



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, April 25th, 2023 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
First Floor Community Room

AGENDA

Public comments sent in advance of [the meeting](#) are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: lmabella@vrf.us. This meeting will take place **in the First Floor Community Room** at Village Hall.

You may listen to the meeting via Zoom conference call as follows: **Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 854 5693 2628. Zoom Link: <https://us02web.zoom.us/j/85456932628>**

The agenda is as follows:

- I. Call to Order
- II. Public Comment
- III. Approval of Meeting Minutes – March 28th, 2024
- IV. Public Hearing: Application for Certificate of Appropriateness – 214 Gale – Garage Demolition
- V. Review of Application for Certificate of Appropriateness for Completeness – 604 Bonnie Brae – Home Addition
- VI. Discussion Regarding Promotion of River Forest Architecture and History
- VII. Discussion of Additional Ways to Protect Significant Properties
- VIII. Other Business
- IX. Adjournment

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

March 28th, 2024

A meeting of the Historic Preservation Commission was held on March 28th, 2024 in the 1st Floor Community Room of the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:07 p.m. Upon roll call, the following persons were:

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

Absent: Commissioner Krusinski.

Also Present: Management Analyst/Deputy Clerk Luke Masella .

II. APPROVAL OF MEETING MINUTES – November 15th, 2023

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to approve the meeting minutes for the November 15th, 2023 meeting.

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

NAYS: None.

Motion Passes.

III. PUBLIC COMMENT

None.

IV. REVIEW OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR COMPLETENESS – 214 GALE – GARAGE DEMOLITION

Chairman Franek asked the Commission if they had any thoughts on the application.

Commissioners Saeger and Raino-Ogden noted being support of the demolition of the garage.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Saeger to deem the application for Certificate of Appropriateness as complete.

Historic Preservation Commission Meeting Minutes
March 28th, 2024

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

NAYS: None.

Motion Passes

V. REVIEW AND DISCUSSION OF 240 FOREST AVENUE

Deputy Clerk Masella provided background to the Commission on how this item came onto the agenda. He stated that a potential homebuyer is interested if the home can gain a historic status to qualify for tax incentives.

Chairman Franek provided reasoning why he believed this property should not be considered for significant status.

Commissioner Graham-White suggested staff direct the potential home buyer to the information on tax incentives on the Village website.

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

Chairman Franek gave an update on the proposed significant properties survey and informed the Commission that after discussing the survey with Village President Adduci, he thinks the Commission should pause all considerations until a later date.

VII. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

Commissioner Saeger stated that there is an upcoming house walk in early May on the south side of town.

Commissioner Graham-White asked that the Village promote the house walk event on social media.

Deputy Clerk Masella noted that the Village has already been promoting the event and will continue to do so.

Commissioner Forehand asked if the Village has done anything regarding the 2023 Preservation awards.

The Commission decided to present the awards at the end of the summer along with any 2024 Preservation Award winners.

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Raino-Ogden to present the 2023 and 2024 Historic Preservation awards together at a later date this year.

Historic Preservation Commission Meeting Minutes
March 28th, 2024

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

NAYS: None.

Motion Passes.

VIII. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

None.

IX. OTHER BUSINESS

The Commissioners discussed the filing of the Statement of Economic Interest forms with the County.

Deputy Clerk Masella stated he received a building permit and Certificate of Appropriateness Application for 604 Bonnie Brae and expects it to be on the next meeting agenda.

X. ADJOURNMENT

A MOTION was made by Commissioner Muhr and SECONDED by Commissioner Raino-Ogden to adjourn the March 28th, 2024, meeting of the Historic Preservation Commission.

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

NAYS: None.

Motion Passes and the meeting ended at 7:36 PM.

Luke Masella
Deputy Clerk/Management Analyst

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

River Forest Historic Preservation Commission

Application for a Certificate of Appropriateness

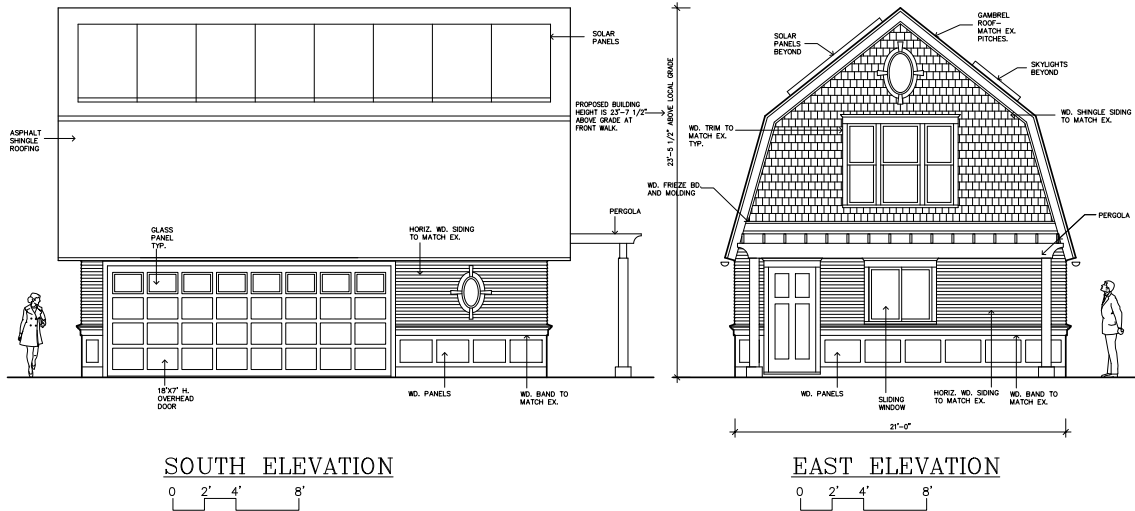
1. Applicant's Name:
Kristin Carlson Vogen and Shawn M. Vogen
2. Owner's name if different from applicant:
Same as above
3. Street address and legal description of the site:
214 Gale Ave
4. A site plan and front, side, and rear elevation drawings
Attached
5. A brief description and photographs of the structures, buildings, and landscape features on the site:
Our garage was built over two decades ago. It needs updated siding and a new roof. Instead of simply making those repairs, we would like to replace the current structure with a garage that is architecturally consistent with our 1898 home, which is listed as one of the "Significant Properties and Structures" in the Village Wide Architectural and Historical Survey issued in 2013. Attached are pictures of our current garage.
6. A detailed description of the proposed alteration or demolition, together with pictorial renditions indicating how and to what extent such proposed changes will affect the subject property:
Our plan requires the demolition of the current non-historically significant nor architecturally consistent garage. Our primary objective for our garage design is to mirror the architectural elements of our 1898 home, enhancing its historic appearance. Our replacement garage will maintain approximately the same surface coverage and will expand the green space by removing a significant portion of the current slab driveway with a ribbon driveway and permeable pavers as possible. The height required to achieve consistent pitch of the early example of our Dutch Colonial home and its gambrel roof exceeds the Village's height ordinance for such structures necessitating a zoning variation from the Village Zoning Board of Appeals (ZBA). On February 8 the ZBA voted 6-1 in favor of recommending such zoning variation to the Village Board. As of this writing, the ZBA must adopt the findings of fact and submit to the Village Board for approval. Architectural drawings attached.
7. Identification of any architect or developer involved in the project:
David Muriello, Architect (Developer TBD)
8. Such other relevant information as requested by the Village Administrator or as the Commission may require.
N/A

Current Garage:





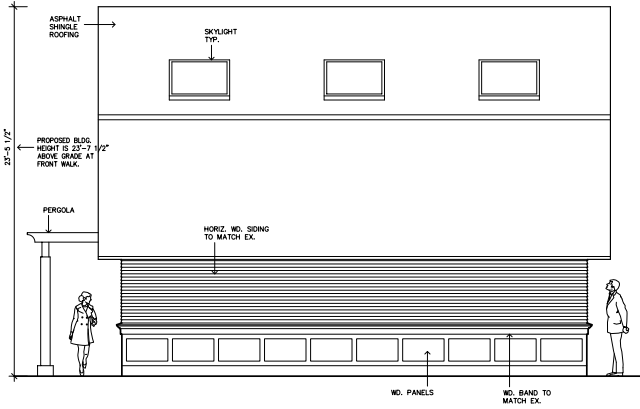
Front of House



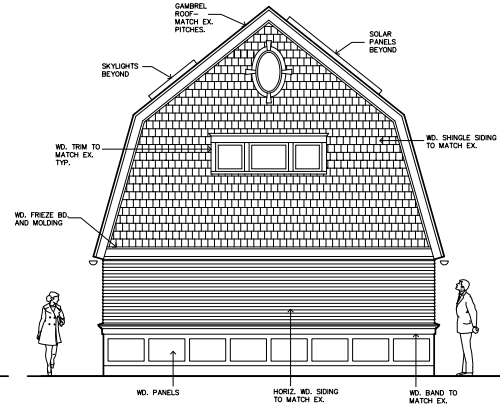
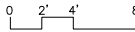
SOUTH ELEVATION

EAST ELEVATION

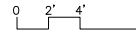
<p>DAVID MURIELLO ARCHITECT</p> <p>333 N. LITCHFIELD AVENUE 4816 PEARCE BLVD. SUITE 200 POKOKONG, ILL.</p>	<p>3.26.23 10.24.23 1.31.24</p>	<p>PROJECT: YOGEN RESIDENCE DETACHED GARAGE 214 GALE AV. RIVER FOREST, IL.</p>	<p>SECTION AND ELEVATION</p> <p>A4</p> <p>SHEET 4 OF 5</p>
	<p>PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: YOGEN-PLANS-2023</p> <p>PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED</p>		



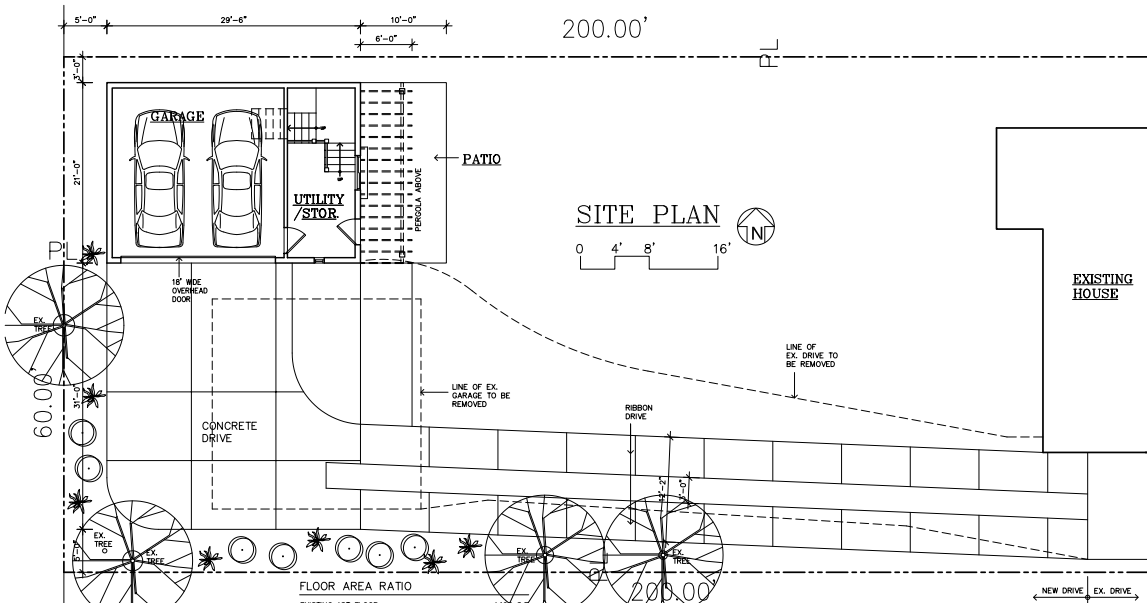
NORTH ELEVATION



WEST ELEVATION



DAVID MURIELLO ARCHITECT 635 N. LOYDSTOWN AVENUE CHESTER PARK, ILLINOIS 62502 708.364.0288	9.26.23 10.24.23 1.31.24	PROJECT: VOGEN RESIDENCE DETACHED GARAGE 214 GALE AV. RIVER FOREST, IL. PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023	ELEVATIONS <div style="font-size: 48pt; font-weight: bold;">A5</div> SHEET 5 OF 5
	PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED		



LOT COVERAGE		FLOOR AREA RATIO	
EXISTING STRUCTURE TO REMAIN	1758.04 SF	EXISTING 1ST FLOOR	1465 S.F.
PROPOSED GARAGE	619.5 S.F.	EXISTING 2ND FLOOR	1102 S.F.
TOTAL	2377.54 S.F.	EXISTING 3RD FLOOR	579 S.F.
SITE	12,000.0 SF	ATTIC (7' CLG. HT. OR GREATER)	0 S.F.
LOT COVERAGE (30% MAX.)	19.8%	COACH HOUSE	619.5 S.F.
REAR YARD LOT COVERAGE		DETACHED GARAGE (GARAGE AREA OF 441.4 SF LESS 500 SF)	0 S.F.
REAR YARD = 60' X 108.5' = 6510 S.F.		TOTAL	3765.5 S.F.
619.5 S.F. / 6510 S.F. = 9.5% COVERAGE (30% IS MAX.)		SITE	12,000 S.F.
		FLOOR AREA RATIO (0.4 MAX.)	.313

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		PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED		

Architectural Drawings of Proposed Garage

604 Bonnie Brae Certificate of Appropriateness Application Alterations to Significant Property

April 25, 2024

604 Bonnie Brae Certificate of Appropriateness Application – Alteration to Significant Property. In order to apply for a Certificate of Appropriateness (COA) per Section 13-1-7-A of the Village Historic Preservation Ordinance, the Village requires the following information:

1. Applicant's name:

Frank Heitzman, AIA, Heitzman Architects, 213 South Euclid Avenue, Oak Park, Illinois 60302

Telephone: (708) 267-1352

Email: frank@heitzman.org

2. Owner's name, if different:

Joan and Louis Mercuri

3. Submit a complete building permit application, architectural elevations including a description of materials as well as floor plans and site plan:

The site plan, floor plans and exterior elevation drawings of the proposed addition are attached for your use and review.

4. Description of Materials:

The addition will be clad in painted cedar beveled siding to match the existing house. Siding will have the same exposure and texture as the existing house. All trim details and roof material are to match existing house. Basement, first and second floor windows will match the existing windows in type, materials and proportions.

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

Frank Heitzman, AIA, Heitzman Architects.

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

Applicant will provide supplementary information as requested by the HPC.

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

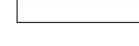
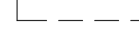

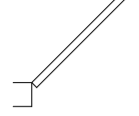

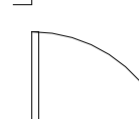
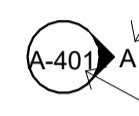

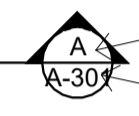
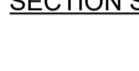
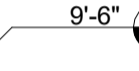













SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255



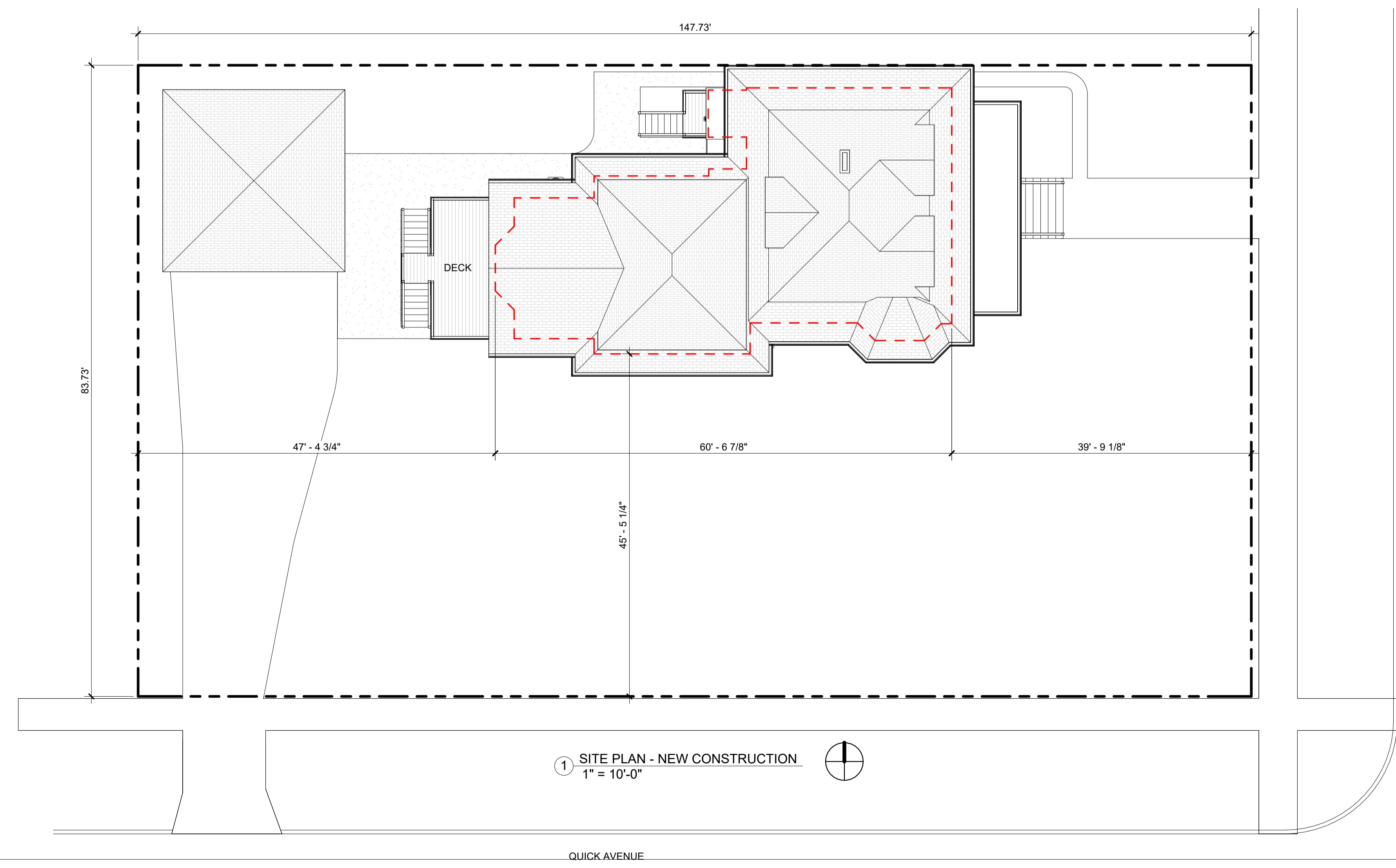
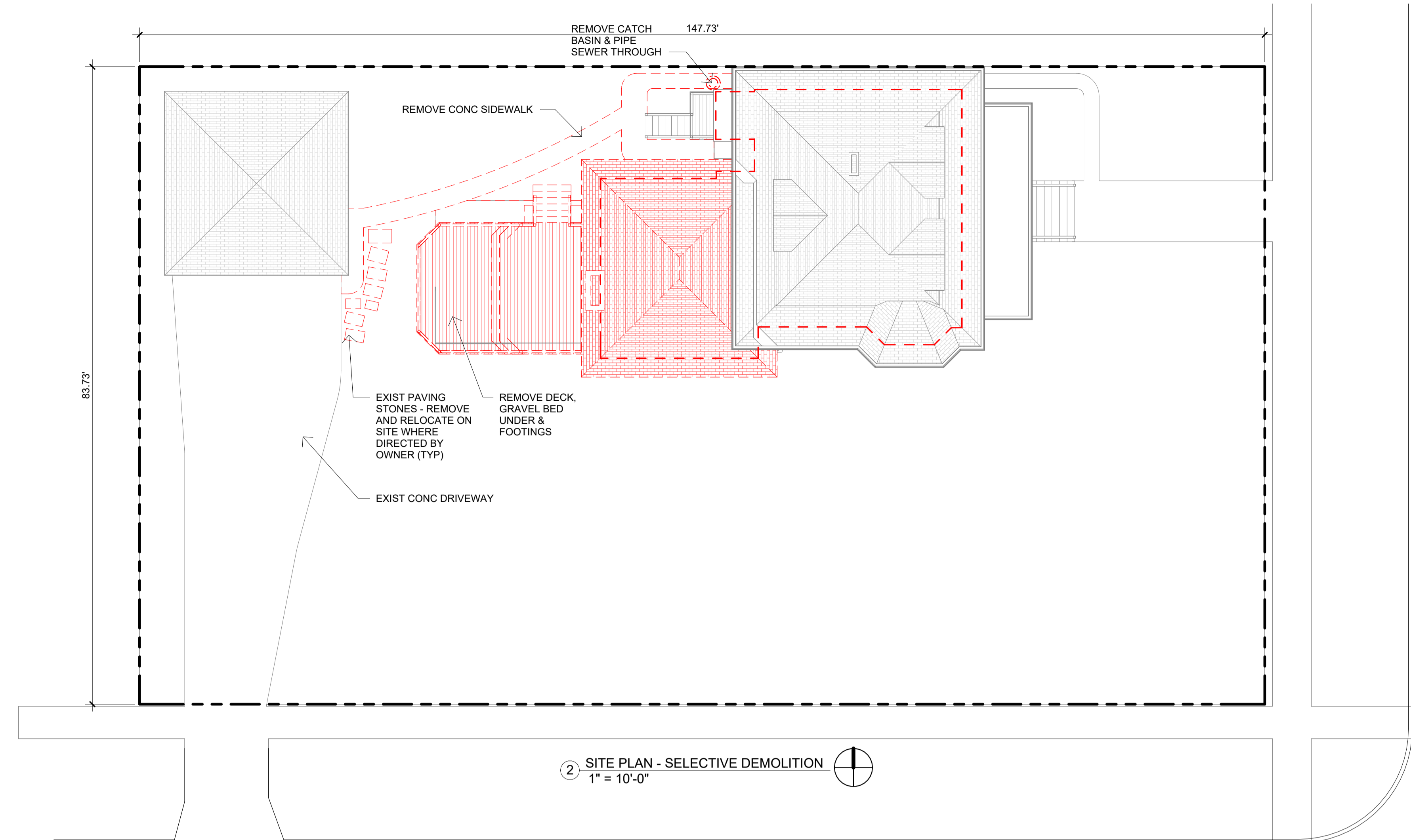
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LEGEND

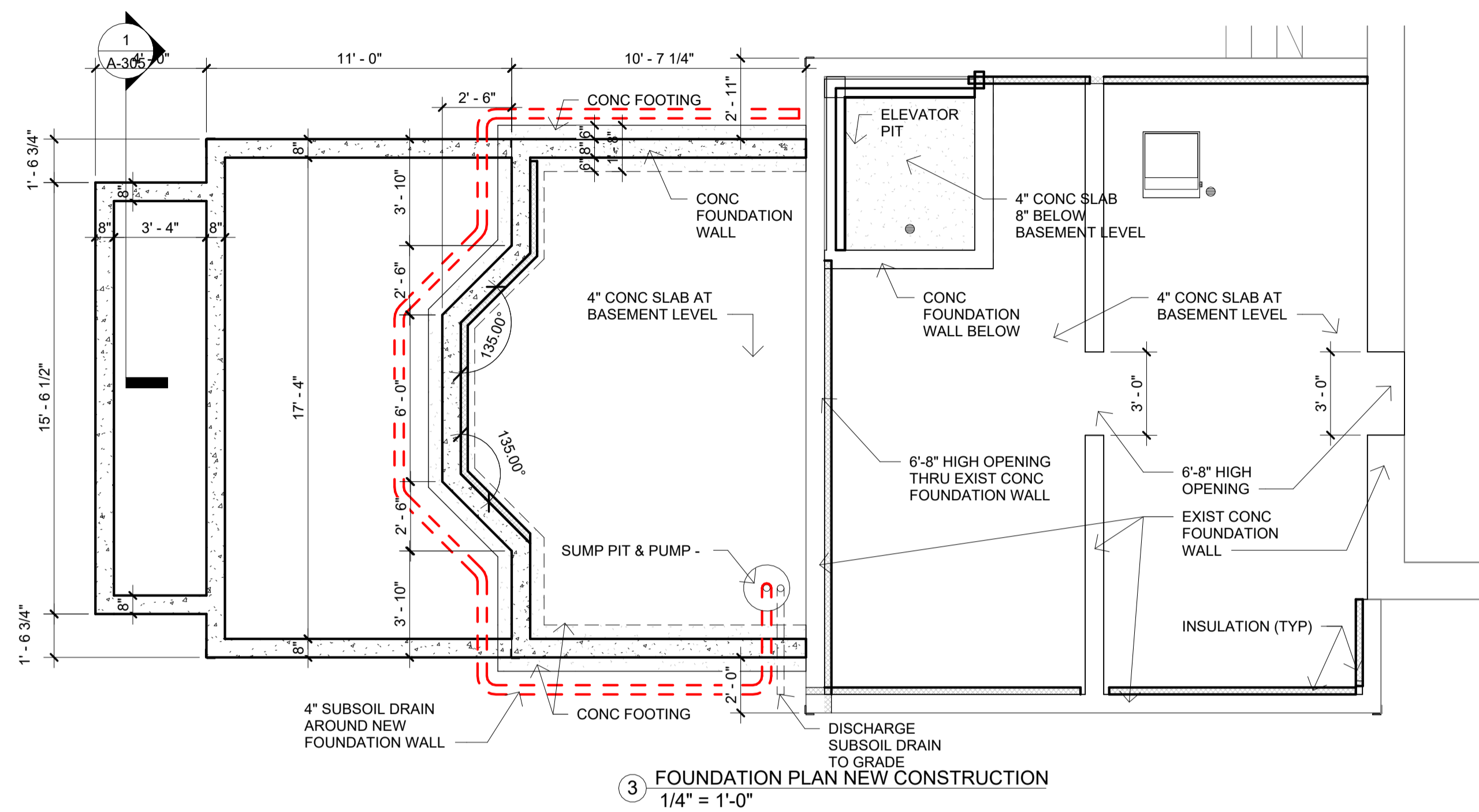
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW WALL
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  NEW DOOR
-  ELEVATION NUMBER (LETTER)
ARROW POINTS TOWARD THE ELEVATION
SHEET ON WHICH ELEVATION APPEARS
-  INTERIOR ELEVATION TARGET
-  SECTION NUMBER (LETTER)
SHEET ON WHICH SECTION APPEARS
-  SECTION SYMBOL
-  9'-6" ELEVATION TOP OF FLOOR
-  SINGLE POLE SWITCH
-  3 THREE WAY SWITCH
-  4 FOUR WAY SWITCH
-  D DIMMER SWITCH
-  R SWITCH TO BE REMOVED
-  DUPLEX RECEPTACLE
-  R DUPLEX RECEPTACLE TO BE REMOVED
-  GFCI DUPLEX RECEPTACLE EXISTING TO REMAIN
DUPLEX RECEPTACLE
GROUND FAULT CIRCUIT INTERRUPTED
-  WP GFCI DUPLEX RECEPTACLE WEATHERPROOF GROUND FAULT CIRCUIT INTERRUPTED
-  AFCI DUPLEX RECEPTACLE ARC FAULT CIRCUIT INTERRUPTED
-  S SMOKE DETECTOR
-  S/CO COMBINATION SMOKE & CO DETECTOR
-  C NETWORK & COAXIAL CABLE PORT

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A-905	SECTION VIEW FIRST FLOOR
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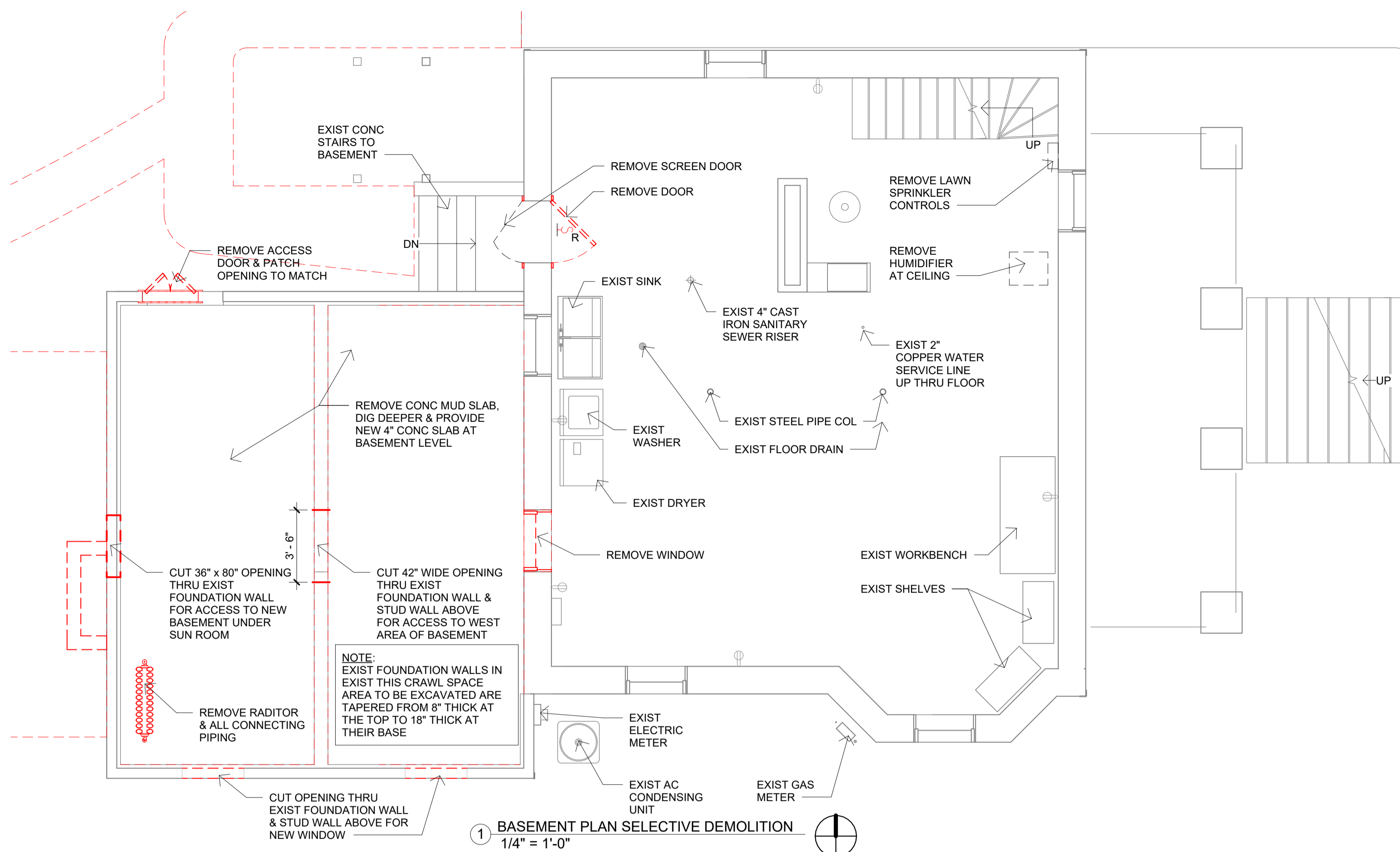


BONNIE BRAE PLACE

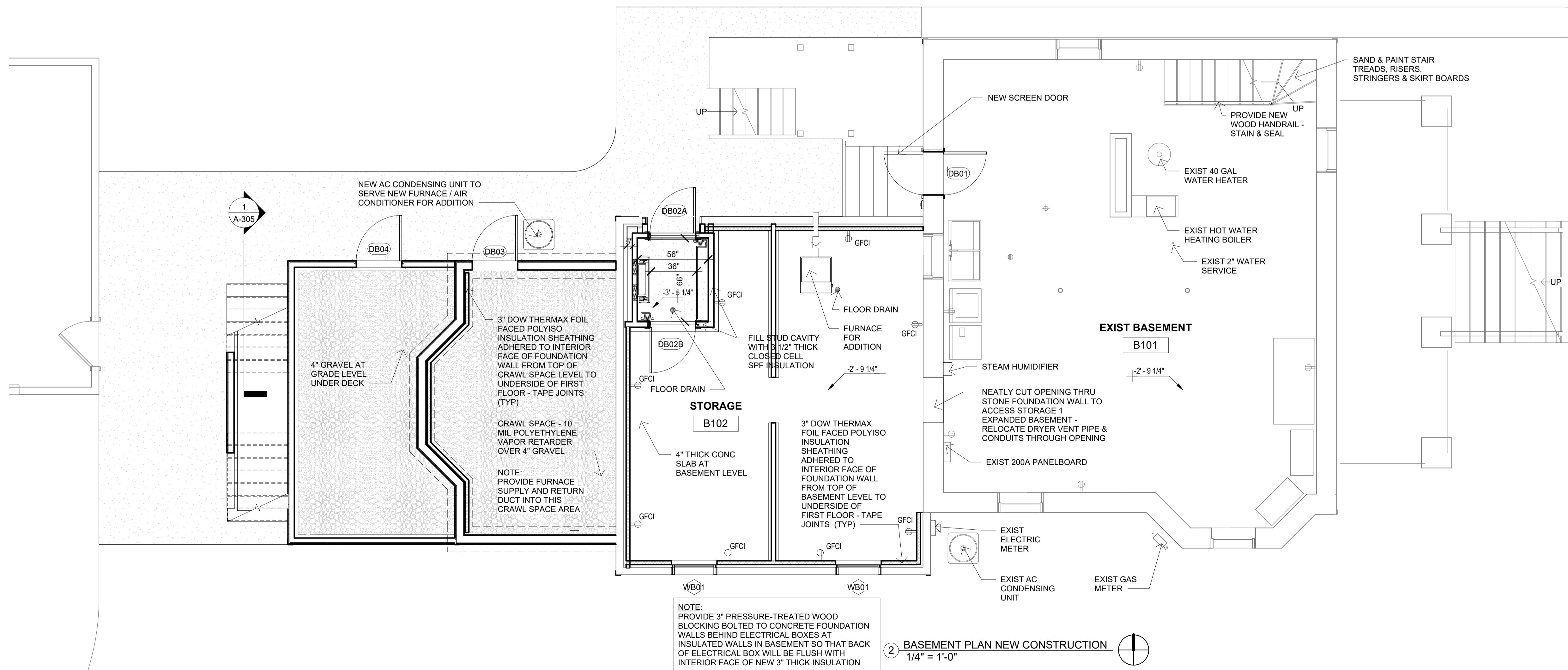
BONNIE BRAE PLACE



3 FOUNDATION PLAN NEW CONSTRUCTION
1/4" = 1'-0"



1 BASEMENT PLAN SELECTIVE DEMOLITION
1/4" = 1'-0"



2 BASEMENT PLAN NEW CONSTRUCTION
1/4" = 1'-0"

27 MAR 2024 ISSUED FOR PERMIT
ISSUES & REVISIONS

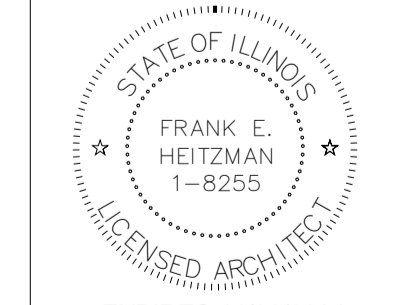
HEITZMAN ARCHITECTS
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1332
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

