



PUBLIC NOTICE

A meeting of the Historic Preservation Commission set for August 24, 2017 at 7:00 p.m. in the 1st 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 – July 26, 2017
- IV. Consideration of Historic Property Modifications and Applications for Certificates of Appropriateness
- V. Review of Ongoing Commissioner Assignments
- VI. Discussion regarding Proposed River Forest Historic Preservation Map
- VII. Other Business
- VIII. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

July 26, 2017

A meeting of the Historic Preservation Commission was held on July 26, 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 and Popowits

Absent: Commissioner Prestes and Pritz

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

Bill McDonald, 803 Bonnie Brae, spoke in regards to agenda item VIII, Discussion regarding Road Construction on Chicago Avenue. He noted that he appeared before the Traffic and Safety Commission previously regarding this issue. As a bicycle rider, Mr. McDonald spoke in opposition to the installation of bump outs as a safety issue for cyclists. He spoke further about bicycle issues in the area. In conclusion, he congratulated the Historic Preservation Award winners.

Jan Saeger, 435 William, brought forward a copy of the Frank Lloyd Wright Trust map for the area. She shared how this was relevant because many of the properties overlapped from the proposed River Forest map and how it served a similar purpose. She further spoke in support of the lamp post project at the 700 block of William. She noted its uniqueness and importance.

John Dzuryak, 315 Forest, stated that he received the Historic Preservation Award in 2010 and congratulated the new winners. Further, Mr. Dzuryak stated his desire to continue pursuing preserving the remaining Washington School panels. He further asked that records be corrected to show that the Washington School was demolished in 1998, not 1997.

III. APPROVAL OF MEETING MINUTES

No comments were heard in regards to the June 28, 2017 meeting minutes.

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Raino-Ogden to approve the minutes of the June 28, 2017 Historic Preservation Commission meeting.

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

NAYS: None.

Historic Preservation Commission Meeting Minutes
June 28, 2017

Motion Passes.

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

No applications were heard. Management Analyst Pape stated that window applications were expected soon.

V. PRESENTATION OF THE 2017 HISTORIC PRESERVATION AWARDS

The Historic Preservation Commission presented the Laurel McMahon Restoration Award to 146 Keystone and 558 Franklin. Each homeowner spoke accepting their award and recounting the processes to finish their renovations.

VI. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Commissioner Popowits stated that he is still working on additional presentations but he has been slowed down by some computer troubles.

Management Analyst Pape said he would send a draft of an E-News story to Chairman Zurowski.

In regards to monitoring of at-risk properties, Commissioner Graham-White stated that the 344 Keystone was on the market, which received an award a few years ago. 562 Keystone has not closed yet. 1123 Franklin has not closed yet but is still contingent. 720 Keystone is still on the market.

Commissioner Franek shared that he sensed that the CLG status was on hold given the situation in the State government.

VII. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP

Commissioner Raino-Ogden said that he is planning to try to photograph all properties with the correct lighting.

The Commission reviewed the edits that had been made to the survey since the last meeting. These include grammatical changes and confirmations of previous edits.

VIII. DISCUSSION REGARDING ROAD CONSTRUCTION ON CHICAGO AVENUE

Management Analyst Pape shared with the Commission the details of this project. Due to the Illinois Department of Transportation requirements, the Commission was asked to be consulted on this project.

Due to the fact that the Chicago Avenue IDOT project is taking place in a Historic District and the project is proposed to include the reconstruction and addition of "bump-outs", the Historic Preservation Commission was asked to provide a letter stating that they do not object to the project.

Historic Preservation Commission Meeting Minutes
June 28, 2017

The Commission concluded that they did not object to the project.

A MOTION was made by Commissioner Popowits and SECONDED by Commissioner Raino-Ogden to approve a letter of no objection for the Chicago Avenue project.

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

NAYS: None.

Motion Passes.

IX. OTHER BUSINESS

Commissioner Raino-Ogden updated that he attended the July 10, 2017 Village Board of Trustees meeting with a resident of the 700 Block of William regarding the lamppost.

The next meeting of the Historic Preservation Commission will be the regularly scheduled date of Thursday, August 24, 2017.

X. ADJOURNMENT

A MOTION was made by Commissioner Franek and SECONDED by Commissioner Raino-Ogden to adjourn the July 26, 2017 meeting of the Historic Preservation Commission at 7:54 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, Chairman
Historic Preservation Commission

Date



400 Park Avenue
River Forest, IL 60305
Ph (708) 366-8500
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www.river-forest.us



X X, 2017

Re: Historical Brochure Map

Dear Resident,

Congratulations! Your home has been selected as a significant property in the Village of River Forest. As such, your home is being included on a map to promote the historical significance of River Forest architecture to residents and visitors. It is the hope of the Historic Preservation Commission that compiling materials like this map brochure will aid in the public education process of responsible historic preservation.

We feel the best way that River Forest can preserve its strong architecturally and historically significant properties is to educate the public through efforts like this. The Historic Preservation Commission appreciates the pride that you have taken in your property and hopes that you will be as excited as we are about showing off your property. Please note that the map will clearly state that your property is a private home and ask that visitors please respect your privacy.

