



## **PUBLIC NOTICE**

A meeting of the Historic Preservation Commission set for July 26, 2017 at 7:00 p.m. in the 1<sup>st</sup> Floor Conference 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 – June 28, 2017
- IV. Consideration of Historic Property Modifications and Applications for Certificates of Appropriateness
- V. Presentation of the 2017 Historic Preservation Awards
- VI. Review of Ongoing Commissioner Assignments
- VII. Discussion regarding Proposed River Forest Historic Preservation Map
- VIII. Discussion regarding Road Construction on Chicago Avenue
- IX. Other Business
- X. Adjournment

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

**June 28, 2017**

A meeting of the Historic Preservation Commission was held on June 28, 2017 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 6:56 p.m. Upon roll call, the following persons were:

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

Absent: Commissioner Prestes

Also Present: Management Analyst Jon Pape

**II. PUBLIC TESTIMONY**

No public testimony was heard.

**III. APPROVAL OF MEETING MINUTES**

No comments were heard in regards to the June 1, 2017 meeting minutes.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Graham-White to approve the minutes of the June 1, 2017 Historic Preservation Commission meeting.

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

NAYS: None.

Motion Passes.

**IV. CONSIDERATION OF HISTORIC PROPERTY MODIFICATIONS AND APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

No applications were heard.

**V. CONSIDERATION OF NOMINATIONS FOR THE 2017 HISTORIC PRESERVATION AWARDS**

Management Analyst Jon Pape shared with the Commission that two applications had been received, for 558 Franklin and 146 Keystone.

Historic Preservation Commission Meeting Minutes  
June 28, 2017

Commissioner Graham-White stated that she felt 558 Franklin had done a fabulous job and the Commission recollected the application process and helping the property through the process. The Commissioners agreed that it was very well done.

Chairman Zurowski shared that he had the opportunity go into 146 Keystone and informed the commission that the property owners had been working on it for a long time. He stated that the work was historically accurate and was overall a very good process. He commended the attention to detail. Chairman Zurowski said he would strongly support an award for both homes.

Management Analyst Jon Pape read the descriptions of the different award categories aloud.

The Commission discussed which categories the awards may best fit into. Ultimately the Commission agreed that both properties were deserving of the Laurel McMahon Restoration Award citing the dedication, time spent and attention to historical detail.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Pritz to award 146 Keystone and 558 Franklin the Laurel McMahon Restoration Award.

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

NAYS: None.

Motion Passes.

## **VI. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS**

The Commission proceeded to agenda item VII.

Commissioner Popowits expressed that he would have Management Analyst Pape help him forward the photos he had of some of the homes to Commissioner Raino-Ogden. Commissioner Raino-Ogden will handle the photography.

Commissioner Popowits is working on a third presentation and is looking for other opportunities to present the first two.

Commissioner Graham-White provided an update on at-risk properties. She shared that 1123 Franklin has been on and off the market advertised as a teardown. She stated that the property is contingent and that it is an uninhabitable. Management Analyst Pape said he would look into it with the Village. Furthermore, Commissioner Graham-White shared that the J. Kibben Ingalls, 562 Keystone, was still contingent. Finally, 914 Ashland, was newly on the market.

Management Analyst Pape shared that the website is still in draft stages. He stated that it would be shared once we got to the pieces concerning the Historic Preservation Commission's page.

Commissioner Franek informed the Commission that the person who previously handled the Certified Local Government status applications for the state has retired. He did contact someone

Historic Preservation Commission Meeting Minutes  
June 28, 2017

who is handling this in the interim, but he is told that applications are not being processed at this time due to other state issues.

Chairman Zurowski stated that he plans to take the draft of the map to President Adduci and then see if she would like to take it to the Village Board.

The Commission discussed possible further education efforts, efforts with surrounding communities, and organizing local walks possibly leveraging the map brochure.

The Commission decided to add the list of previous Historic Preservation Award winners to the draft map.

## **VII. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP**

Chairman Zurowski noted that Commissioner Pritz edited the map draft which was then proofread by Commissioner Franek.

Various edits to the map were discussed. This included collectively coming to a consensus and fact checking for accuracy.

Commissioner Raino-Ogden inquired on the funding for the brochure and asked if it made sense to sell ad space in the brochure. The Commission inquired if that would create more issue for the Village to Administer. Management Analyst Pape stated that he would look into it.

The Commission further discussed what process should be followed for notifying the property owners of homes on the Map. The Commission noted that a Map already available at the Frank Lloyd Wright Trust includes many of the homes on the draft of the River Forest Map. The Commission agreed to draft a letter to notify the residents of the project and congratulate them on their selection for the map. The map will add the disclaimer for visitors to be respectful of private residences. Management Analyst Pape stated that he would draft the notification.

Chairman Zurowski asked Commissioner Franek to write a welcome or introduction statement for the brochure.

The Commission then returned to agenda item VI.

## **VIII. OTHER BUSINESS**

Commissioner Raino-Ogden informed the Commission that he and resident Mark Witt of 700 William will be presenting their plans for a special lamp post on this block to the Village Board of Trustees on July 10<sup>th</sup>. Management Analyst Pape stated that the biggest issue was the residents replacing a current Village lamppost and replacing it with this private structure in the right-of-way.

The Commission agreed that due to conflicts, the next month's meeting would be held on Wednesday July 26<sup>th</sup>.

Historic Preservation Commission Meeting Minutes  
June 28, 2017

**IX. ADJOURNMENT**

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Raino-Ogden to adjourn the June 28, 2017 meeting of the Historic Preservation Commission at 8:09 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

\_\_\_\_\_  
Jonathan Pape  
Management Analyst

Approved:

\_\_\_\_\_  
Tom Zurowski, Chairman  
Historic Preservation Commission

\_\_\_\_\_  
Date

Village of River Forest  
Historic Preservation Commission  
Historic Homes Map Project



Draft of Content  
June 28, 2017

## **Opening Statement**

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 and 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.