BASEMENT PLANS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255



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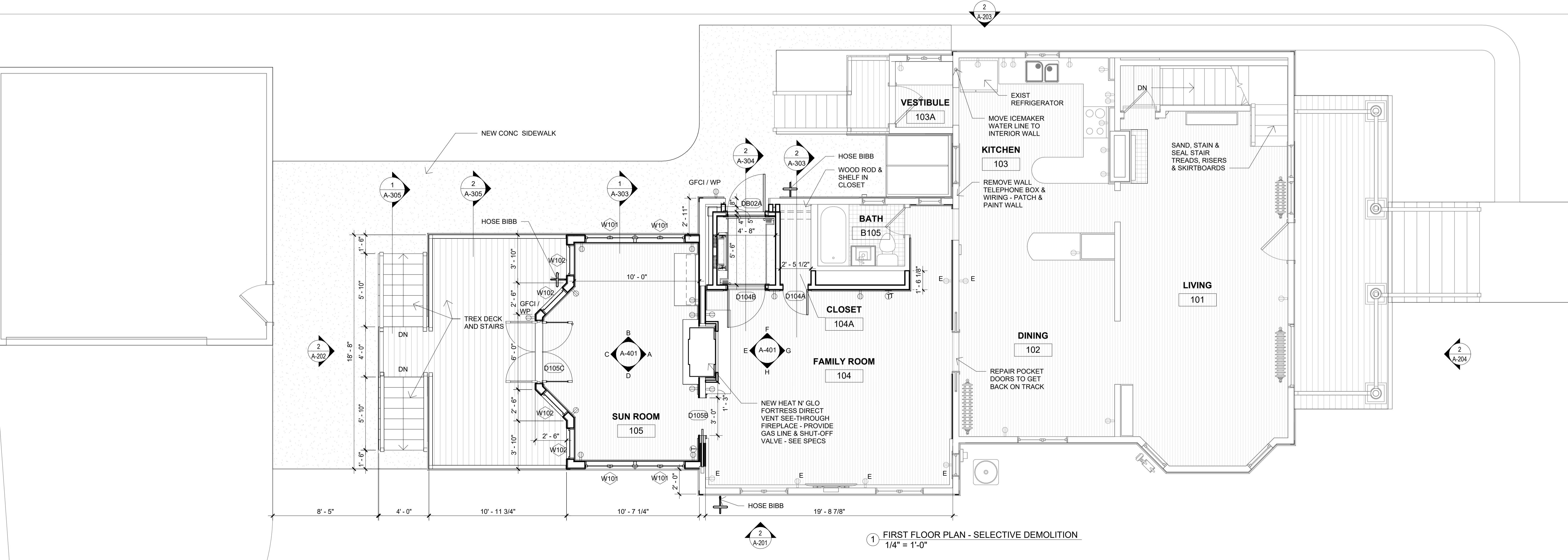
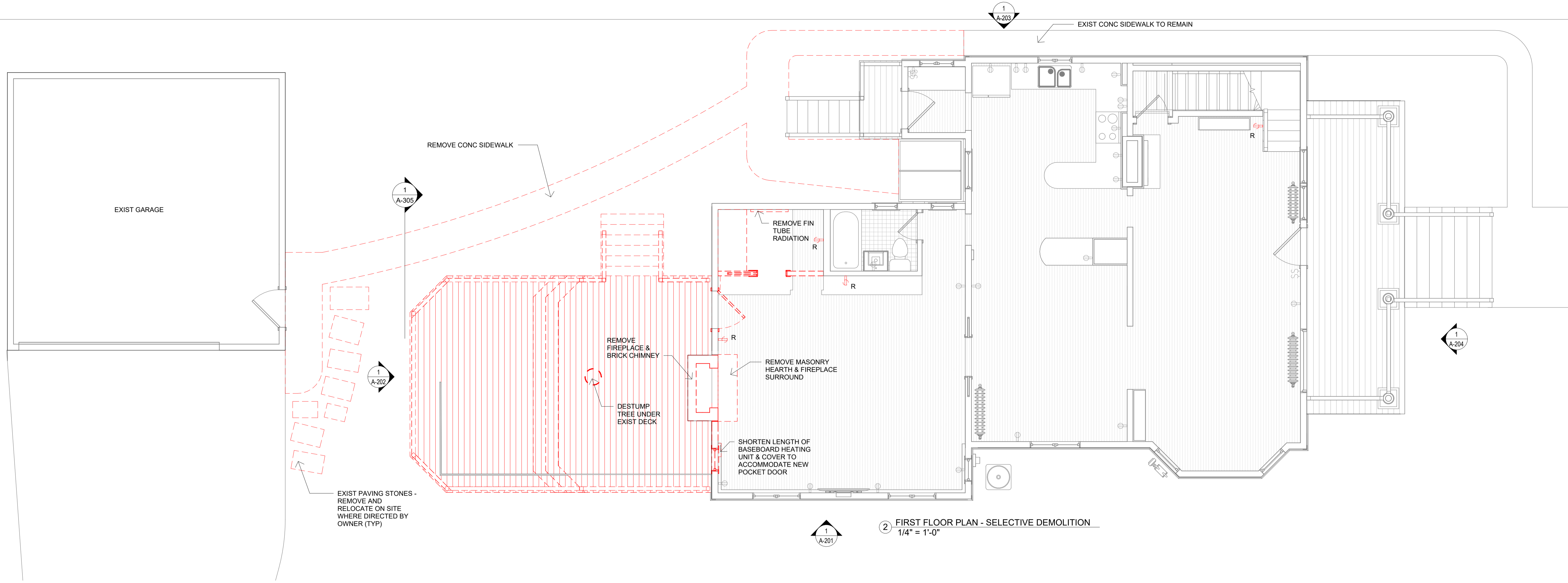
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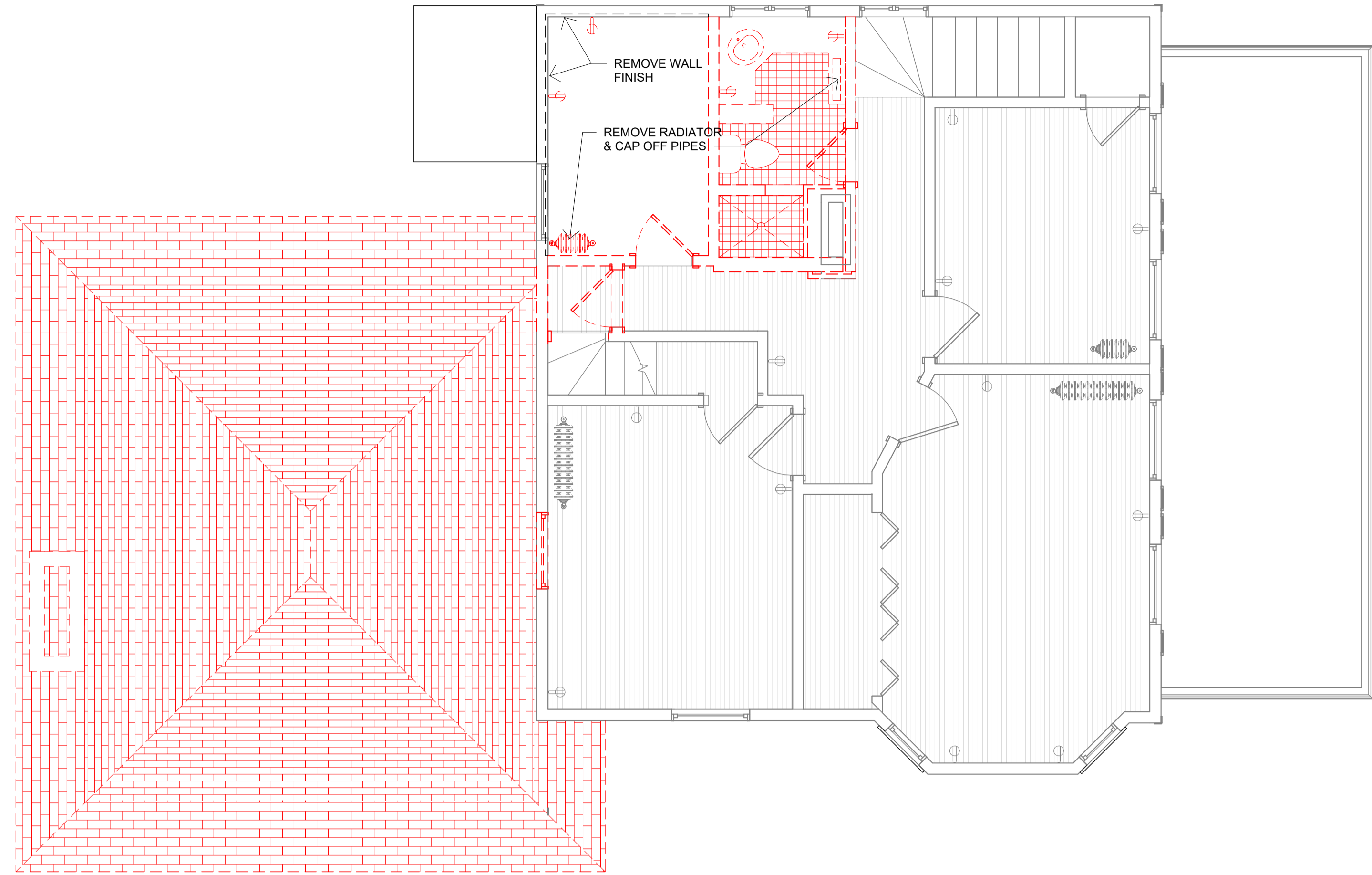
A-102

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS
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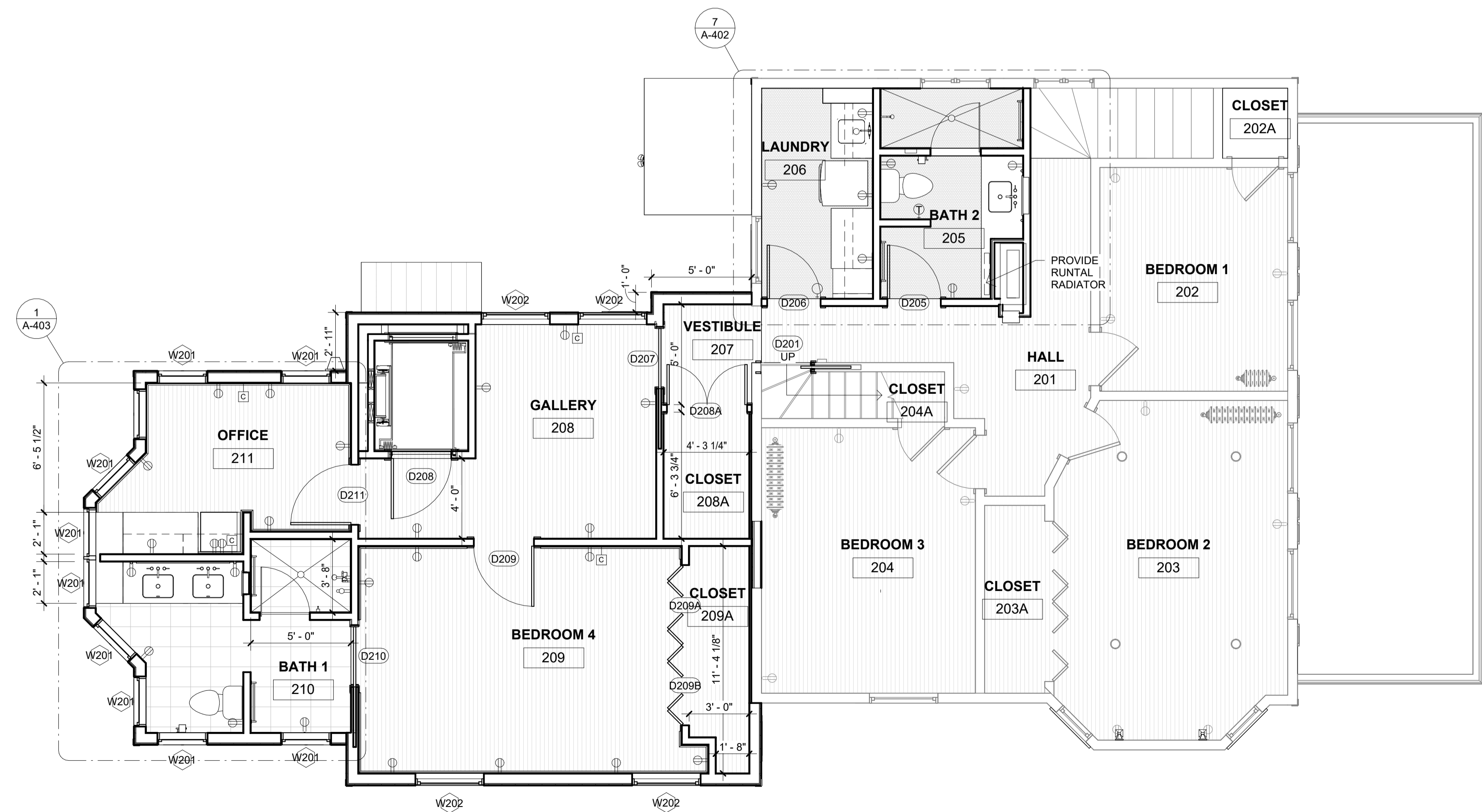


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1 SECOND FLOOR PLAN SELECTIVE DEMOLITION
1/4" = 1'-0"



2 SECOND FLOOR PLAN NEW CONSTRUCTION
1/4" = 1'-0"

HEITZMAN ARCHITECTS

213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE

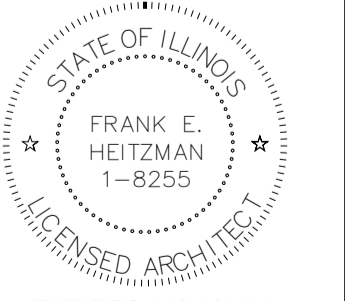
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

SECOND FLOOR PLANS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

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27 MAR 2024 ISSUED FOR PERMIT
ISSUES & REVISIONS

