of the activities of the Zoning Board of Appeals:

- 346 Park Avenue: The public hearing for the requested variation was opened on September 10, 2020 and continued to January 14, 2021 at the petitioner's request. The public hearing concluded on January 14, 2021, and the Zoning Board of Appeals adopted Findings of Fact at its February meeting. It is anticipated that this matter will be presented to the Village Board for consideration at a future meeting for a final vote in September, 2021.