Presented by:

River Forest Historic Preservation Commission

For additional information, please see our website and comprehensive architectural survey (insert)

- 1) **559 Ashland**  
**Frank Lloyd Wright**  
**Arthur Davenport House**



**Arthur Davenport House (1901)**

559 Ashland

*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.*

---

- 2) **526 Ashland**  
**William Drummond and Louis Guenzel**  
**River Forest Women's Club**



**River Forest Women's Club (1913)**

526 Ashland

*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 was established in the RF Public Library, which was also designed by Drummond, and Drummond's wife was a club member.*

*Discrepancy regarding the establishment timeline with the library. Pritz to look at it.*

---



3) **515 Auvergne**  
**Frank Lloyd Wright**  
**William Winslow House and Stables**



**William Winslow House (1893)**

515 Auvergne Place

\*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 Victorian architecture.*

---

4) **628 Bonnie Brae**  
**Charles A. Purcell**  
**Charles Purcell House**



**Charles Purcell House (1909)**

628 Bonnie Brae

*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.*

---

5) **601 Bonnie Brae**  
**Tallmadge & Watson**  
**Elias Day House**



**Elias Day House (1907)**

601 Bonnie Brae

*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.*

---

6) **719 Clinton**  
**John S. Van Bergen**  
**Seth Rhodes House**



**Seth Rhodes House (1916)**

719 Clinton

*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.*

---

7) **603 Edgewood**  
**Frank Lloyd Wright**  
**Isabel Roberts House**



**Isabel Roberts House (1908)**

603 Edgewood

*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.*

---

8) **559 Edgewood**  
**William Drummond**  
**William Drummond House**



**William Drummond Home (1910)**

559 Edgewood

\*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 example of a prairie style house not designed by Frank Lloyd Wright.*

---



9)      **555 Edgewood**  
         **William Drummond**  
         **Ben Badenough House**



**Ben Badenough House (1945)**

555 Edgewood

*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.*

---

10)     **530 Edgewood**  
         **Frank Lloyd Wright**  
         **Chauncey Williams House**



**Chauncey Williams House (1895)**

530 Edgewood Place

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

---

- 11)     **511 Edgewood**  
          **Unknown**  
          **David Cunningham Thatcher House**



**David Cunningham Thatcher House (1858)**

511 Edgewood

*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 around 1900.*

---

- 12)     **1044 Forest**  
          **Spencer S. Beman Jr.**  
          **Verna Ross Orndorff House**



**Verna Ross Orndorff House (1929)**

1044 Forest

*The house is built in a French Eclectic / Norman architectural style with Romanesque influences. The Normandy style emanated from farm houses located in Normandy, France.*

*Consideration for altering text to eliminate redundancy of French/Normandy.*

---

**13) 1010 Forest**  
**Purcell & Elmslie**  
**Henry Einfeldt House**



**Henry Einfeldt House (1915)**

1010 Forest

*Contemporaries of Frank Lloyd Wright, Purcell and Elmslie were widely commissioned practitioners of the Prairie Style. The Henry 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 with very conventional houses and very conventional minded people."*

---

**14) 1223-1227 Franklin**  
**N/A**  
**Doublemint Houses**



**DoubleMint Houses (1955)**

1223-1227 Franklin

*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.*

---



**15) 915 Franklin**  
**Olsen & Urbain**  
**Grunow House / Accardo House**



**Grunow / Accardo House (1929)**

915 Franklin Avenue

*Designed in 1929 by Olsen and Urbain, and built by the Buurma Brothers, this large-scale Tudor mansion was originally the home of William Grunow, an early radio pioneer. Its most famous resident was Anthony Accardo, longtime organized crime kingpin who is credited with devising the national commission of regional families to internally settle disputes. In recent years, it is known for its elaborate display of holiday lights.*

---

**16) 751 Franklin**  
**Talmadge & Watson**  
**John Piggott House**



**John Piggott House (1909)**

751 Franklin

Talmadge and Watson designed this unusual, cruciform plan bungalow with over hanging eaves, which was featured in "House Beautiful" in 1911. The east facing, summer "living porch" is a feature of many of the Prairie School designs of the era.

---

17)     **1103 Keystone**  
          **Meyer & Cook**  
          **Joseph J. Butler House**



**Joseph J. Butler House (1925)**

1103 Keystone

*This exotic Spanish Renaissance house typifies the revival of romantic styles in the 1920s.*

---

18)     **727 Keystone**  
          **Spencer & Powers**  
          **Pellet House**



**C.S. Pellet House (1915)**

727 Keystone

*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.*

---



**19) 720 Keystone**  
**H.G. Fiddelke**  
**Joseph J. Arnold House**



**John J. Arnold House (1916)**

720 Keystone

*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.*

---

**20) 706 Keystone**  
**E.E. Roberts**  
**John Jackson House**



**The John Jackson House (1900)**

706 Keystone

*A distinctive E.E. Roberts design, illustrating the evolution of the Queen Anne style by incorporating strong geometric influences and Craftsman detailing.*

---

21) **606 Keystone**  
**E.E. Roberts**  
**C.C. Collins House**



**C.C. Collins House (1906)**

606 Keystone

*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.*

---

22) **562 Keystone**  
**Frank Lloyd Wright**  
**J. Kibben Ingalls House**



**J. Kibben Ingalls House (1909)**

562 Keystone

*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 Drummond (1926) and John Tilton (1981), the street view of house has remained completely intact.*

---

**23) 530 Keystone**  
**Robert Spencer**  
**John W. Broughton House**



**John W. Broughton House (1909)**

530 Keystone Ave.

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

---

**24) 518 Keystone**  
**Unknown**  
**Solomon Thatcher Jr. House**



**Solomon Thatcher, Jr. House (1874)**

518 Keystone Avenue

*Designed in 1874 by an unknown architect, the Solomon Thatcher, Jr. House is one of the oldest surviving homes in the Village. Originally designed as 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, as well as cladding the exterior with white stucco. A twenty-first century restoration has painstakingly returned much of the exterior to its original form.*

---



25)     **517 Keystone**  
         **Drummond and Guenzel**  
         **John A. Klasert House**



**John A. Klesert House (1915)**

517 Keystone

*The John Klesert house, designed by William Drummond, represents a prairie interpretation of a traditional 4-square home with a central fireplace. The house is well-proportioned with a unique diamond shaped attic window.*

---

26)     **344 Keystone**  
         **Unknown**  
         **William F. Blocki House**