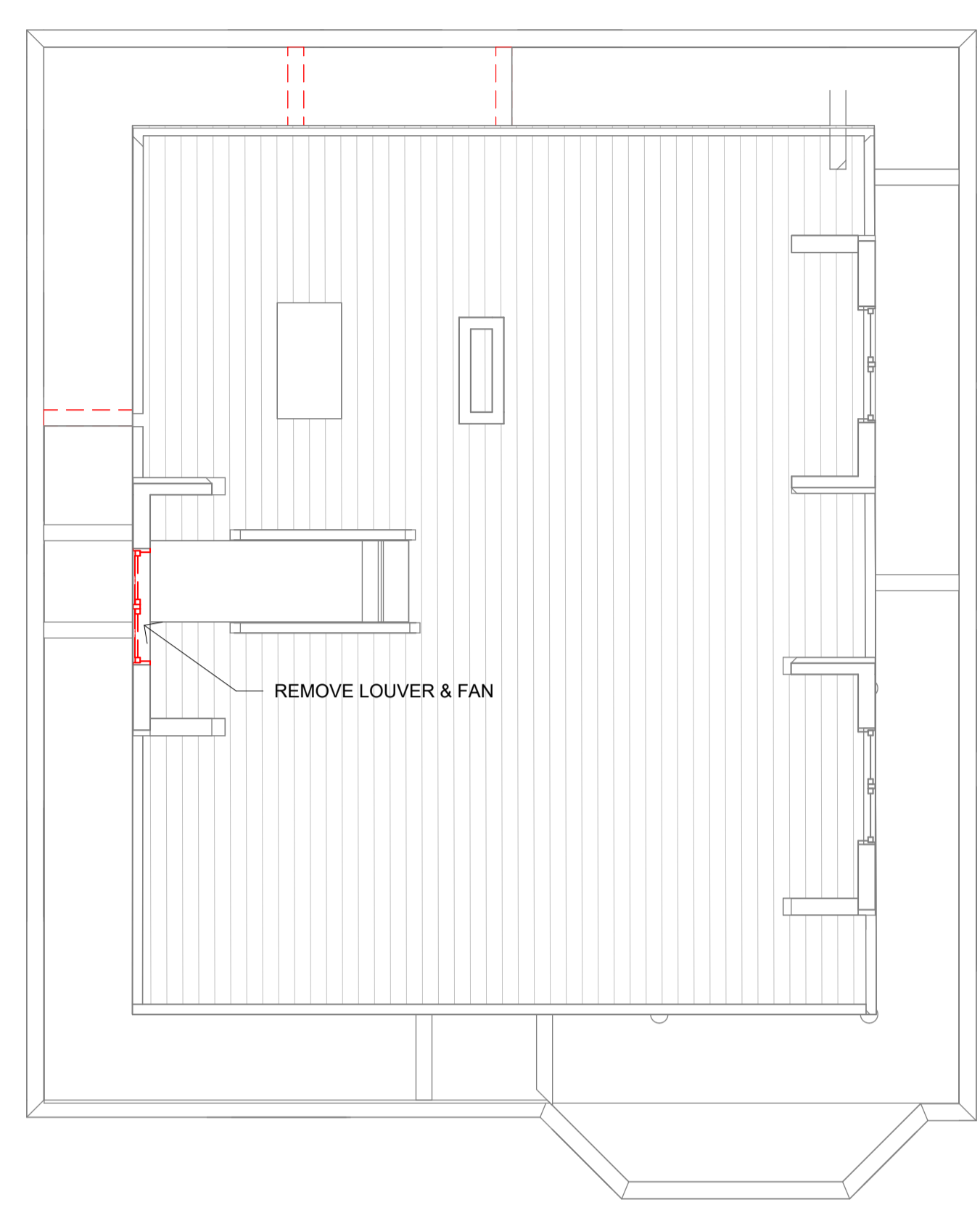
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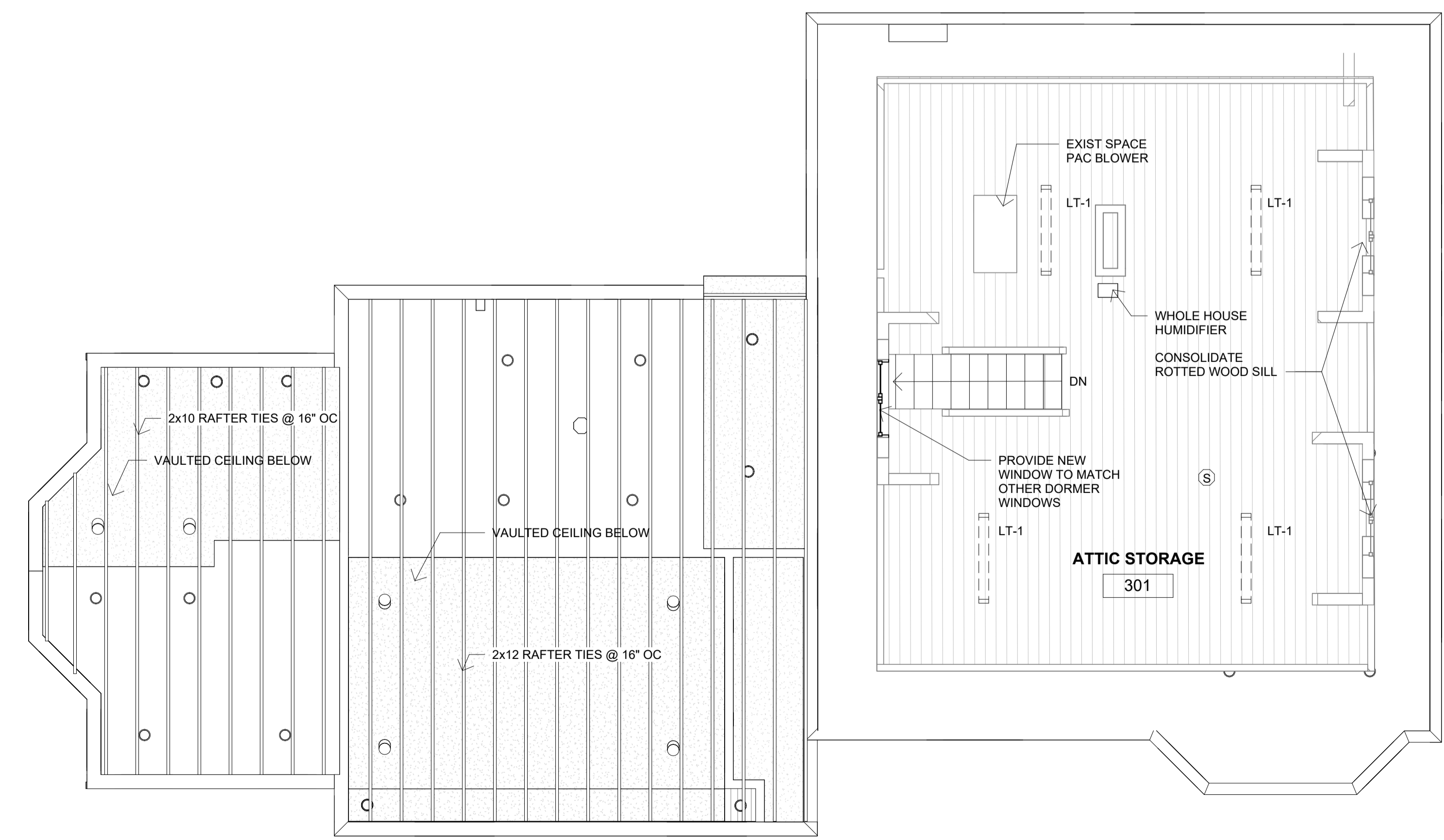


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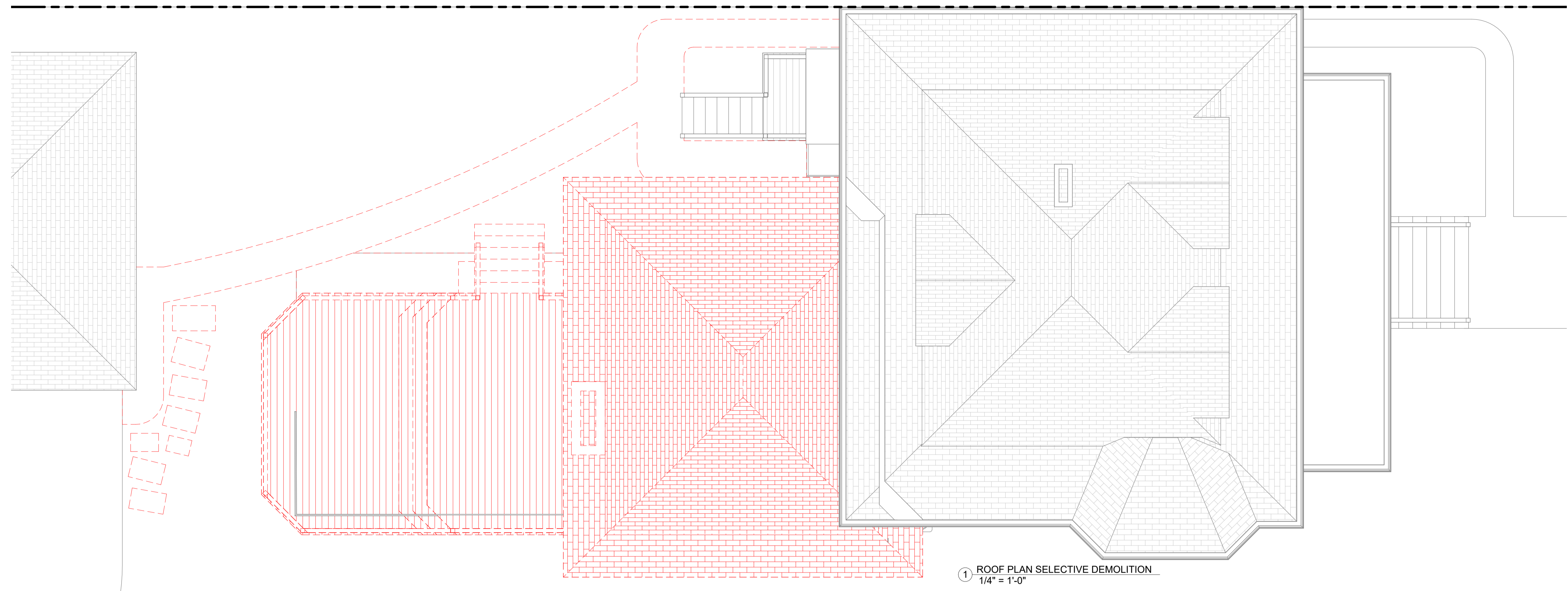
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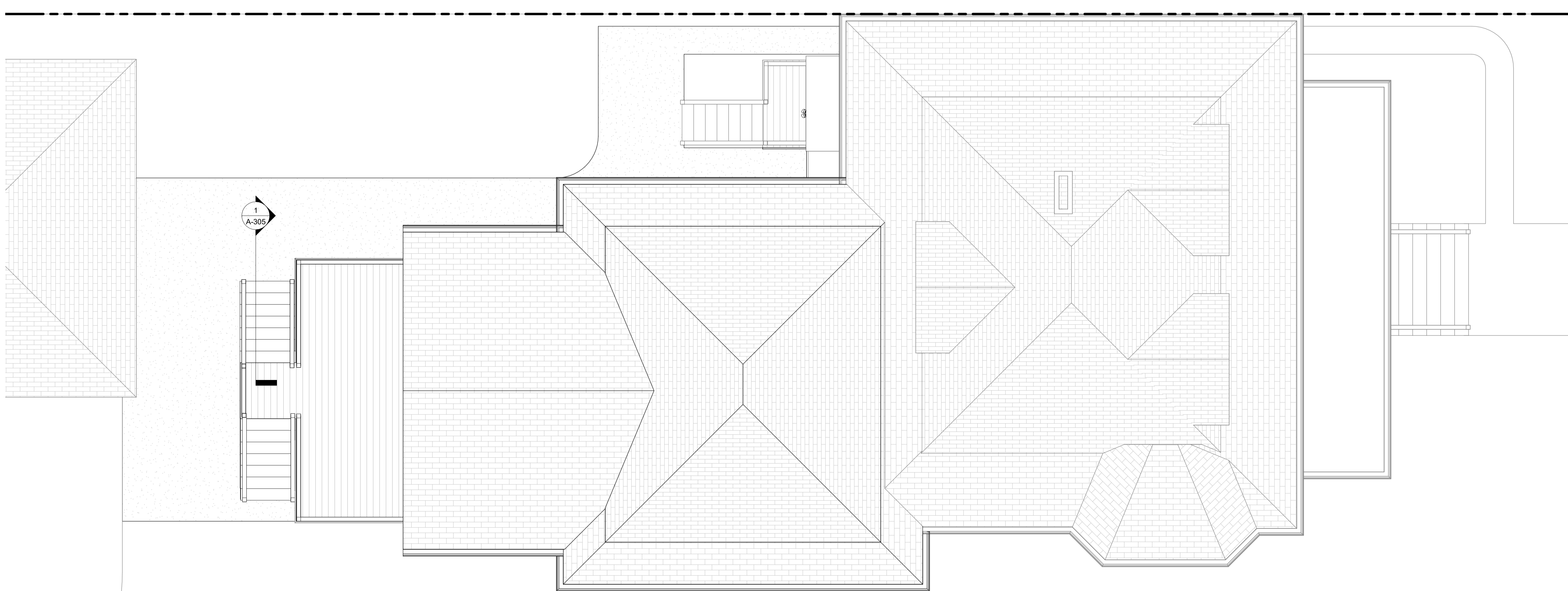
① ATTIC PLAN SELECTIVE DEMOLITION
1/4" = 1'-0"



② ATTIC PLAN NEW CONSTRUCTION
1/4" = 1'-0"



① ROOF PLAN SELECTIVE DEMOLITION
1/4" = 1'-0"



② ROOF PLAN NEW CONSTRUCTION
1/4" = 1'-0"

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ISSUES & REVISIONS

HEITZMAN ARCHITECTS
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

ROOF PLANS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

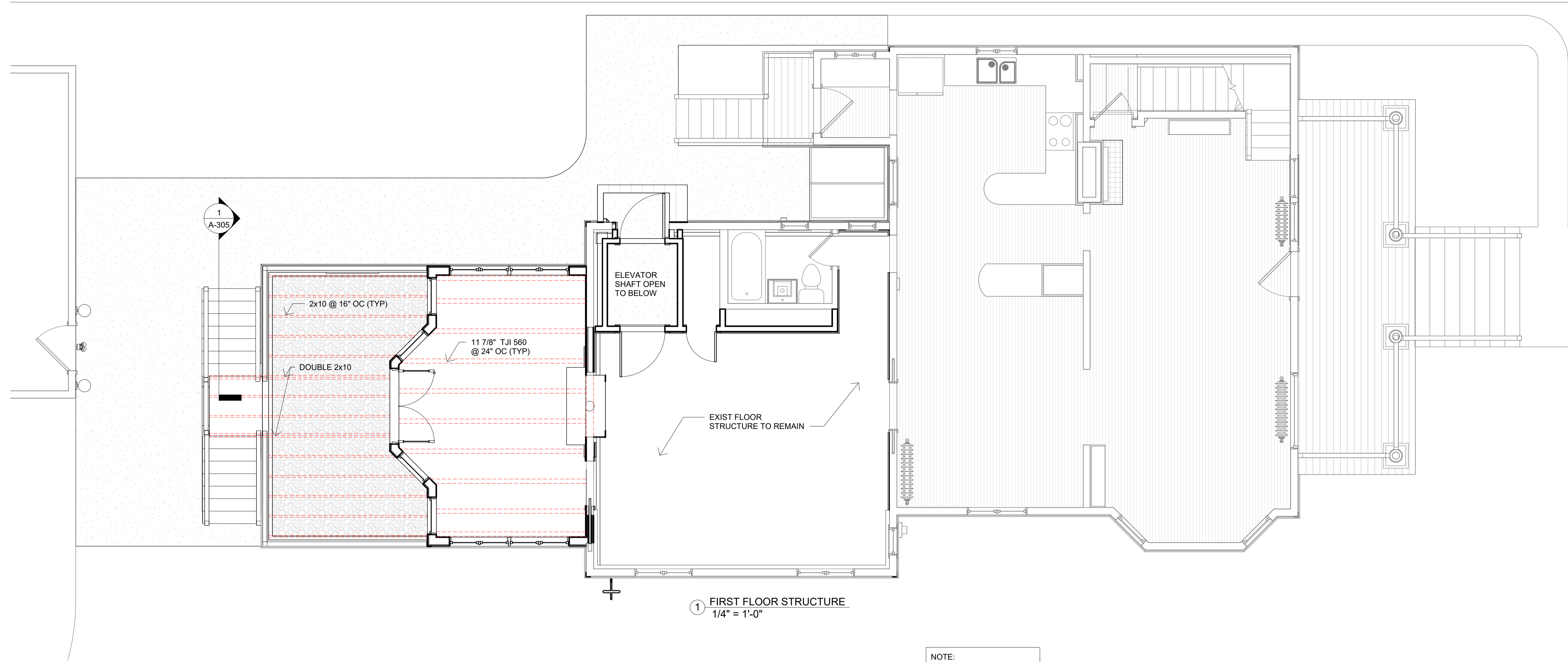
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255



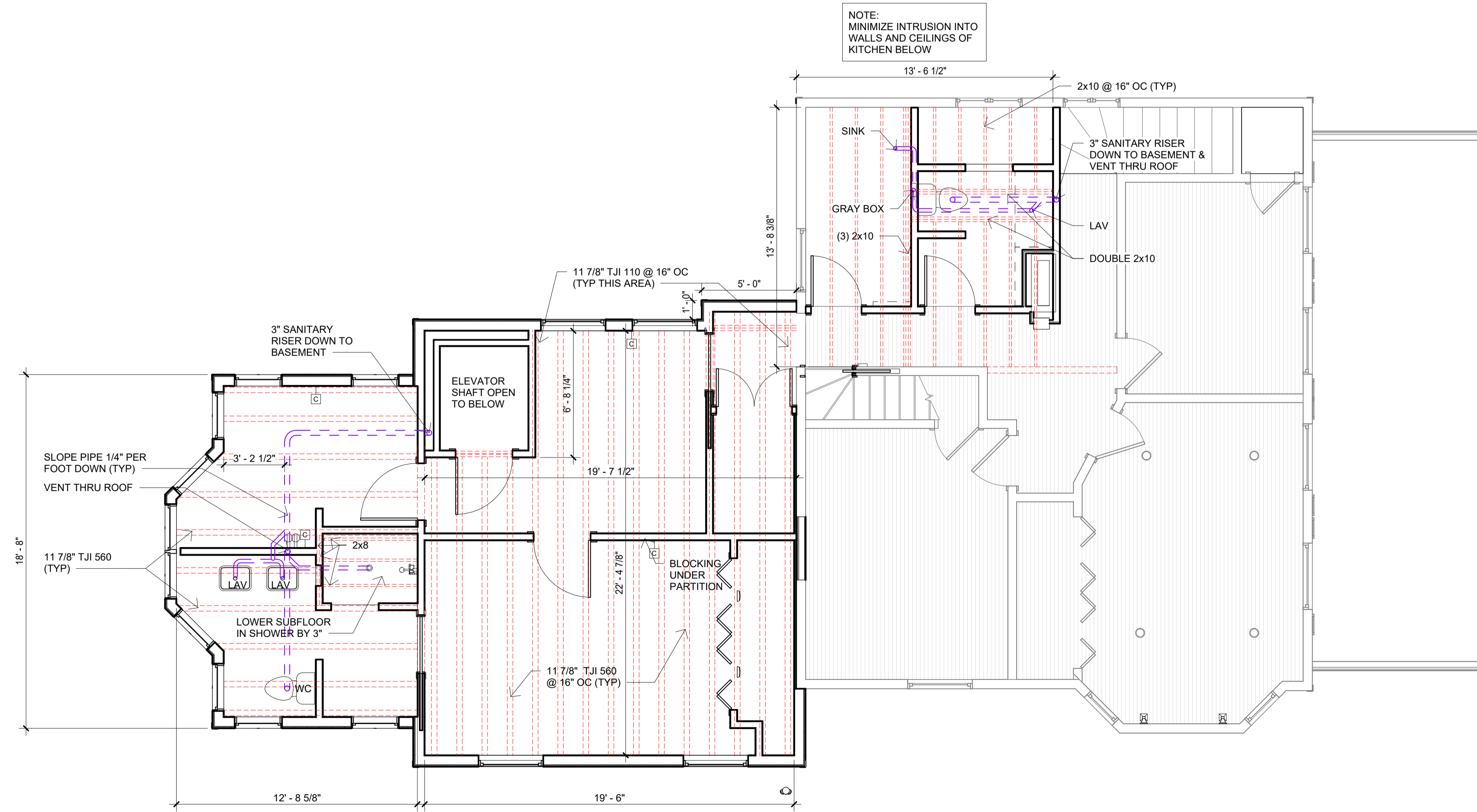
EXPIRES 11/30/2024

3/26/2024 9:18:32 PM

A-106



① FIRST FLOOR STRUCTURE
1/4" = 1'-0"