The River Forest Historic Preservation Commission was established in 2007 by the Board of Trustees in accordance with the 2007 River Forest Historic Preservation Ordinance. The Ordinance seeks to identify, preserve and enhance the distinctive character, history and architectural heritage of River Forest. The Commission serves as a community resource for the general public and community boards, providing education in the areas of historic and architectural preservation. Commission members include Chairman Tom Zurowski, David Franek, Carla Graham-White, Al Popowits, Michael Pritz, Brian Prestes, and David Raino-Ogden.

For additional information, questions, or concerns, please contact Management Analyst, Jon Pape at jpape@vrf.us or (708) 366-8500. To learn more about the Historic Preservation Commission, please visit: www.vrf.us/residents/historic-preservation

Sincerely,

Tom Zurowski
River Forest Historic Preservation Commission Chair

Village of River Forest
Historic Preservation Commission
Historic Homes Map Project



Draft of Content
August 17, 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 founded the RF Public Library, which was also designed by Drummond, and Drummond's wife was a club member.

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
 NEED PHOTO



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 circa 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 influence, reminiscent of farm houses in Normandy, France.

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
 NEED PHOTO



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
 NEED PHOTO



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.

- 27) **306 Keystone**
 Unknown
 William Hatch House
 NEED PHOTO



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.

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- 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
Talmadge & Watson
Lozier House
NEED PHOTO



Lewis H. Lozier House (1906)

7218 Quick Avenue

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.

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****SPENCER S. BEMAN**

1044	Forest
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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
		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
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HENRY H. MAHLER

7623-7629	Lake
7314	Oak

ARTHUR MAIWURM

1036	Franklin
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GUYS AND McCLINTOCK

807	Keystone
1010	Forest
1111	Forest
7551	Quick

OLSEN AND URBAIN

915	Franklin
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EDWARD PROBST

1037	Forest
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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



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: August 18, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: July 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 July 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 July 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
609 Clinton	Significant Property	Fence	-	-	7/03/2017
739 Bonnie Brae	Historic District	Kitchen and Powder Room	-	-	7/03/2017
7732 Lake	Historic District	Tuckpointing	-	-	7/05/2017
1418 Franklin	Significant Property	Roof	-	-	7/07/2017

555 Forest	Historic District	Water Service Repair	-	-	7/11/2017
1227 Franklin	Significant Property	Kitchen Remodel	-	-	7/12/2017
830 Franklin	Significant Property	Kitchen & Mudroom Remodel	-	-	7/12/2017
1020 Jackson	Significant Property	Bath Remodel	-	-	7/12/2017
752 Franklin	Historic District	Windows	-	-	7/12/2017
7214 Quick	Significant Property	Roof	-	-	7/13/2017
1105 Ashland	Significant Property	Tuckpointing	-	-	7/13/2017
538 Lathrop	Historic District	Above Ground Pool	-	-	7/17/2017
725 Monroe	Historic District	Roof	-	-	7/17/2017
822 Franklin	Significant Property	Fence	-	-	7/17/2017
1045 Forest	Historic District	Driveway	-	-	7/19/2017
723 William	Significant Property	Cut and Cap Irrigation System	-	-	7/20/2017
816 Keystone	Historic District	Tuckpointing	-	-	7/20/2017
736 Forest	Historic District	Siding	-	-	7/21/2017
554 Lathrop	Historic District	Fence	-	-	7/24/2017
625 Clinton	Significant Property	Fence	-	-	7/24/2017
743 Park	Significant Property	Roof	-	-	7/24/2017
609 Franklin	Historic District	Roof and Tuckpointing	-	-	7/26/2017
738 Park	Historic District	Roof	-	-	7/26/2017
517 Thatcher	Historic District	Roof	-	-	7/26/2014
558 Franklin	Significant Property	Lawn Irrigation	-	-	7/28/2017
700 Bonnie Brae	Historic District	Fence	-	-	7/28/2017
1001 Ashland	Historic District	Chimney Flashing	-	-	7/28/2017



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: August 2, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - July, 2017

The Village issued 194 permits in July, 2017, compared to 140 during the same month in 2016. This is the highest number of permits issued in a single month in at least the last four years. Permit revenue collected in July, 2017 totaled \$78,663, compared to \$38,891 in June. Fiscal Year total permit revenue is 31% of the \$475,000, projected for FY 17-18. Please note the following noteworthy building permits that were issued in July, 2017:

- 7400 Augusta - Gateway renovation at Concordia University
- 203 Franklin Avenue - New single family residence

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 and Village Staff met with the developer in early August to discuss the conditions of partial occupancy for units that have been purchased. The developer will present two minor amendments to the Village Board at the August, 2017 Board Meeting regarding modifications to the landscape plan, detention area 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. 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.

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	194
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	
Two Month Comparison		216	294	319	347

Fiscal Year Total	837	907	1,381	1,527	475
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Real Estate Transfers

	July 2017	July 2016	FY 2018 Total	FY 2017 Total
Transfers	23	33	75	256

Residential Property Demolition

	July 2017	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
Residential Demolitions	0	0	7	3