**Wm. Blocki House (1883)**

344 Keystone

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

*Change made per homeowner contact with Zurowski.*

---

27) **306 Keystone**  
**Unknown**  
**William Hatch House**



**William Hatch House (1882)**

306 Keystone

\*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.*

---

28) **7970 Lake**  
**William Drummond**  
**River Forest Methodist Church**



**River Forest Methodist Church (1912)**

7970 Lake

*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.*

---



**29) 735 Lathrop  
Drummond  
River Forest Library**



**River Forest Library (1928)**

735 Lathrop

*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.*

---

**30) 615 Lathrop  
Frank Lloyd Wright  
River Forest Tennis Club**



**River Forest Tennis Club (1906)**

615 Lathrop

*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.*

---

**31) 926 Park**  
**Robert C. Spencer**  
**Robert Spencer House**



**Robert C. Spencer House (1905)**

926 Park

*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.*

---

**32) 7218 Quick**  
**Talmdage & Watson**  
**Lozier House**



**Lewis H. Lozier House (1906)**

7218 Quick Avenue

*Talmdage 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.*

---

- 33)    **738 Thatcher**  
         **Unknown**  
         **Abraham Hoffman House, Trailside Museum**



**Abraham Hoffman House or Trailside Museum (1874)**

738 Thatcher

*This building is one of two grand Italianate villas in River Forest that were commissioned by Abraham Hoffman, one of the village's most prominent early citizens. Established in 1931, the Trailside Museum of Natural History was the first public nature education facility of the Cook County Forest Preserves.*

---



## **SIGNIFICANT PARKS AND MONUMENTS**

### **\*To be noted on Map**

- Washington Triangle Park – Jens Jensen
- Washington Square Park – Jens Jensen
- Keystone Park – Jens Jensen
- Edmund A. Cummings Memorial – Charles White

## **SIGNIFICANT INSTITUTIONAL BUILDINGS**

### **\*To be noted on Map**

- Mazzuchelli Hall (Dominican University) – Ralph Adams Cram
- Lewis Hall (Dominican University) – Ralph Adams Cram
- Mother Emily Power Hall (Dominican University) – Ralph Adams Cram
- Grace Lutheran Church – Tallmadge and Watson

## **HISTORIC PRESERVATION AWARD WINNERS**

2009	45 Keystone	Mike and Sharon Lennox	Streetscape Compatibility
2009	1516 Franklin	Ivan Ivanov	Award of Merit
2009	8011 Oak		Award of Merit
2009	542 Edgewood	Kim Fields	Streetscape Compatibility
2009	223 Gale		Adaptive Reuse
2010	Train Station	Housed in the RF Park District building	Adaptive Reuse
2010	1045 Jackson	Deogracias Residence	Award of Merit
2010	735 Thatcher	Mastbrook Residence	Restoration Award
2010	1001 Jackson	Kieselstein	Architectural Details
2010	315 Forest	John Dzuryak	Architectural Compatibility
2010	Waller Gates		Restoration Award
2010	610 Thatcher	Ray & Ann Berens	Architectural Compatibility
2011	605 Ashland	Mitka Residence	Streetscape Compatibility
2011	210 Gale	Maychruk Residence	Award of Merit
2012	558 William	Synder Residence & Mark Zinni Architects	Award of Merit
2012	702 Forest	DeWitte Residence & Raino-Ogden Architects	Award of Merit
2012	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
2015	706 Park	Tim & Karen Ryan	Renovation
2016	914 Lathrop	Wade Weissmann Architecture	Renovation
2016	138 Keystone	Stewart Weiner & Betsy Kvam	Architectural Details
2017	146 Keystone	David and Marihelen Burns	Laurel McMahon Restoration Award
2017	558 Franklin	Tim and Emily Ruby	Laurel McMahon Restoration Award

## **BUILDINGS BY SIGNIFICANT ARCHITECTS AND BUILDERS**

**\*To be color coded on Map**

**Edits highlighted below per Graham-White**

### **SPENCER S. BEMAN**

1044	Forest
------	--------

### **BENEDICT J. BRUNS**

1531-57	Monroe
7221-27	Thomas
503-11	William

### **BUURMA BROTHERS**

807	Ashland	925	Bonnie Brae	1039	Franklin
814	Ashland	930	Bonnie Brae	1046	Franklin
846	Ashland	931	Bonnie Brae	1112	Franklin
923	Ashland	934	Bonnie Brae	1122	Franklin
1030	Ashland	935	Bonnie Brae	1123	Franklin
1031	Ashland	941	Bonnie Brae	1131	Franklin
1047	Ashland	806	Clinton	1137	Franklin
1105	Ashland	810	Clinton	1138	Franklin
1123	Ashland	826	Clinton	1145	Franklin
1130	Ashland	830	Clinton	818	Harlem
1138	Ashland	900	Clinton	806	Jackson
802	Bonnie Brae	905	Clinton	814	Jackson
803	Bonnie Brae	908	Clinton	815	Jackson
811	Bonnie Brae	909	Clinton	831	Jackson
814	Bonnie Brae	914	Clinton	839	Jackson
815	Bonnie Brae	915	Clinton	1433	Keystone
820	Bonnie Brae	918	Clinton	815	Lathrop
821	Bonnie Brae	919	Clinton	914	Lathrop
824	Bonnie Brae	924	Clinton	923	Lathrop
830	Bonnie Brae	930	Clinton	1221	Monroe
831	Bonnie Brae	934	Clinton	1231	Monroe
835	Bonnie Brae	935	Clinton	1015	Park
836	Bonnie Brae	946	Clinton	1023	Park
840	Bonnie Brae	947	Clinton	1044	Park
841	Bonnie Brae	838	Franklin	1105	Park
903	Bonnie Brae	847	Franklin	1210	William
909	Bonnie Brae	915	Franklin	1220	William
914	Bonnie Brae	927	Franklin	1226	William
919	Bonnie Brae	1022	Franklin	1232	William
920	Bonnie Brae	1029	Franklin	1240	William
924	Bonnie Brae	1036	Franklin		

**JEROME CERNY**

7425	Berkshire
1402	Clinton
7849	Greenfield
7900	Greenfield

**WILLIAM DRUMMOND**

847	Ashland
535	Edgewood
555	Edgewood
559	Edgewood
560	Edgewood
517	Keystone
619	Keystone
735	Lathrop
7234	Quick
7970	Lake
7623-7629	Lake
7753-7771	Lake

**HENRY FIDDELKE**

726	Clinton
751	Clinton
755	Clinton
720	Keystone

**HENRY HOGANS**

609	Clinton	722	William	742	William
617	Clinton	723	William	743	William
625	Clinton	726	William	746	William
707	William	727	William	747	William
710	William	730	William	750	William
711	William	731	William	751	William
714	William	734	William	754	William
715	William	735	William	755	William
718	William	738	William		
719	William	739	William		