② SECOND FLOOR STRUCTURE
1/4" = 1'-0"

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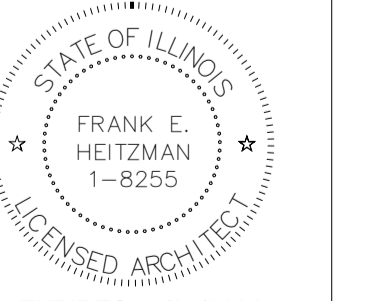
THE MERCURI RESIDENCE

604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

FIRST & SECOND FLOOR STRUCTURE

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

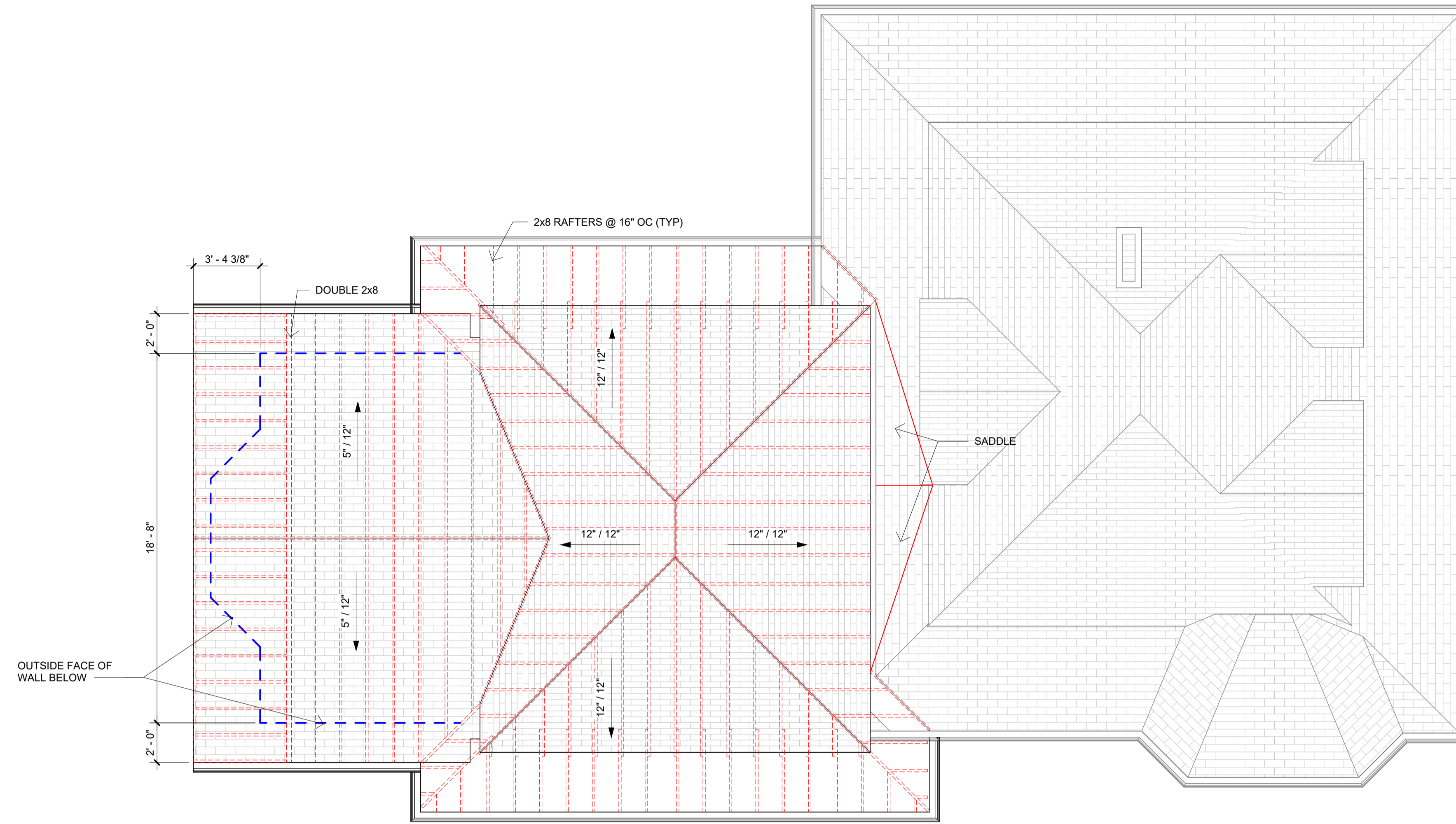
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255



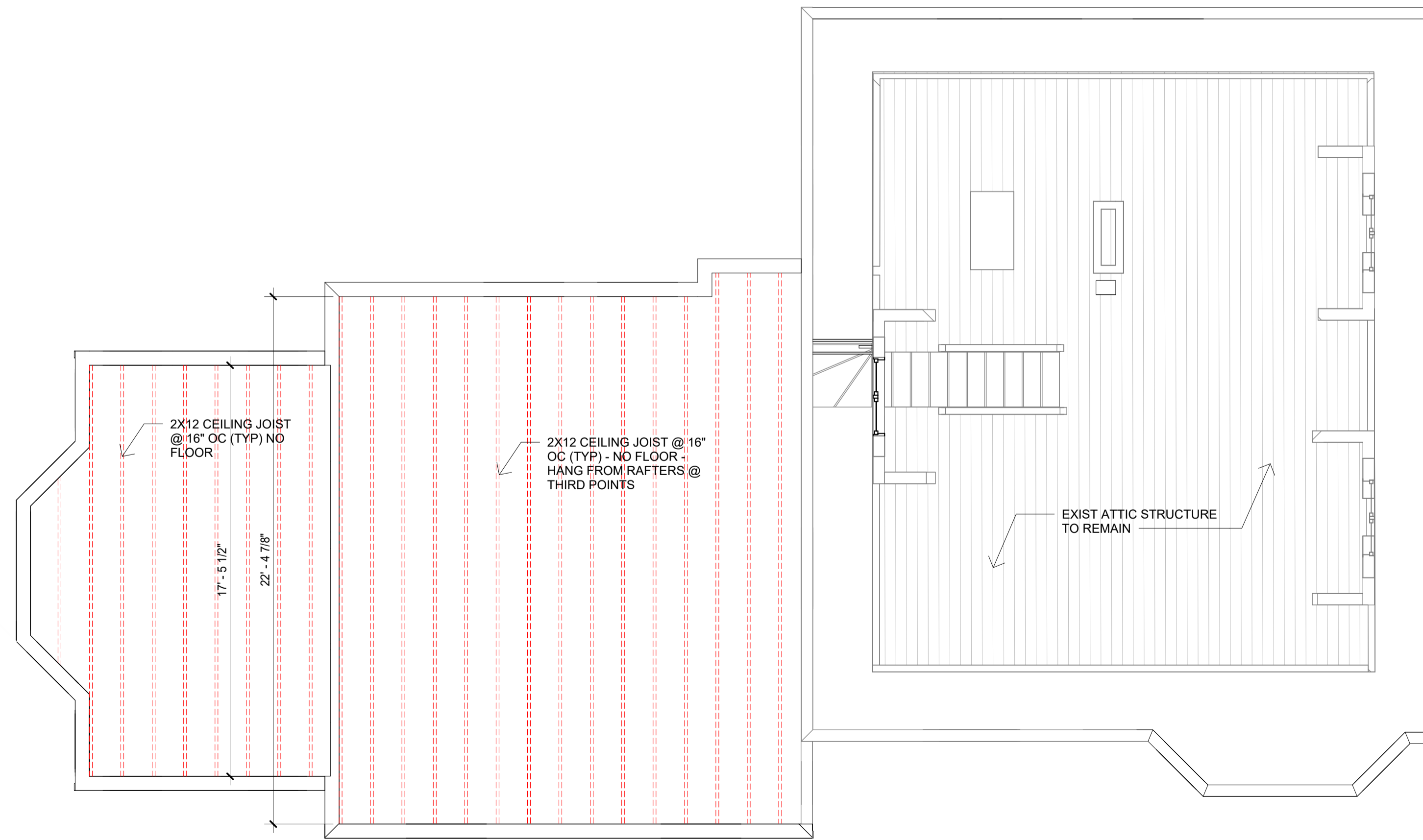
EXPIRES 11/30/2024

3/26/2024 9:18:32 PM

A-107



1 ROOF STRUCTURE
1/4" = 1'-0"



2 ATTIC PLAN STRUCTURE
1/4" = 1'-0"

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HEITZMAN ARCHITECTS

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THE MERCURI RESIDENCE

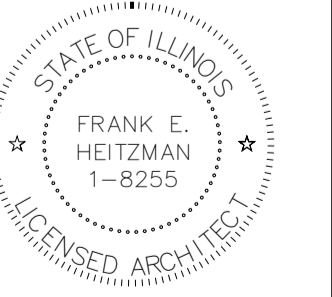
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

ATTIC & ROOF STRUCTURE

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*

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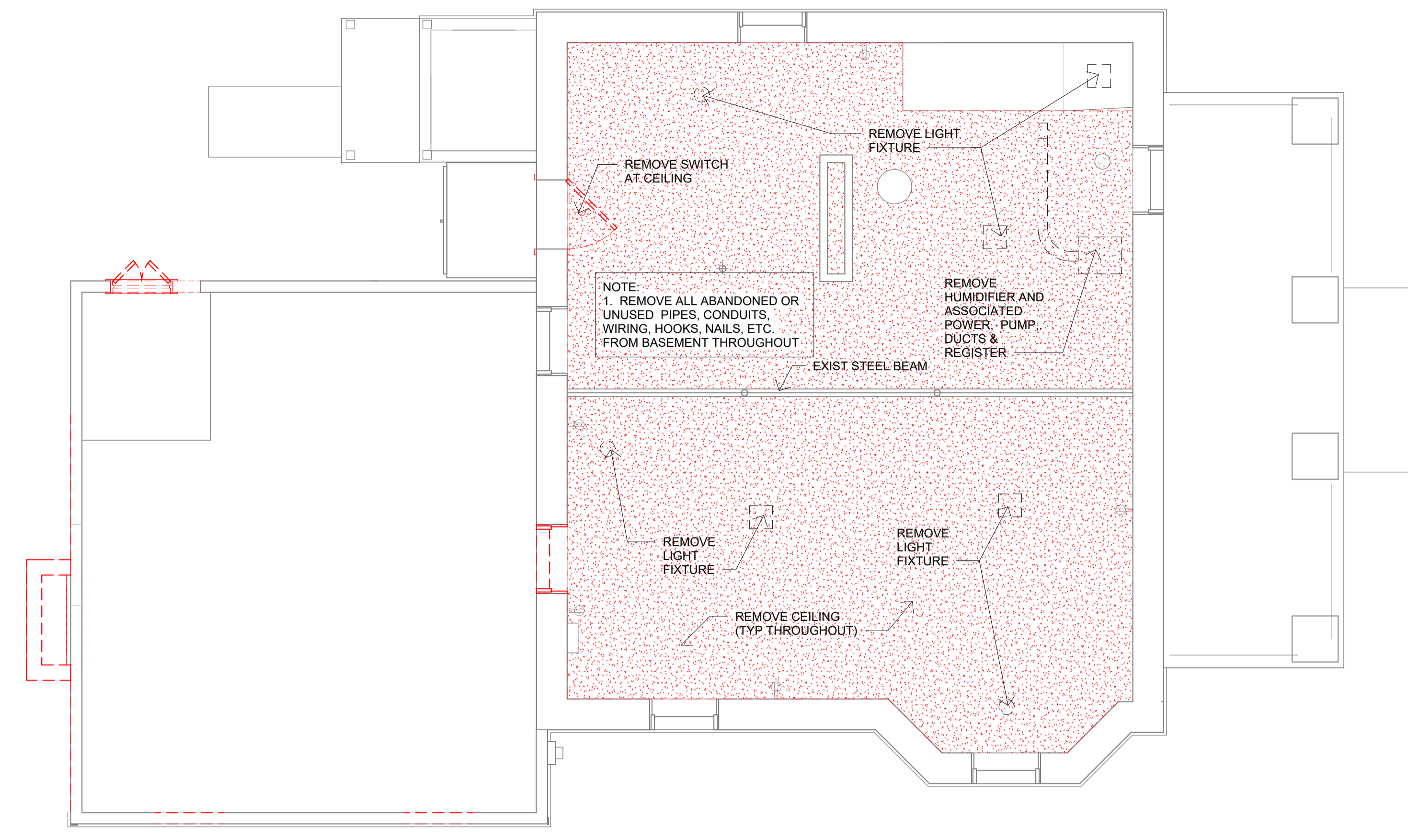
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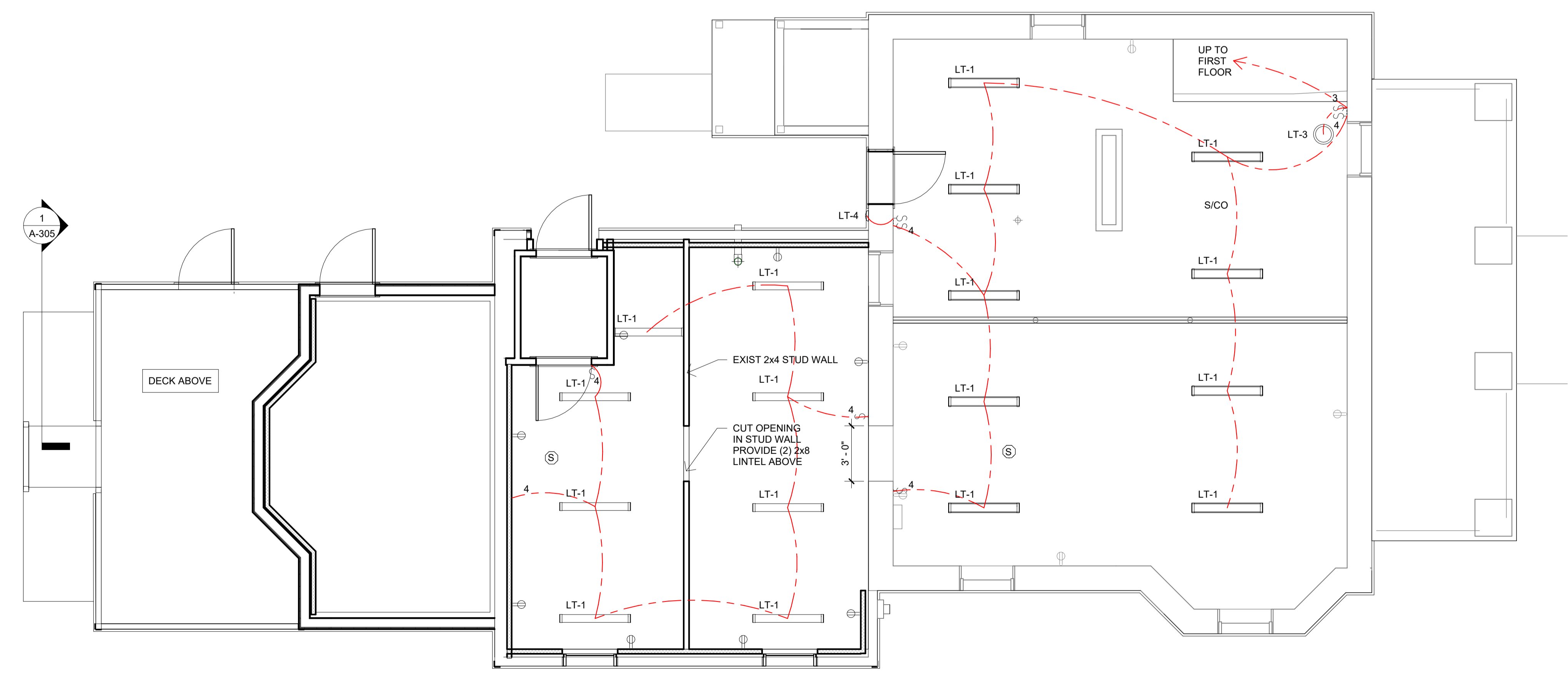
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255



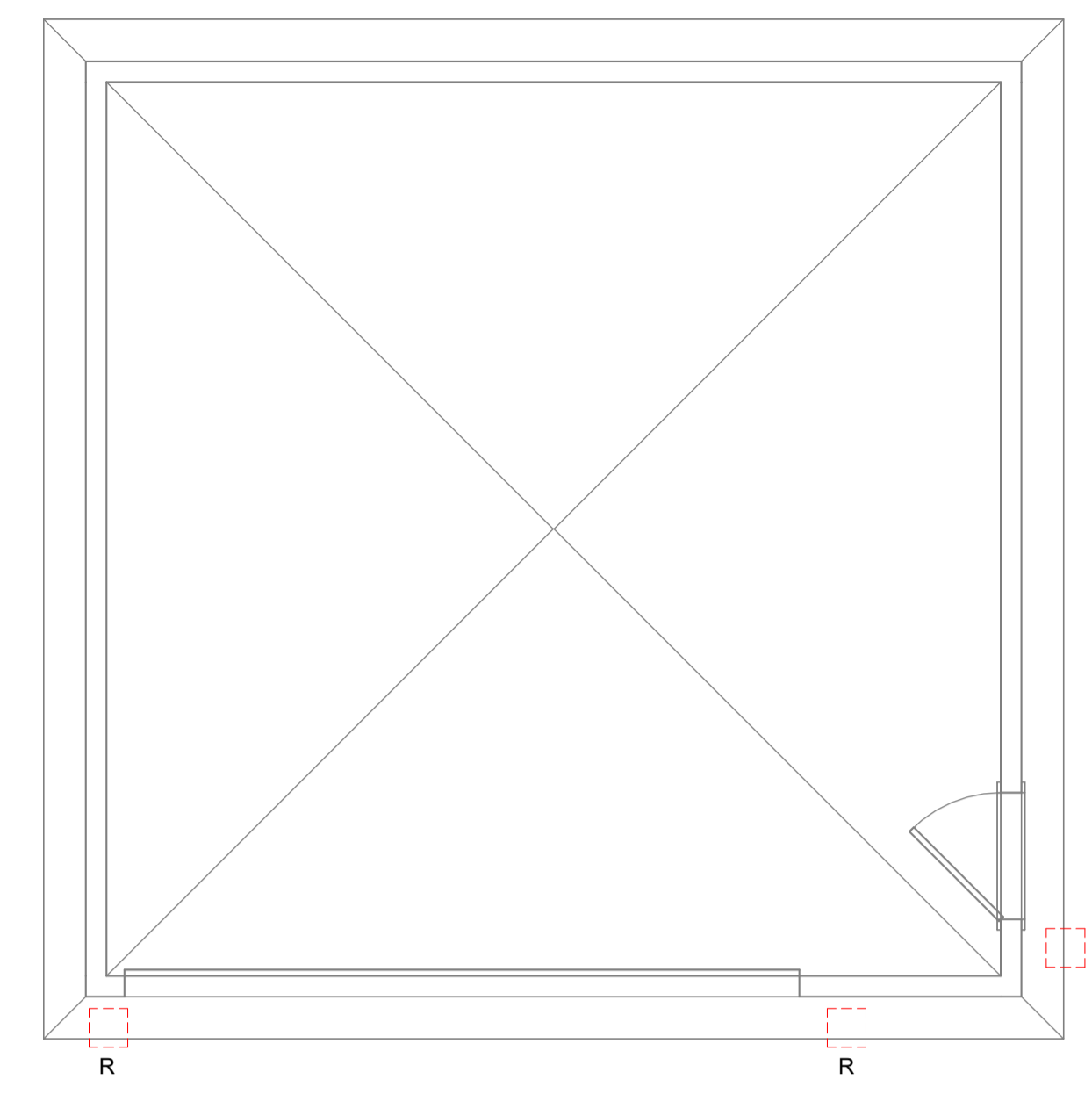
- LIGHT FIXTURE SCHEDULE**
- LT-1: LIGHTS IN BASEMENT AND EXIST ATTIC, COOPER / METALUX LED STRIP LIGHT SLSTP 4'-0" LONG
 - LT-2: RECESSED DOWNLIGHT, COOPER HALO RL460WH927PK 4" RETROFIT BAFFLE - TRIM LED MODULE, 90 CRI, 2700K, MATTE WHITE - WITH H995ICATCP 4" INSULATED CEILING AIR-TITE, NEW CONSTRUCTION LED HOUSING
 - LT-3: STAIRS TO BASEMENT, LITHONIA FMML SERIES VERSI-LITE LED FLUSH MOUNT 13" ROUND 2700K 1768 LUMENS SURFACE MOUNT WHITE
 - LT-4: EXTERIOR STAIRS TO BASEMENT, LITHONIA FMML SERIES VERSI-LITE LED FLUSH MOUNT 7" ROUND 2700K 612 LUMENS SURFACE MOUNT WHITE
 - LT-5: EXTERIOR LIGHT AT ELEVATOR, ACCESS.LIGHTING NAUTICUS, WHITE
 - LT-6: LIGHT ABOVE BED, WALL SCONCE LIVEX LIGHTING MISSION 1 POLISHED NICKEL WITH SATIN GLASS, WITH LED 100W EQUIVALENT BULB 2700 KELVIN
 - LT-7: LIGHTS ABOVE AND BELOW WALL CABINETS, PROGRESS LIGHTING HIDE-A-LITE V SERIES LENGTH AS SHOWN INTEGRATED LED UNDER CABINET LIGHT BAR - 3000K
 - LT-8: LITHONIA LIGHTING HGX LED 2RH ALO SSW2 120 PIR WH M2 HOMEGUARD SECURITY FLOOD LIGHTS 2150-2600 LUMENS, 2-LIGHT, PHOTOCELL SENSOR AND MOTION DETECTION, WHITE
 - LT-9: DECK LIGHT, KICHLER AGED BRONZE 16" HIGH OUTDOOR WALL LIGHT MODEL 95745
 - LT-10: LIGHT AT GARAGE, PROGRESS GLOBE LIGHT
 - LT-11:
 - LT-12: WAC LIGHTING NIGHTSTICK 37" WIDE LED BATH BAR / WALL SCONCE WITH ACRYLIC SHADE, WHITE, MODEL-WS-35837-WT
 - LT-13: TRSIOFPFC 52" CEILING FAN WITH DIMMABLE LIGHT REMOTE CONTROL, QUIET DC MOTOR, 3 WOOD BLADES
 - LT-14: ADJUSTABLE RECESSED COOPER HALO RA4LS9FSD2W1EWH 4" RETROFIT BAFFLE - TRIM LED MODULE, 90 CRI, 2700K, MATTE WHITE - WITH H995ICATCP 4" INSULATED CEILING AIR-TITE, NEW CONSTRUCTION LED HOUSING
- SMOKE DETECTOR: KIDDE MODEL P4010ACS-WF
SMOKE & CARBON MONOXIDE DETECTOR: KIDDE MODEL P4010ACSCO-WF
TIME CLOCK: LEVITON VPT24-1PZ VIZIA 24-HOUR PROGRAMMABLE INDOOR TIMER WITH ASTRONOMICAL CLOCK



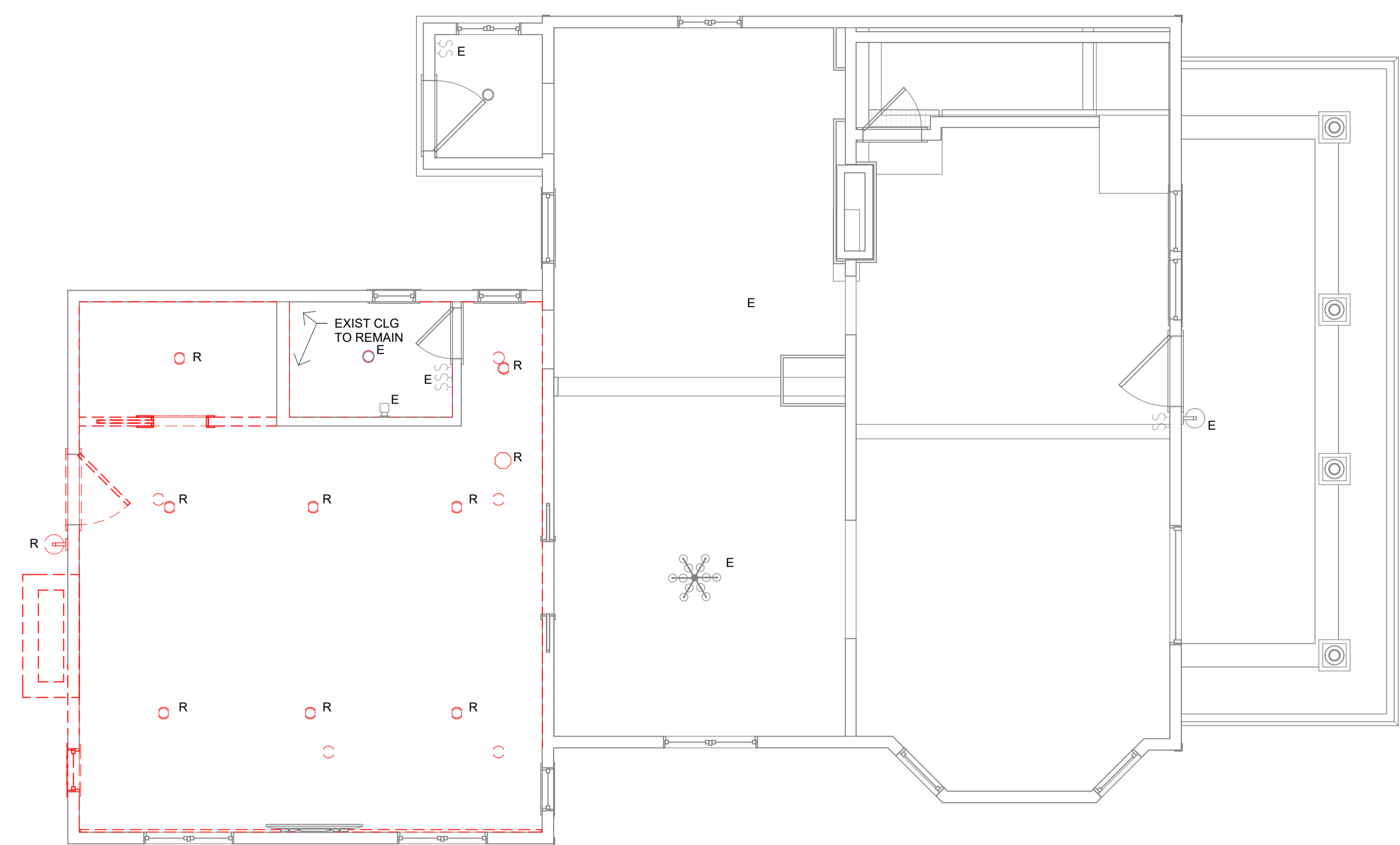
① BASEMENT REFLECTED CEILING PLAN SELECTIVE DEMOLITION
1/4" = 1'-0"



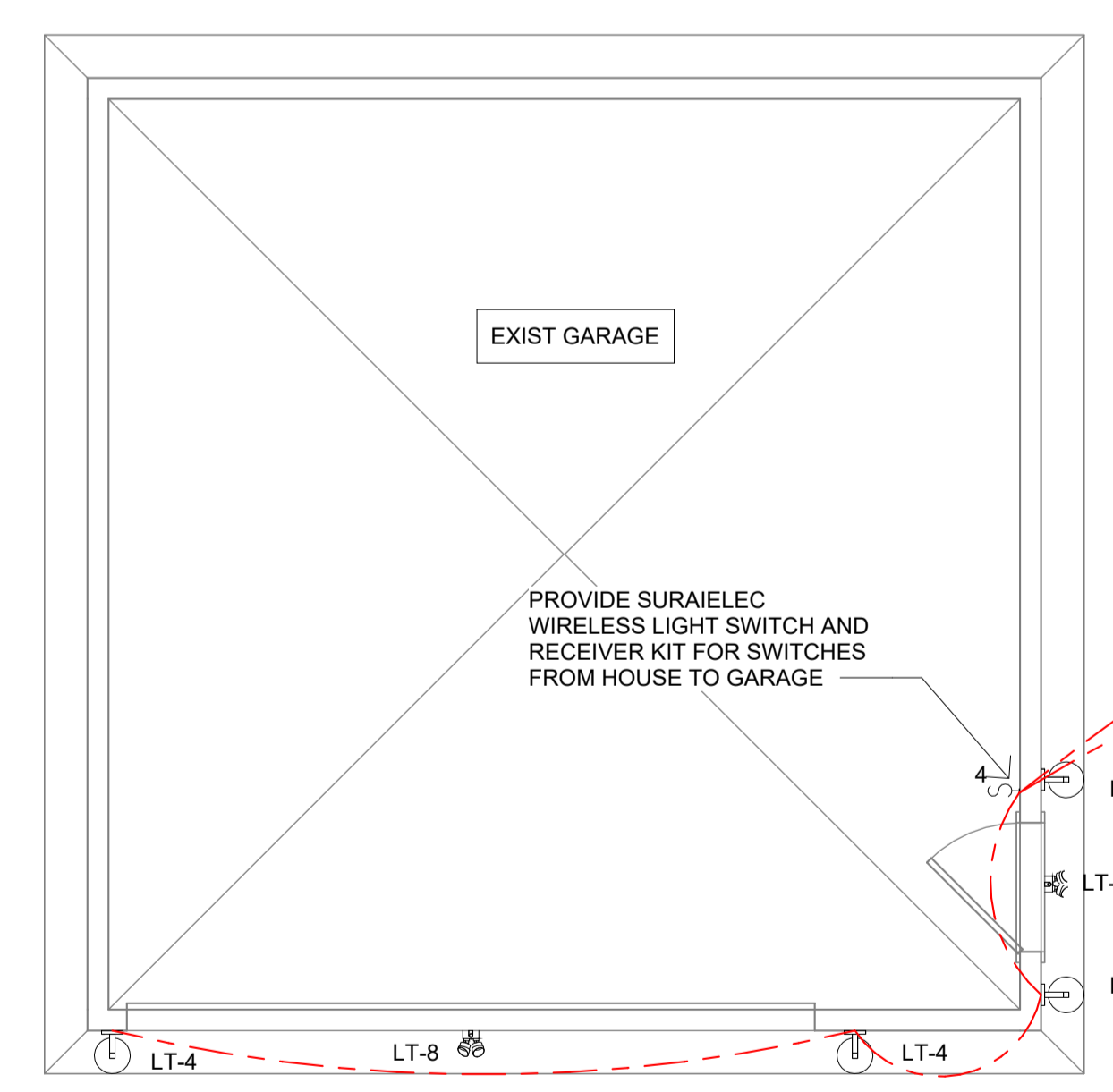
② BASEMENT REFLECTED CEILING PLAN NEW CONSTRUCTION
1/4" = 1'-0"



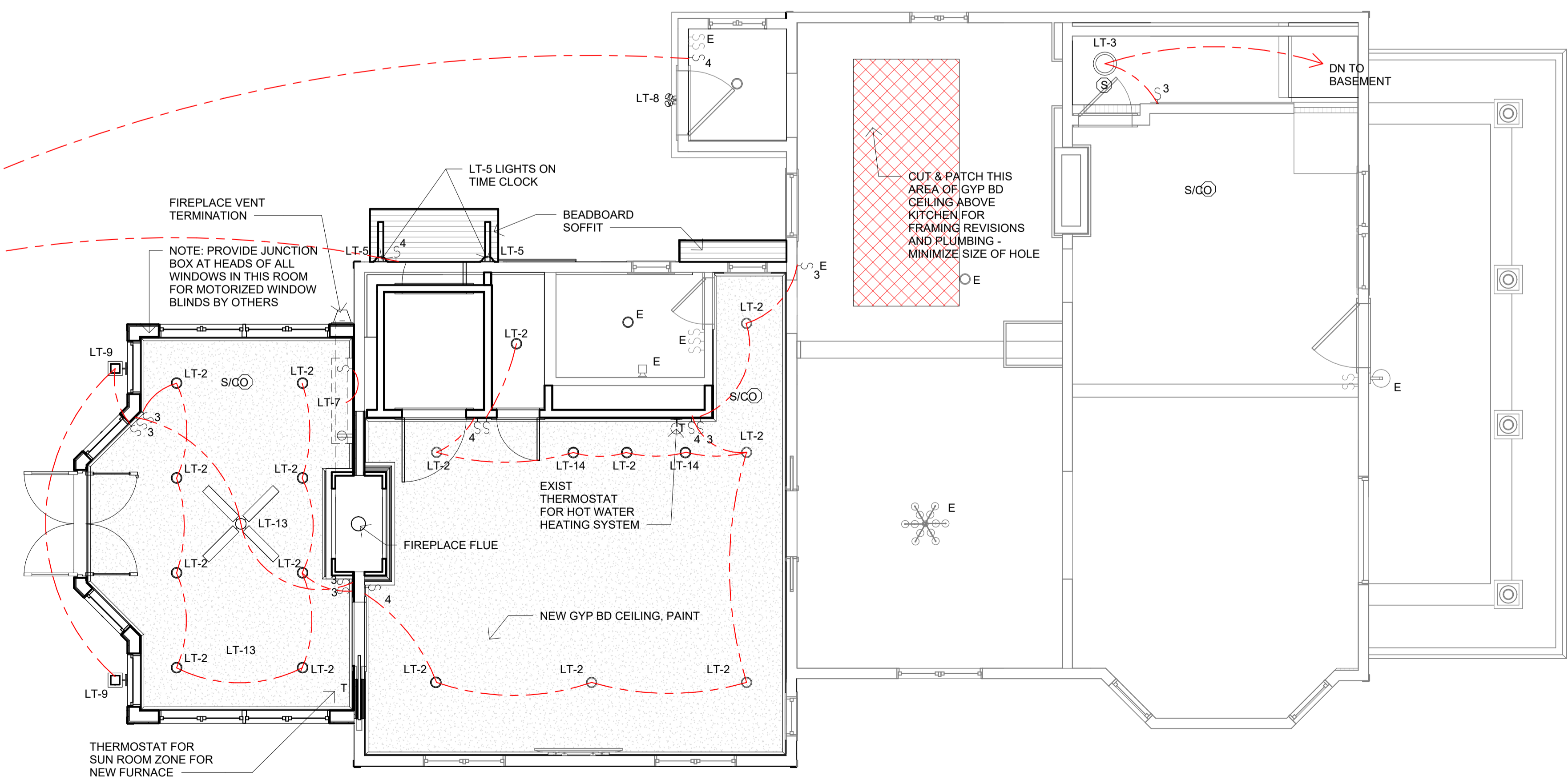
1
A-305



① FIRST FLOOR REFLECTED CEILING PLAN SELECTIVE DEMOLITION
1/4" = 1'-0"