**HENRY HOLSMAN**

7200 – 14	Oak
7314	Oak

**CARL J. KASTRUP**

500-510	Bonnie Brae
1406	Harlem
7203	LeMoyne

**KECK AND KECK**

1409	Thatcher
------	----------

**HENRY H. MAHLER**

7623-7629	Lake
7314	Oak

**ARTHUR MAIWURM**

1036	Franklin
------	----------

**GUYS AND McCLINTOCK**

807	Keystone
1010	Forest
1111	Forest
7551	Quick

**OLSEN AND URBAIN**

915	Franklin
-----	----------

**EDWARD PROBST**

1037	Forest
------	--------

**PURCELL AND ELMSLIE**

628	Bonnie Brae
1010	Forest
1338	Park

**HARRY ROBINSON**

930	Ashland	731	William	722	William
633	Bonnie Brae	735	William	726	William
715	Clinton	739	William	730	William
707	William	743	William	734	William
711	William	747	William	738	William
715	William	751	William	742	William
719	William	710	William	746	William
723	William	714	William	750	William
727	William	718	William	754	William

**ROBERT SPENCER**

742	Franklin
530	Keystone
727	Keystone
807	Keystone
743	Park
926	Park

**TALLMADGE AND WATSON**

562	Ashland	737	Keystone
601	Bonnie Brae	601	Park
7300	Division	1108	Park
519	Edgewood	1114	Park
751	Franklin	1120	Park
830	Franklin	7218	Quick
838	Franklin		

**JOHN S. VAN BERGEN**

734	Bonnie Brae
609	Clinton
625	Clinton
719	Clinton
730	Clinton

**VIEROW BROTHERS**

1047	Keystone
335	Ashland

**CHARLES WHITE**

815	Ashland
750	Clinton
606	Thatcher
7214	Quick

**FRANK LLOYD WRIGHT**

559	Ashland
515	Auvergne
530	Edgewood
603	Edgewood
562	Keystone
615	Lathrop

**R. HAROLD ZOOK**

1426	Jackson
1419	Keystone

**E.E. ROBERTS**

539	Thatcher
606	Keystone
706	Keystone



## MEMORANDUM

**DATE:** July 26, 2017

**TO:** Historic Preservation Commission

**FROM:** Jon Pape, Management Analyst

**SUBJECT:** Chicago Avenue Resurfacing

---

The Village of River Forest is planning to resurface Chicago Avenue between Thatcher Avenue and Harlem Avenue during the 2018 calendar year. Similar to the work that was recently completed along Division Street, the top layer of roadway pavement will be removed and replaced and the sidewalk ramps at intersections will be reviewed for compliance with the standards set by the Americans with Disability Act (ADA). Those that do not comply will be replaced.

In addition to this standard scope of work, Village Staff has requested that the consultant also review traffic patterns at three specific locations along this corridor:

- Keystone/Forest @ Chicago – the concern at this location is speeding
- Jackson @ Chicago – the concern at this location is pedestrian safety
- Bonnie Brae @ Chicago – the concern at this location is improper lane usage and traffic backup

These three areas of concern have come up at previous Village Board and Traffic and Safety Commission Meetings. It was Staff's intent to incorporate review of these issues within the context of the entire Chicago Avenue corridor.

The Village's Design Engineer has performed traffic observation and reviewed accident and speed data provided by the River Forest Police Department. Their recommendations are to install curb "bump-outs" at the following locations:

- Chicago @ Keystone
- Chicago @ Jackson
- Chicago @ Bonnie Brae (south side/eastbound traffic only)

As part of the permit process, the Illinois Department of Transportation (IDOT) has requested that a letter of no objection be provided from the Historic Preservation Commission due to the fact that the area is within a Historic District.

Please note that the Traffic and Safety Commission recently met to discuss all traffic and safety-related aspects to this project and the item will also be placed on a future Village Board Meeting agenda.

**Attachments:** Chicago Avenue Corridor Exhibit







# CHICAGO AVENUE TRAFFIC OBSERVATION MEMORANDUM

FROM  
THATCHER AVENUE TO HARLEM AVENUE  
Section No.: 17-00099-00-RS



*Prepared for:*

The Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305  
p: 708.714.3551

*Prepared by:*

Bollinger, Lach & Associates, Inc.  
333 Pierce Road, Suite 200  
Itasca, Illinois 60143  
p: 630-438-6400

July 12, 2017

CONSULTING  
ENGINEERS



**Bollinger, Lach & Associates, Inc.**  
333 Pierce Road, Suite 200 ■ Itasca, IL 60143  
630 438 6400 ■ FAX 630 438 6444 ■ [www.bollingerlach.com](http://www.bollingerlach.com)

■ ILLINOIS  
■ INDIANA  
■ WISCONSIN



## MEMORANDUM

### **CHICAGO AVENUE IMPROVEMENT**

#### ***TRAFFIC OBSERVATION***

*(July 12 2017)*

## 1 INTRODUCTION

This memorandum summarizes the traffic observation and vehicle movements conducted by Bollinger, Lach & Associates, Inc. (BLA) for multiple intersections along the Chicago Avenue corridor. The observations were conducted at the intersections of Bonnie Brae, Jackson Avenue, and William Street. Based on our findings and subsequent investigations into vehicle speeds and turning movements, we are providing our recommendations to the Village of River Forest in order to determine preferred traffic calming measures for Chicago Avenue between Thatcher Avenue and Harlem Avenue.

## 2 BACKGROUND

Chicago Avenue is a two lane residential roadway with parking lanes on either side from Thatcher Avenue to Harlem Avenue. The intersection of Lathrop Avenue is controlled via a Village owned traffic signal. The intersections of Park Avenue and William Street are 4-way stop controlled intersection with the remaining intersections along the corridor being 2-way stop control with the stop on the intersecting side roads. Multiple roads intersecting Chicago Avenue are offset from the north to south.