1
A-305



② FIRST FLOOR REFLECTED CEILING PLAN NEW CONSTRUCTION
1/4" = 1'-0"

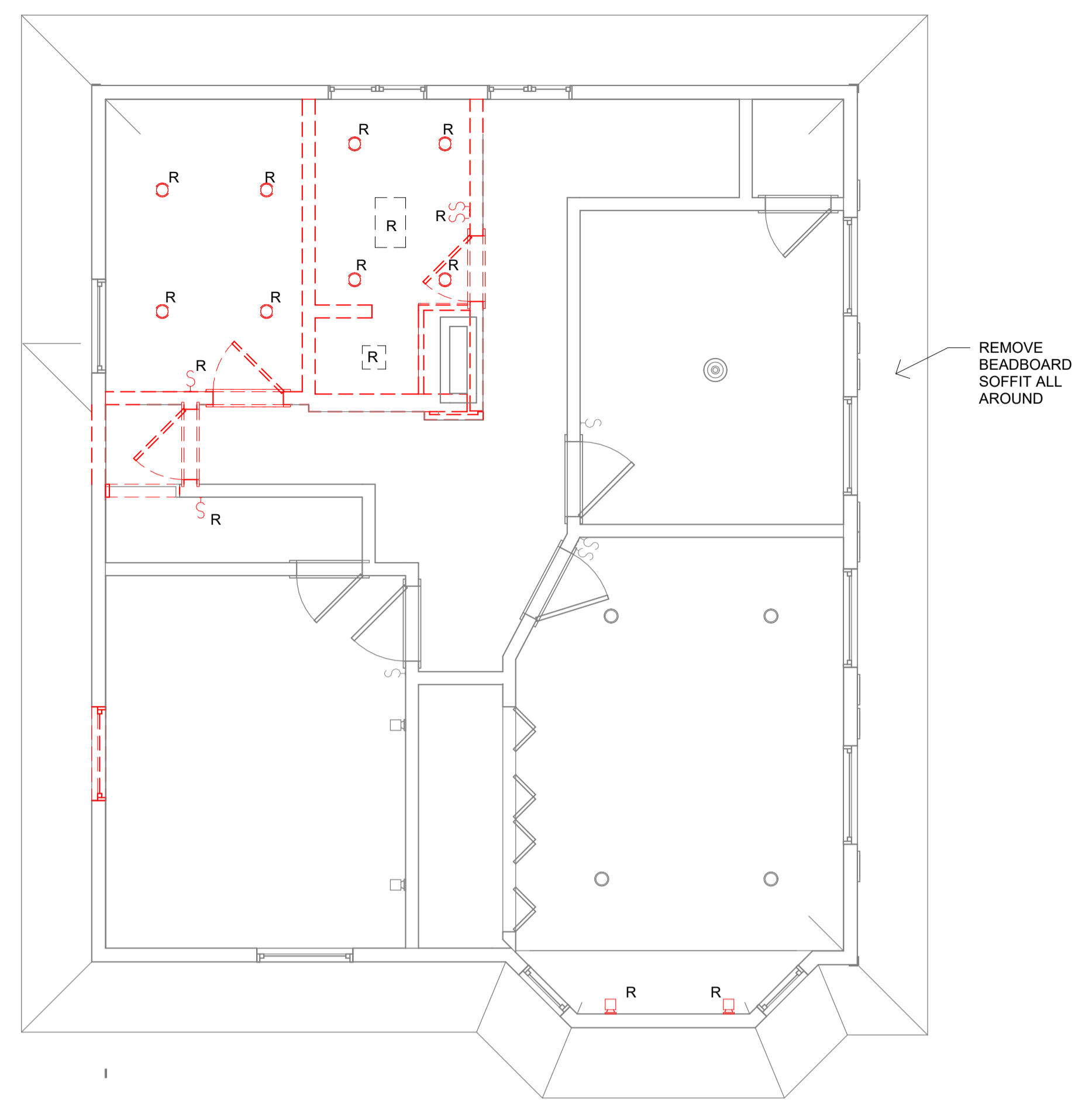
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255

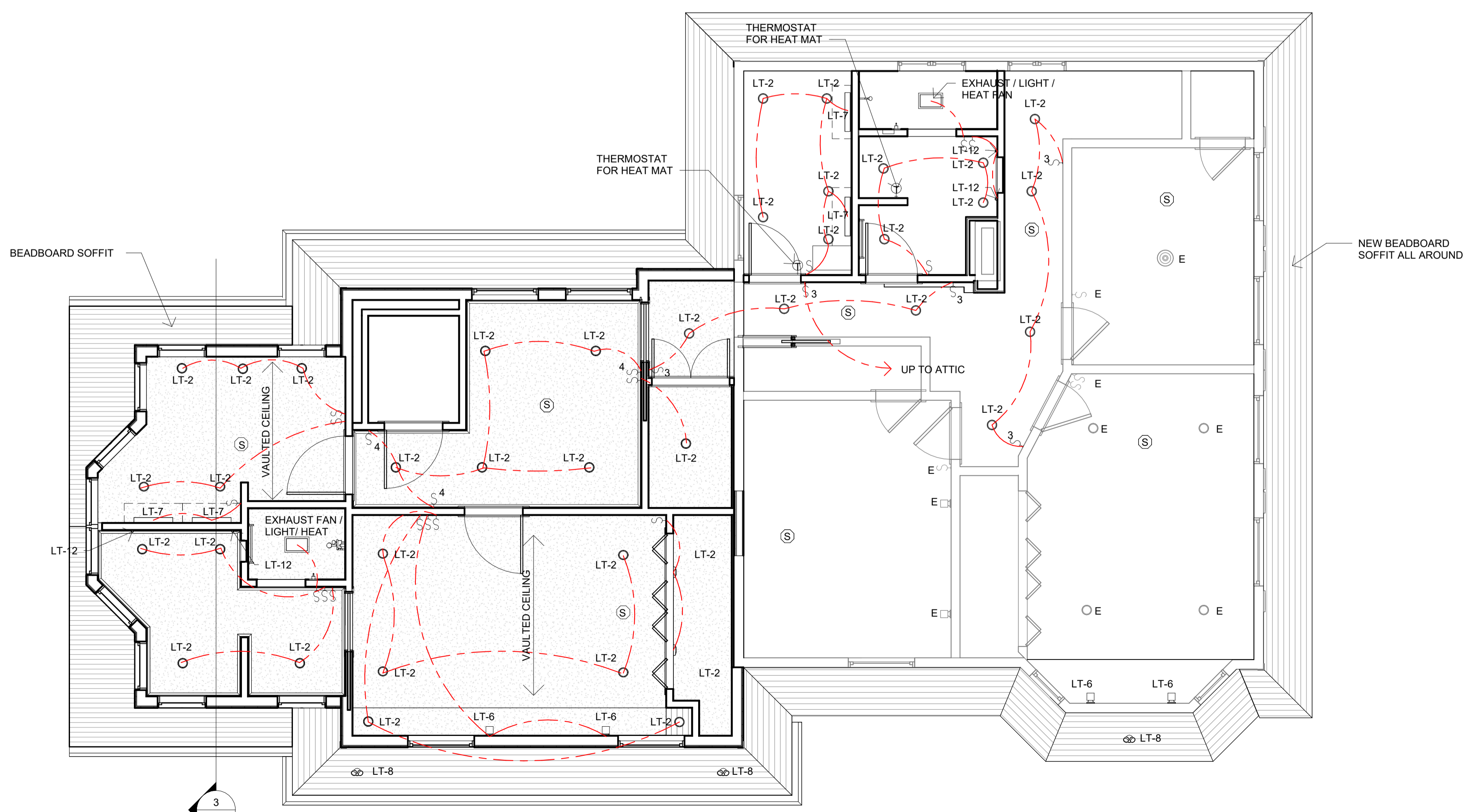


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3/26/2024 9:18:34 PM



1 SECOND FLOOR REFLECTED CEILING PLAN SELECTIVE DEMOLITION
1/4" = 1'-0"




2 SECOND FLOOR REFLECTED CEILING PLAN NEW CONSTRUCTION
1/4" = 1'-0"

HEITZMAN ARCHITECTS
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

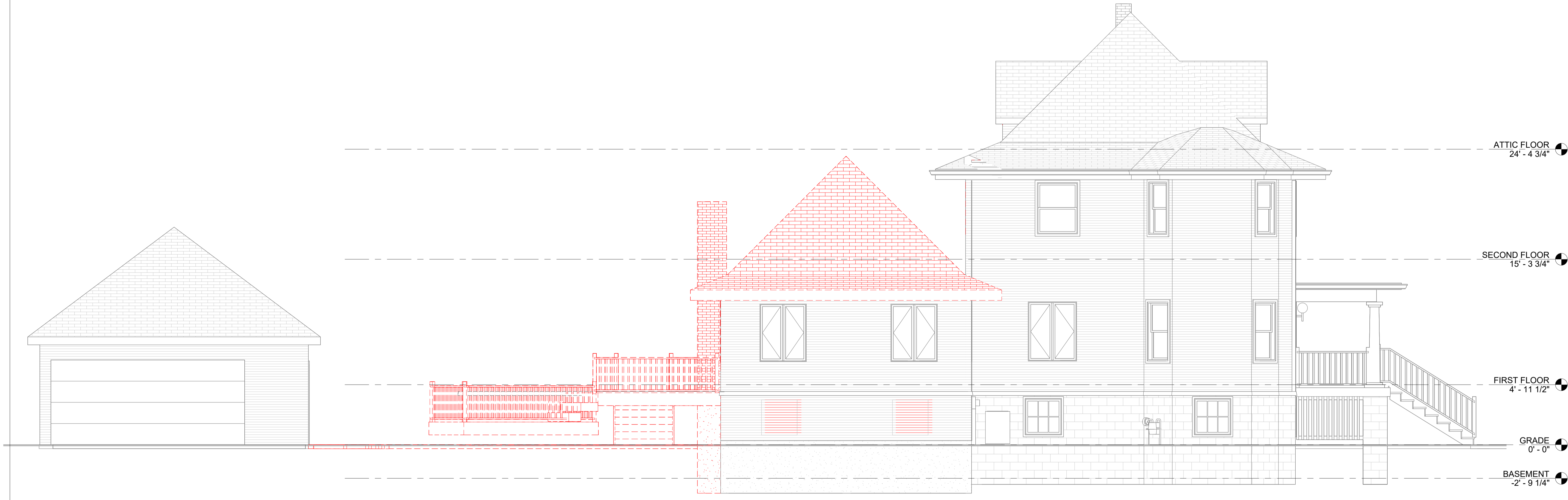
THE MERCURI RESIDENCE
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

SOUTH ELEVATIONS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255

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A-201



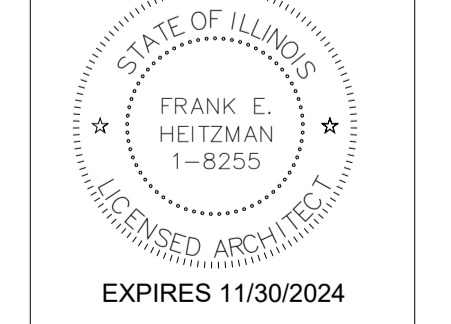
① SOUTH ELEVATION SELECTIVE DEMOLITION
1/4" = 1'-0"



② SOUTH ELEVATION NEW CONSTRUCTION
1/4" = 1'-0"

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

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FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255



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1 WEST ELEVATION SELECTIVE DEMOLITION
1/4" = 1'-0"



2 WEST ELEVATION NEW CONSTRUCTION
1/4" = 1'-0"

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213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

NORTH ELEVATIONS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

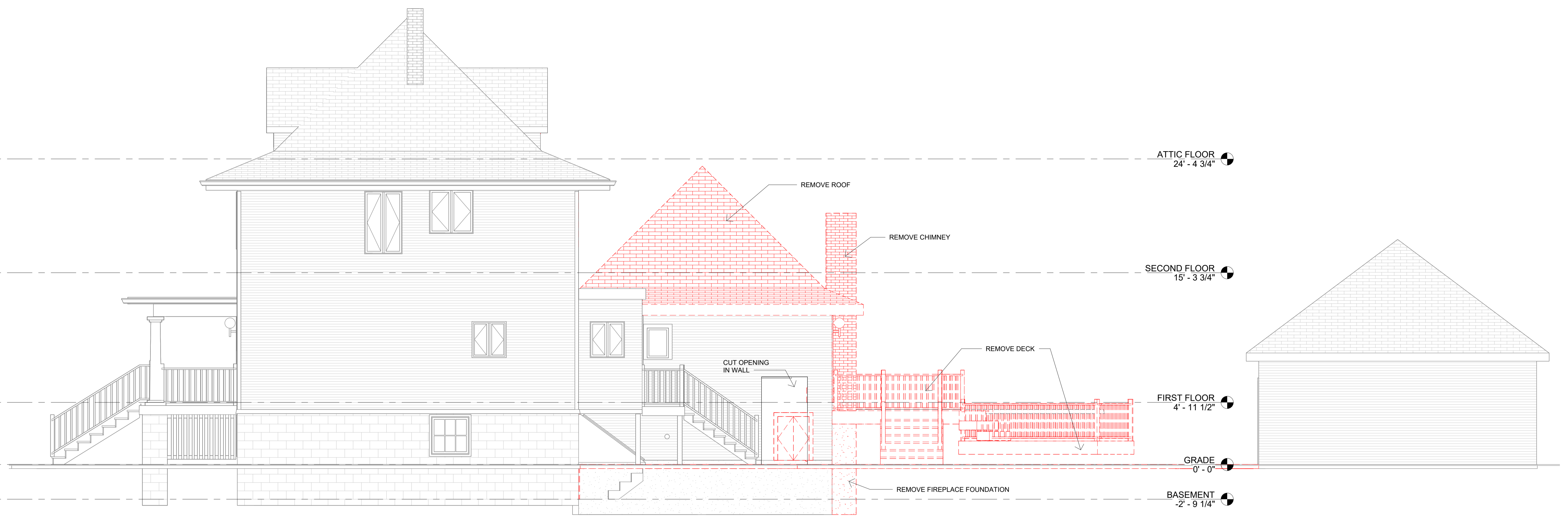
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255



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3/26/2024 9:18:38 PM

A-203



① NORTH ELEVATION SELECTIVE DEMOLITION
1/4" = 1'-0"



② NORTH ELEVATION NEW CONSTRUCTION
1/4" = 1'-0"

HEITZMAN ARCHITECTS
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

EAST ELEVATIONS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255



3/26/2024 9:18:39 PM

A-204



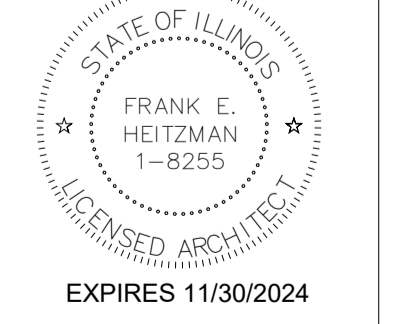
① EAST ELEVATION SELECTIVE DEMOLITION
1/4" = 1'-0"



② EAST ELEVATION NEW CONSTRUCTION
1/4" = 1'-0"

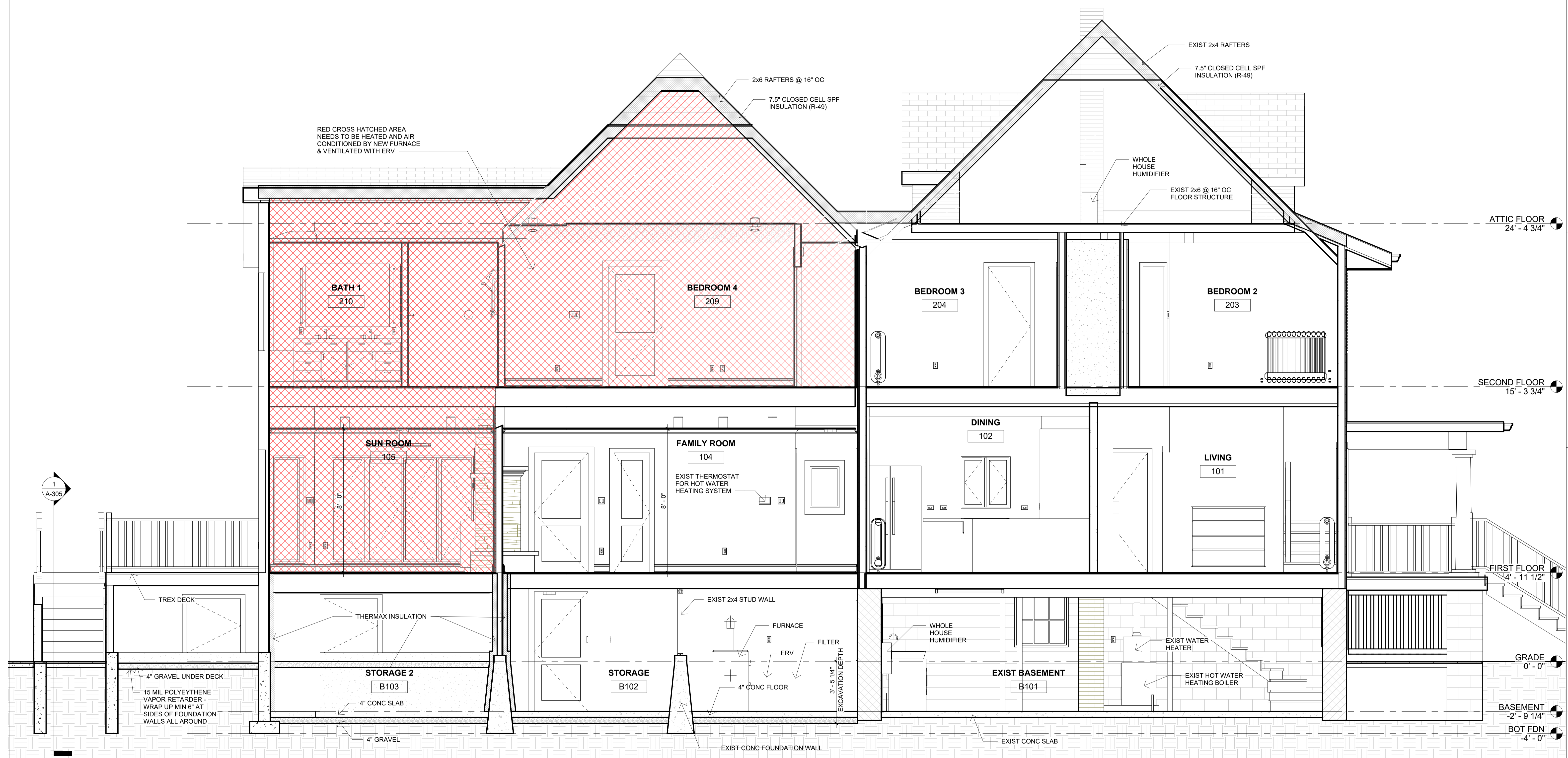
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FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255