The Village of River Forest has received reports and has identified areas of concern along Chicago Avenue between Thatcher Avenue and Harlem Avenue:

- *Pedestrian safety at the corner of Jackson Avenue and Chicago Avenue*
- *Improper lane usage (ex. passing vehicles in parking lanes)*
- *Vehicles speeding through the west end of the Chicago Avenue Corridor*
- *Vehicle staking near the east end of Chicago Avenue*

## 3 OBSERVATION

Between the dates of May 17, 2017 and May 23, 2017 BLA performed 6 hour manual traffic counts at three different intersections along the Chicago Avenue Corridor. The intersections where the counts were performed are as follows:

1. Bonnie Brae and Chicago Avenue
2. William Street and Chicago Avenue
3. Jackson Avenue and Chicago Avenue

The traffic at each intersection was observed between the hours of 6:00 am to 9:00 am and then again between 3:30 pm to 6:30 pm. The hours of observation were determined based on the surrounding school schedules and peak commuting hours along Chicago Avenue. The movement of vehicles, pedestrians, and bicyclists were recorded. The emphasis of the traffic observation counts was to obtain physical data and information regarding vehicles improperly utilizing the existing parking lanes as a passing lane. Below is a summary of the intersection observations at each intersection. The recorded traffic counts are provided in the attached *Summary of Traffic Survey* tables.

***Bonnie Brae and Chicago Avenue:***

The intersection of Bonnie Brae and Chicago Avenue produced a significant number of vehicles utilizing the parking lanes to pass turning vehicles, both in the morning and afternoon observation periods. The largest number of improper usage of the parking lane occurred during the time period from 5:30 pm to 6:30 pm at a total of 24 vehicles. These vehicles were traveling on Chicago Avenue from Harlem Avenue in the westbound direction and passed in the parking lane to bypass left turning vehicles from Chicago Avenue onto southbound Bonnie Brae.



*Improper Usage of Parking Lane to Bypass Left Turn Movements onto Bonnie Brae*

During the morning hours the Harlem Avenue Traffic Signal produced large congestion on Chicago Avenue in the eastbound direction. The back-ups became significant during the 7:00 am to 8:00 am hour where vehicles were observed extending to Clinton Avenue. The long queues



blocked the Bonnie Brae intersection causing a hazardous sight distance concern for the occasional vehicle crossing Chicago Avenue heading north or south on Bonnie Brae. This became especially high risk when eastbound vehicles attempted to reach the Chicago Avenue Left Turn Lane onto northbound Harlem Avenue to bypass the queued through bound vehicles via the westbound lane of Chicago Avenue. This did not occur on a regular basis but was a point of concern during the observation.



*Eastbound Traffic Resulting on Bonnie Brae Traffic Sight Distance Issues.*

***William Street and Chicago Avenue:***

William Street is a four way stop controlled intersection with the north and south legs of William Street being offset. Even though William Street dead ends at Concordia University to the north, a large amount of pedestrian and bicycle traffic was not observed during the morning and afternoon peak hours. The largest number of users was 13 (11 pedestrians / 2 bicyclists) during the 5:30 pm to 6:30 pm time period (north / south utilization).

Very few vehicles were observed utilizing the parking lanes as a passing lane at the intersection of William Street and Chicago Avenue. During the BLA's traffic observation periods only a total of 3 vehicles improperly utilized the parking lane to pass stationary vehicles. The existing 4-way stop control reduced the number of improper movements because the left turning cars were able to vacate the intersection while oncoming traffic stopped at the stop sign. Significant back-ups were observed in the eastbound direction extending to Monroe Avenue in the 4:30 pm to 5:30 pm which resulted in the improper usage of the parking lane.



*Eastbound queue vehicles on Chicago Avenue at William Street*

***Jackson Avenue and Chicago Avenue:***

Jackson Avenue is a main route for pedestrians to access the Roosevelt Public School, River Forest Public Library, River Forest Tennis Club, and Centennial Park. During the school year and school hours a crossing guard is present assisting the pedestrians across Chicago Avenue. The remainder of the year and outside school hours there is no assistance for the pedestrians crossing Chicago Avenue. There has been a concern raised about the safety of crossing Chicago Avenue at Jackson Avenue, without the crossing guard there is no existing stop control on Chicago Avenue at this location.

BLA observed this intersection while school was in session to obtain an accurate count of vehicles and pedestrians utilizing this intersection. It was observed and confirmed that a majority of the pedestrians and bicyclists passing this intersection are commuting north and south with the heaviest pedestrian traffic of 33 users between 8:00 am and 9:00 am. The crossing guard arrived on site to assist the pedestrians and bicyclists for this peak hour only which results in an unattended intersection the remainder of the day.

***Chicago Avenue Excessive Speeding:***

Vehicles traveling on Chicago Avenue into the Village of River Forest from the west have been observed traveling at high rates of speeds through the residential neighborhood. The existing speed limit on Chicago Avenue is 25 mph. In order to collect physical speed the Village of River Forest Police Department located speed trailers at two locations along Chicago Avenue:

- 7900 Block of Chicago Avenue – East Side Chicago Avenue (Eastbound Lane)
- 7300 Block of Chicago Avenue – West Side Chicago Avenue (Westbound Lane)

The speed trailer placed at the 7900 block of Chicago Avenue recorded vehicle speeds between April 14, 2017 and April 24, 2017. The speed trailer placed the 7300 block recorded speeds between April 29, 2017 and May 11, 2017 and then again from May 15, 2017 to May 20, 2017.

The average speed recorded from the traffic on the west end of the Chicago Avenue Corridor near Thatcher Avenue was 30 mph. However, there were speeds reached of 71 mph with an extensive amount of vehicles traveling 40 mph or above. This holds true for the vehicles recorded on the speed trailer placed at the 7300 block of Chicago Avenue on the east end of the corridor.

#### 4 RECOMMENDATIONS

Based on the traffic pattern observations, the police department provided vehicle speed data, and existing constraints, BLA recommends the following improvements to reduce and eliminate improper lane usage and increasing the safety for both pedestrians and vehicular commuters along Chicago Avenue from Thatcher Avenue to Harlem Avenue.

##### ***Bonnie Brae and Chicago Avenue:***

The intersection of Bonnie Brae experienced the largest number of vehicles improperly using the parking lanes on Chicago Avenue as turn lanes. BLA recommends the implementation of “bump-outs” at the intersection to reduce the concerns and increase the safety of the intersection. Due to the close proximity of Bonnie Brae to Harlem Avenue, the “bump-outs” would be recommended on the south side of Chicago Avenue on the east and west corners of the intersection only. The extension of the “bump-outs” into Chicago Avenue would maintain proper lane usage, reduce the length of roadway pedestrians will cross, and increase the safety of vehicles crossing Chicago Avenue on Bonnie Brae by eliminating the chance for vehicles to travel side by side.

It is not recommended to provide the “bump-outs” on the north side of Chicago Avenue. Currently vehicles in the westbound direction bypass left turning vehicles onto Bonnie Brae by means of the parking lane. By eliminating the vehicles ability to bypass, the queue of vehicles waiting on the left turning vehicle, potentially would affect traffic on Harlem Avenue.

##### ***William Street and Chicago Avenue:***

BLA does not recommend improvements to the intersection of Chicago Avenue and William Street based on the traffic observations performed. There were a minimal amount of vehicles between the peak hours that improperly used the parking lanes as a bypass. In the six hour observation 3 vehicles improperly performed a movement. It is not seen that the benefit of implementing “bump-outs” at this intersection improves or reduces the improper movements.

##### ***Jackson Avenue and Chicago Avenue:***

The cross sectional width of Chicago Avenue (approximately 40 feet) throughout the corridor results in an expansive pedestrian crossing. This is especially a concern at Jackson Avenue where a high volume of pedestrians utilize Jackson Avenue to get to the school and other public Village amenities. This concern is elevated due to the unprotected crossing as a result of a no-stop condition on Chicago Avenue.



To improve the safety of the pedestrians crossing Chicago Avenue at Jackson Avenue is to provide “bump-outs” that protrude into the Chicago Avenue pavement at all four corners of the intersection. The “bump-outs” would replace the parking stall width and extend the sidewalk ultimately reducing the width of crossing Chicago Avenue from 40 feet to 26 feet.

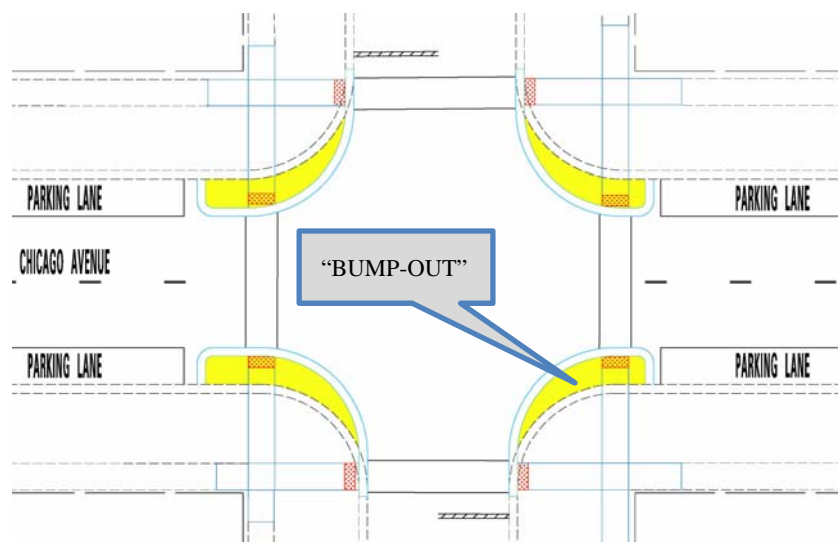
To increase the awareness of vehicles to the crossing pedestrians, it is recommended to implement additional signage proceeding the intersection and at the intersection of Jackson Avenue and Chicago Avenue. Per the MUTCD Section 2B.11 “Yield to Pedestrians” or “Stop to Pedestrians” signage shall be implemented prior to the intersection and within the crosswalk.



### ***Chicago Avenue Excessive Speeding:***

There are multiple elements which could be utilized in the attempt to reduce the speed of vehicles such as speed bumps, speed tables, traffic islands, and additional stop controlled intersection. BLA however, does not recommend these solutions due to maintenance concerns and unwarranted stop control changes at this time.

A traffic calming technique that BLA recommends to reduce the speed of vehicles entering the Village of River Forest from the west is road narrowing. BLA would recommend implementing this technique by the use of “bump-outs” at Keystone Avenue. The “bump-outs” would be placed at the four corners of the intersection extending into the Chicago Avenue pavement. The width of the travel lanes would remain the same but the additional pavement width from the parking lanes would be eliminated at the intersection only. This would not eliminate parking spaces since parking is prohibited near the intersection. To the motorists the roadway would appear narrower resulting in the reduction of their speed.



This memorandum summarizes BLA's traffic observation at multiple locations along Chicago Avenue and provides recommendations to reduce improper vehicle movements. Upon review of the provided recommendations please feel free to contact me to discuss in further detail. If you have any questions, comments, or concerns please feel free to contact me at 630-438-6400 or at [mcesario@bollingerlach.com](mailto:mcesario@bollingerlach.com).

Sincerely,

BOLLINGER, LACH & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'M-Cesario'.

Matt Cesario, P.E.  
Project Manager

*Attachments:*

- 1) Summary of Traffic Observation*



Attachment:

Summary of Traffic Observation




















RIVER FOREST

BOLLINGER, LACH & ASSOCIATES



SUMMARY OF TRAFFIC SURVEY

INTERSECTION: **Chicago Avenue and Bonnie Brae**  
MUNICIPALITY: **Village of River Forest**  
COUNTY: **Cook County**

ROUTE:		TRAFFIC FROM NORTH				TRAFFIC FROM SOUTH				TRAFFIC FROM EAST				TRAFFIC FROM WEST								
		Bonnie Brae			TOTAL	Bonnie Brae			TOTAL	Chicago Avenue			TOTAL	Chicago Avenue			TOTAL					TOTAL EAST AND WEST
		GOING	WEST 	SOUTH 		EAST 	GOING	EAST 		NORTH 	WEST 	GOING		SOUTH 	WEST 	NORTH 						
Time Range	Description	WEST 			SOUTH 		EAST 		EAST 			NORTH 	WEST 				TOTAL NORTH AND SOUTH	SOUTH 	WEST 	NORTH 	TOTAL	NORTH 
6:00-7:00	Vehicles	2	4	5	11	5	3	1	9	20	0	225	0	225	1	201	1	203	428	448		
	Pedestrians		2		2		3		3	5		1		1		4		4	5	10		
	Bicycles		1		1		0		0	1		1		0		1		2				
	Passing in Parking Lane																	1				
7:00-8:00	Vehicles	14	14	4	32	13	5	3	21	53	15	416	6	437	8	523	2	533	970	1023		
	Pedestrians		6		6		5		5	11		4		4		1		1	5	16		
	Bicycles		4		4		2		2	6		2		4		10						
	Passing in Parking Lane																	7				
8:00-9:00	Vehicles	10	32	7	49	23	12	7	42	91	20	317	13	350	5	389	5	399	749	840		
	Pedestrians		5		5		3		3	8		3		3		3		3	6	14		
	Bicycles		0		0		1		1	1		0		4		5						
	Passing in Parking Lane																	7				
3:30-4:30	Vehicles	12	15	8	35	25	18	4	47	82	12	361	14	387	8	441	11	460	847	929		
	Pedestrians		4		4		4		4	8		2		2		2		2	4	12		
	Bicycles		0		0		0		0	0		2		2		2						
	Passing in Parking Lane																	16				
4:30-5:30	Vehicles	12	30	3	45	24	29	0	53	98	10	416	13	439	5	472	12	489	928	1026		
	Pedestrians		4		4		7		7	11		5		5		2		2	7	18		
	Bicycles		0		0		0		0	0		2		3		3						
	Passing in Parking Lane																					
5:30-6:30	Vehicles	9	19	7	35	34	34	1	69	104	20	355	13	388	8	492	7	507	895	999		
	Pedestrians		0		0		3		3	3		1		1		1		1	2	5		
	Bicycles		2		2		1		1	3		2		1		3		6				
	Passing in Parking Lane																					

Date of Traffic Survey: 6 am to 9 am was done on 5/17/2017, 3:30-6:30 pm was done on 5/24/2017

Performed By: KL

Checked By: MC














RIVER FOREST

BOLLINGER, LACH & ASSOCIATES



SUMMARY OF TRAFFIC SURVEY

INTERSECTION: Chicago Avenue and William Street  
MUNICIPALITY: Village of River Forest  
COUNTY: Cook County

ROUTE:		TRAFFIC FROM NORTH				TRAFFIC FROM SOUTH				TRAFFIC FROM EAST				TRAFFIC FROM WEST							
		William Street				William Street				Chicago Avenue				Chicago Avenue							
		GOING				GOING				GOING				GOING							
Time Range	Description	WEST	SOUTH	EAST	TOTAL	EAST	NORTH	WEST	TOTAL	TOTAL NORTH AND SOUTH	SOUTH	WEST	NORTH	TOTAL	NORTH	EAST	SOUTH	TOTAL	TOTAL EAST AND WEST	GRAND TOTAL	
																					
6:00-7:00	Vehicles	1	3	6	10	3	3	1	7	17	0	166	0	166	0	176	3	179	345	362	
	Pedestrians		3		3		0		0	3		1		1		2		2	3	6	
	Bicycles		0		0		0		0	0		0		0		0					
	Passing in Parking Lane																				
7:00-8:00	Vehicles	8	34	13	55	12	19	11	42	97	12	416	8	436	6	466	17	489	925	1022	
	Pedestrians		0		0		0		0	0		2		2		0		0	2	2	
	Bicycles		4		4		1		1	5		2		2		2		4	9		
	Passing in Parking Lane													0		0		0	0		
8:00-9:00	Vehicles	4	28	11	43	16	35	18	69	112	18	379	12	409	10	388	15	413	822	934	
	Pedestrians		3		3		2		2	5		1		1		1		1	2	7	
	Bicycles		0		0		1		1	1		4		5		6					
	Passing in Parking Lane													0		0		0	0		
3:30-4:30	Vehicles	8	29	7	44	29	62	14	105	149	18	468	7	493	9	348	22	379	872	1021	
	Pedestrians		3		3		2		2	5		2		2		3		3	5	10	
	Bicycles		3		3		1		1	4		1		4		9					
	Passing in Parking Lane													0		0		0	0		
4:30-5:30	Vehicles	2	34	5	41	22	41	11	74	115	20	361	8	389	15	489	24	528	917	1032	
	Pedestrians		2		2		5		5	7		3		3		1		1	4	11	
	Bicycles		0		0		3		3	3		1		2		5					
	Passing in Parking Lane													0		0		2	2	2	
5:30-6:30	Vehicles	12	40	3	55	13	53	9	75	130	12	413	9	434	7	502	13	522	956	1086	
	Pedestrians		4		4		7		7	11		1		1		2		2	3	14	
	Bicycles		0		0		2		2	2		4		6							
	Passing in Parking Lane													0		0		1	1	1	

Date of Traffic Survey: 5/18/2017  
Performed By: KL  
Checked By: MC













RIVER FOREST

BOLLINGER, LACH & ASSOCIATES



SUMMARY OF TRAFFIC SURVEY

INTERSECTION: Chicago Avenue and Jackson Avenue  
MUNICIPALITY: Village of River Forest  
COUNTY: Cook County

ROUTE:		TRAFFIC FROM NORTH				TRAFFIC FROM SOUTH				TRAFFIC FROM EAST				TRAFFIC FROM WEST						
		Jackson Avenue				Jackson Avenue				Chicago Avenue				Chicago Avenue						
		GOING				GOING				GOING										
Time Range	Desciption	WEST	SOUTH	EAST	TOTAL	EAST	NORTH	WEST	TOTAL	TOTAL NORTH AND SOUTH	SOUTH	WEST	NORTH	TOTAL	NORTH	EAST	SOUTH	TOTAL	TOTAL EAST AND WEST	GRAND TOTAL
																				
6:00-7:00	Vehicles	1	10	2	13	1	0	0	1	14	5	205	2	212	1	245	3	249	461	475
	Pedestrains		1		1		1		1	2		2		2		1		1		2
	Bicycles		2		2		0		2	0		2		0		2				
	Passing in Parking Lane				0				0	0		0		0		0				
7:00-8:00	Vehicles	8	14	2	24	1	0	1	2	26	10	238	1	249	2	228	25	255	504	530
	Pedestrains		1		1		1		1	2		3		3		7		7		2
	Bicycles		11		11		0		11	1		1		4		11				
	Passing in Parking Lane									0		0		0		0				
8:00-9:00	Vehicles	12	30	3	45	0	0	0	0	45	37	369	4	410	3	373	85	461	871	916
	Pedestrains		13		13		2		2	15		2		2		0		0		15
	Bicycles		18		18		0		18	0		18		1		18				
	Passing in Parking Lane													3		3		0		0
3:30-4:30	Vehicles	10	30	2	42	1	1	2	4	46	12	424	10	446	5	498	24	527	973	1019
	Pedestrains		0		0		5		5	5		0		0		2		2		5
	Bicycles		0		0		5		5	1		1		3		5				
	Passing in Parking Lane									0		0		0		0				
4:30-5:30	Vehicles	6	18	4	28	4	7	1	12	40	5	443	4	452	10	488	7	505	957	997
	Pedestrains		1		1		1		1	2		0		0		1		1		2
	Bicycles		1		1		3		3	1		1		0		4				
	Passing in Parking Lane									0		0		0		0				
5:30-6:30	Vehicles	6	20	6	32	6	12	1	19	51	4	407	6	417	3	561	6	570	987	1038
	Pedestrains		0		0		0		0	0		0		0		0		0		0
	Bicycles		0		0		0		0	1		1		0		0				
	Passing in Parking Lane									0		0		0		0				

Date of Traffic Survey: 5/23/2017  
Performed By: KL  
Checked By: MC





**Village of River Forest**  
**Village Administrator's Office**

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

**MEMORANDUM**

Date: July 20, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: June 2017 – 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 May 2017 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 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
517 Forest	Historic District	Water Service Repair	-	-	6/05/2017
608 Clinton	Historic District	Concrete Driveway	-	-	6/05/2017
562 Park	Historic District	Brick Paver Patio	-	-	6/07/2017
722 Ashland	Historic District	Driveway	-	-	6/08/2017
603 Monroe	Historic District	Roof and Gutters	-	-	6/08/2017

623 Thatcher	Significant Property	Roof	-	-	6/08/2017
613 Clinton	Historic District	Roof	-	-	6/09/2017
1145 Franklin	Significant Property	Water Service Repair	-	-	6/09/2017
335 Gale	Historic District	Sewer Repair	-	-	6/09/2017
7956 Oak	Historic District	Skylight Dome	-	-	6/14/2017
753 Forest	Historic District	Siding and Gutters	-	-	6/14/2017
743 Ashland	Historic District	Sewer Repair	-	-	6/15/2017
718 Clinton	Historic District	Sewer Clean Out	-	-	6/16/2017
550 Thatcher	Historic District	Kitchen Addition And Remodel	-	-	6/20/2017
753 Forest	Historic District	Roof	-	-	6/21/2017
303 Gale	Historic District	Fence	-	-	6/22/2017
610 Forest	Historic District	Bathtub and Surround	-	-	6/23/2017
1105 Ashland	Significant Property	Brick Paver Driveway and Apron	-	-	6/23/2017
830 Franklin	Significant Property	Sewer Repair and Clean-Out	-	-	6/26/2017
559 Ashland	Significant Property	Garage Demo	-	-	6/26/2017
1044 Forest	Significant Property	Fence	-	-	6/26/2017
620 Forest	Historic District	Fence	-	-	6/26/2017
515 Franklin	Significant Property	Accessibility Improvements	-	-	6/27/2017
947 Ashland	Historic District	Fence	-	-	6/28/2017
723 Park	Historic District	Roof	-	-	6/28/2017



## Village of River Forest

Village Administrator's Office

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

### MEMORANDUM

Date: July 3, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - June, 2017

The Village issued 153 permits in June, 2017, compared to 179 during the same month in 2016. Permit revenue collected in June, 2017 totaled \$39,890.54, compared to \$60,407.19 in May. Fiscal Year total permit revenue is 17% of the \$475,000, projected for FY 17-18. Please note the following commercial building permit applications that were issued in June, 2017:

- 7343 Lake Street - Construction of an urgent care facility (in the space formerly occupied by Native Foods)
- 7317 North Avenue - Improvements to a dental office

#### Planned Development Project Updates

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

##### *Approved:*

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the townhomes continues. Under the Planned Development Ordinance, construction must be completed by April 13, 2018 for the planned development permit to remain valid. A model unit is open. The developer will present two minor amendments to the Village Board at the August, 2017 Board Meeting regarding modifications to the landscape plan and construction timeline.
- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – Construction on this project is underway. Under the Planned Development Ordinance, construction must be completed by September 23, 2018 for the planned development permit to remain valid.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – Construction and inspection of this project continues. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.

- Fenwick Artificial Turf Field (Approved September 26, 2016) - Construction on this project is underway. The Village Board will consider a request for a minor amendment to the planned development at its July 10, 2017 meeting that would allow the installation of 20' tall by 50' wide nets behind the goals on the north and south sides of the field. Fenwick reports that work on this project is expected to conclude in the fall of 2017. Work must be completed by June 26, 2019 for the planned development permit to remain valid.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer has submitted construction drawings for review and comments have been returned. Under the Planned Development Ordinance, the developer is required submit a completed permit application by August 17, 2017 and construction must commence by February 17, 2018 for the planned development permit to remain valid.

*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. The University continues to work with the cellular service carrier to fine tune the plans before the application will be presented.
- Lake Street & Lathrop Avenue – The Village met with the development partner, Sedgewick Properties, as well as Keystone Ventures in mid-January to discuss the planned development process and application requirements. It is anticipated that a complete application will be submitted as soon as possible.
- Dominican University Student Commons in the Heart of Campus – The University met with the Village Board and held a pre-filing conference with the DRB; however, commencement of the planned development process has been delayed as Dominican continues its fundraising efforts for the project. No further updates will be provided until the University is prepared to proceed with this project.
- River Forest Park District – The Park District met with Board regarding the proposed addition to their facility on Lake Street; however, no further action or notice has been received regarding applicant's desire to proceed with the process. No further updates will be provided until the Park District is prepared to proceed with this project.

## **Permit and Real Estate Transfer Activity Measures**

### **Permits**

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



August	105	84	144	145	
September	83	111	180	130	
October	82	120	149	140	
November	62	55	72	98	
December	39	43	79	55	
January	23	24	66	107	
February	27	22	67	87	
March	47	41	109	120	
April	93	78	97	148	
<b>Two Month Comparison</b>		<b>217</b>	<b>268</b>	<b>357</b>	<b>281</b>
<b>Fiscal Year Total</b>	<b>837</b>	<b>907</b>	<b>1,381</b>	<b>1,527</b>	<b>281</b>

### Real Estate Transfers

	June 2017	June 2016	FY 2018 Total	FY 2017 Total
<b>Transfers</b>	22	40	52	256

### Residential Property Demolition

	June 2017	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
<b>Residential Demolitions</b>	0	0	7	3