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3/26/2024 9:18:41 PM



RED CROSS HATCHED AREA
NEEDS TO BE HEATED AND AIR
CONDITIONED BY NEW FURNACE
& VENTILATED WITH ERV

2x6 RAFTERS @ 16" OC
7.5" CLOSED CELL SPF
INSULATION (R-49)

EXIST 2x4 RAFTERS
7.5" CLOSED CELL SPF
INSULATION (R-49)

WHOLE
HOUSE
HUMIDIFIER
EXIST 2x6 @ 16" OC
FLOOR STRUCTURE

ATTIC FLOOR
24' - 4 3/4"

SECOND FLOOR
15' - 3 3/4"

FIRST FLOOR
14' - 11 1/2"

GRADE
0' - 0"

BASEMENT
-2' - 9 1/4"

BOT FDN
-4' - 0"

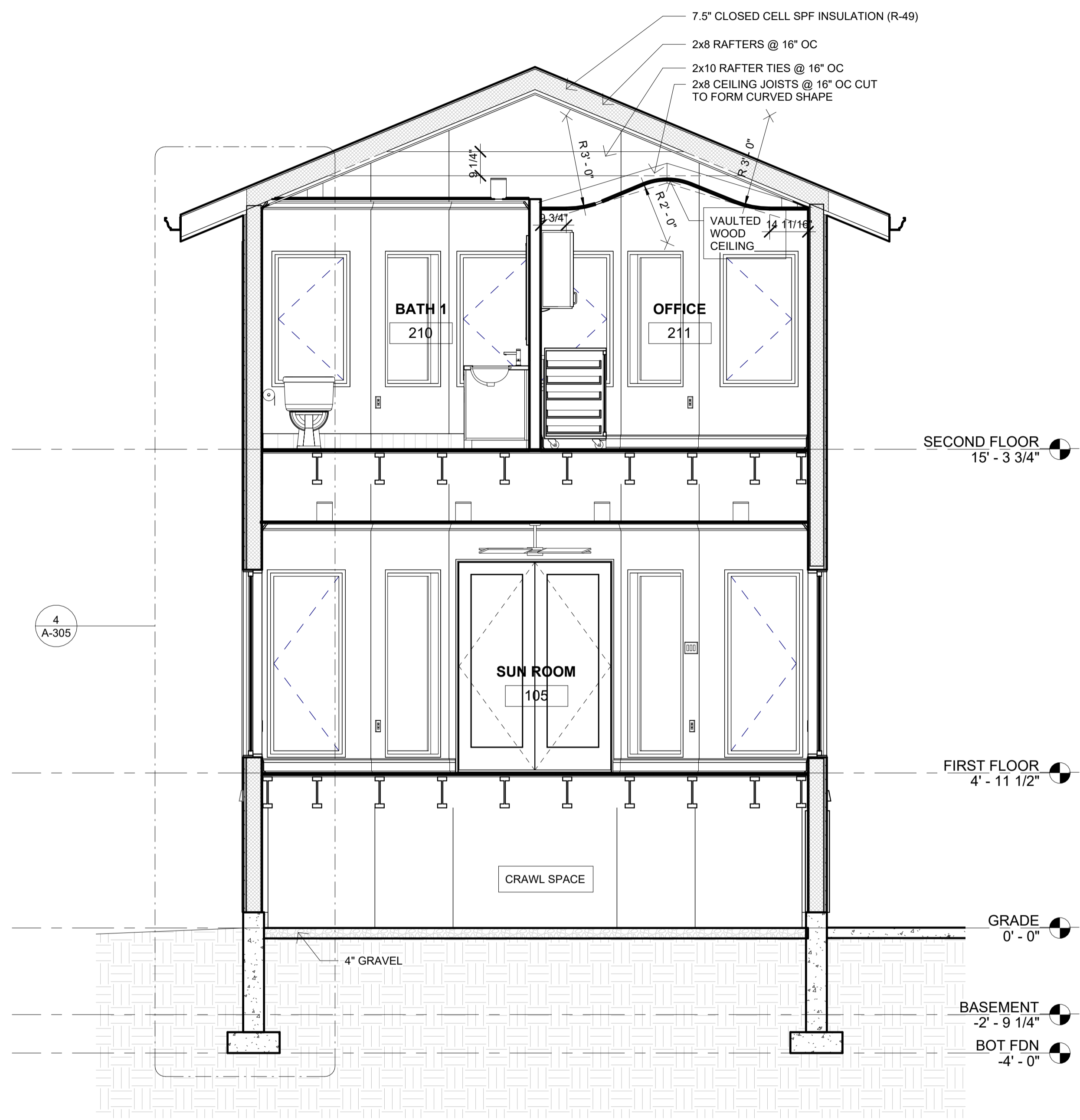
① SECT LOOKING NORTH
3/8" = 1'-0"

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

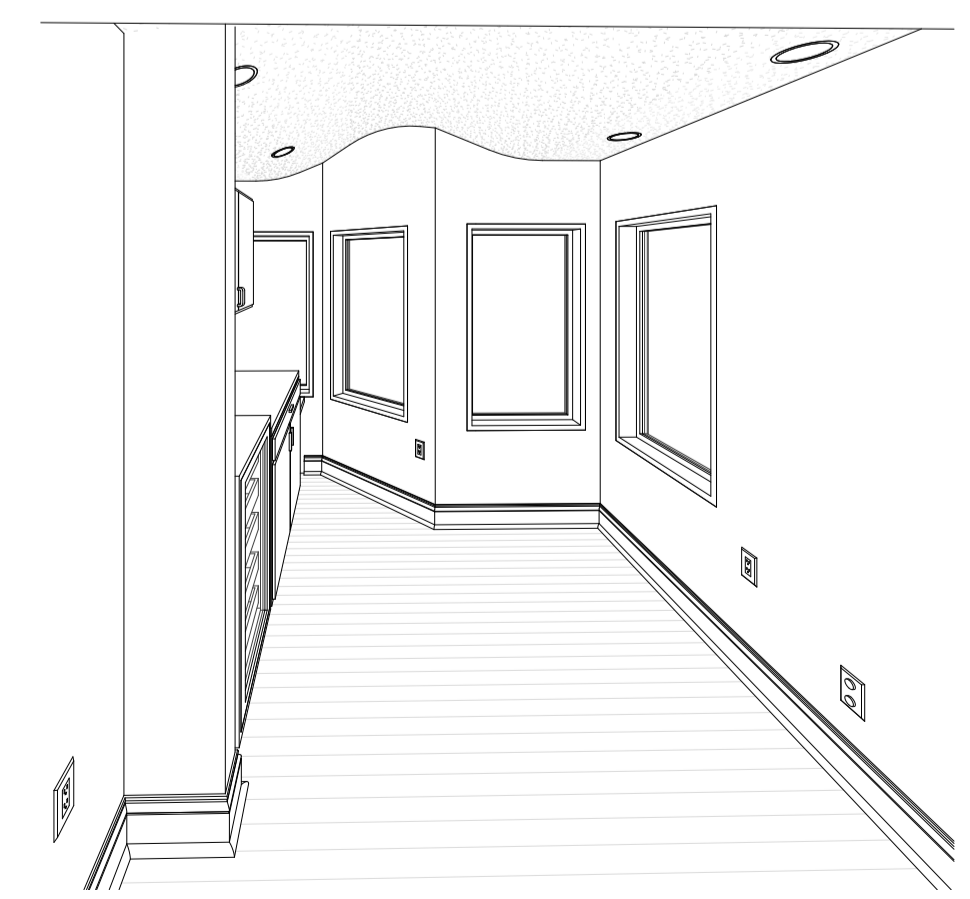
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255

STATE OF ILLINOIS
FRANK E. HEITZMAN
1-8255
LICENSED ARCHITECT

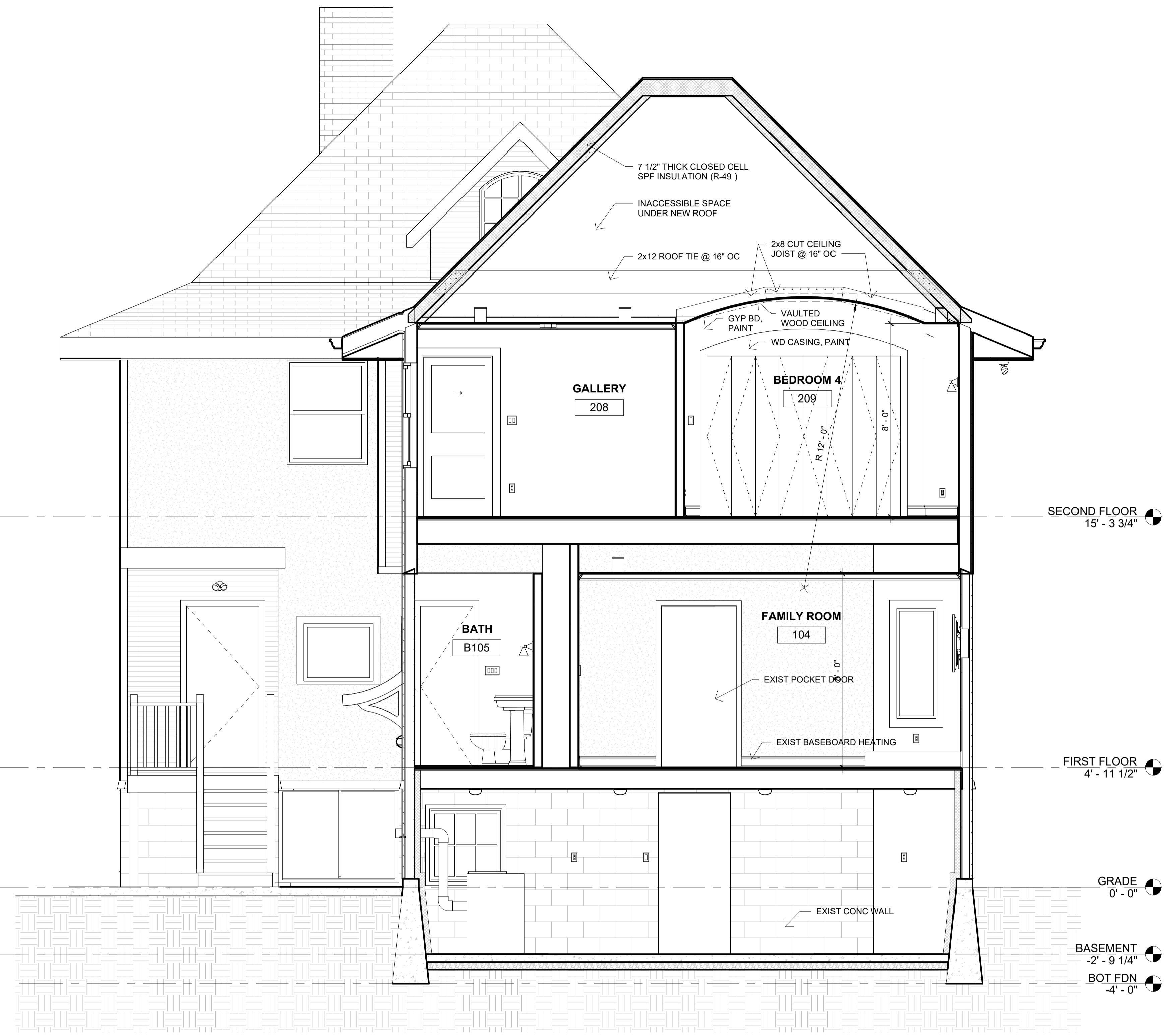
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③ SECT THRU PRIMARY BATHROOM & OFFICE LOOKING WEST
3/8" = 1'-0"



④ 3D VIEW OF OFFICE LOOKING WEST



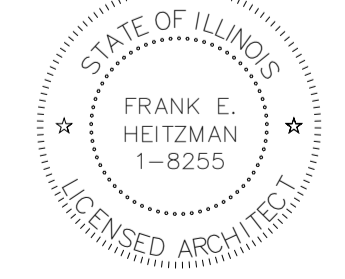
① SECT THRU PRIMARY BEDROOM LOOKING EAST
3/8" = 1'-0"



② 3D VIEW OF PRIMARY BEDROOM LOOKING EAST

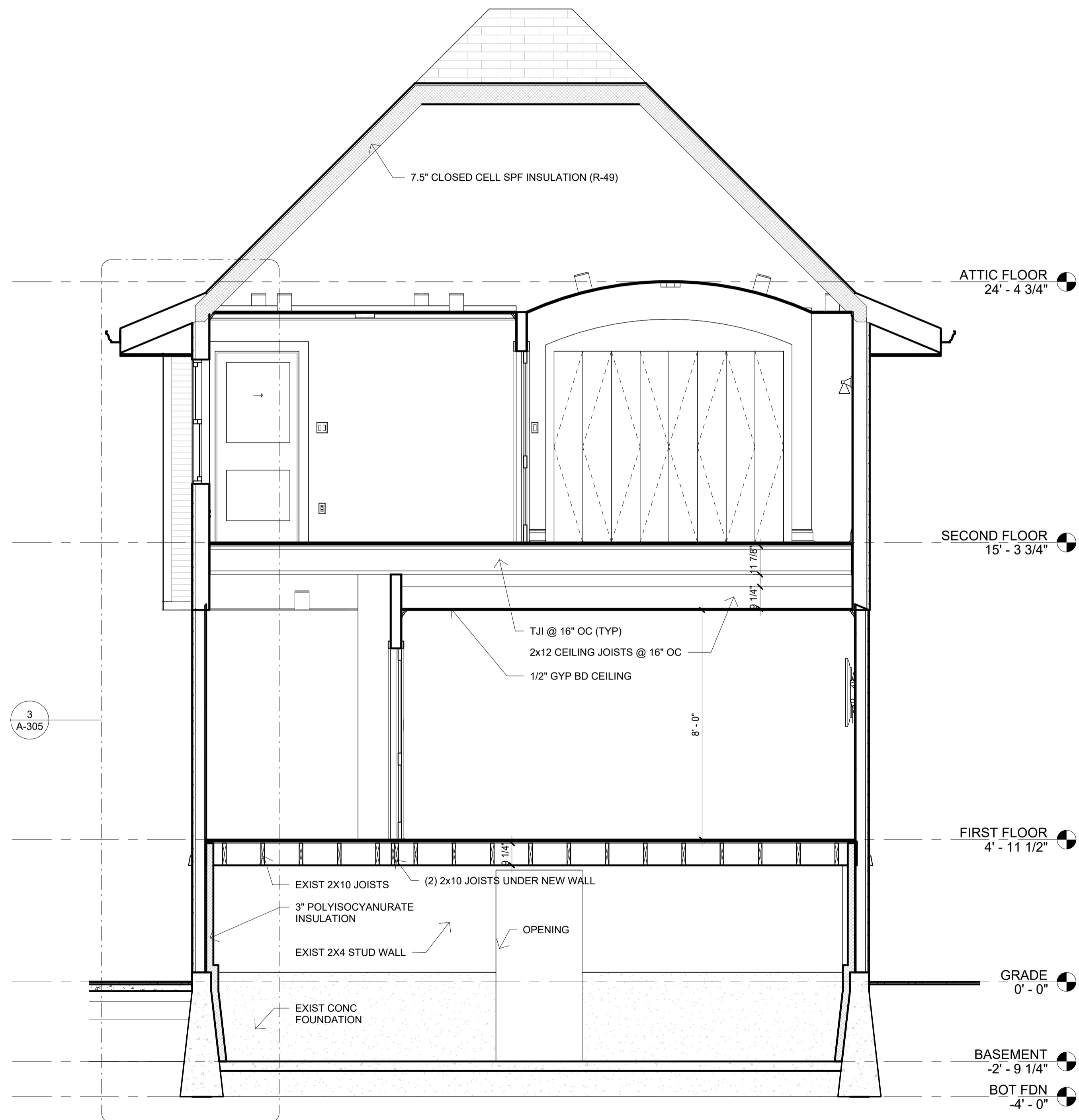
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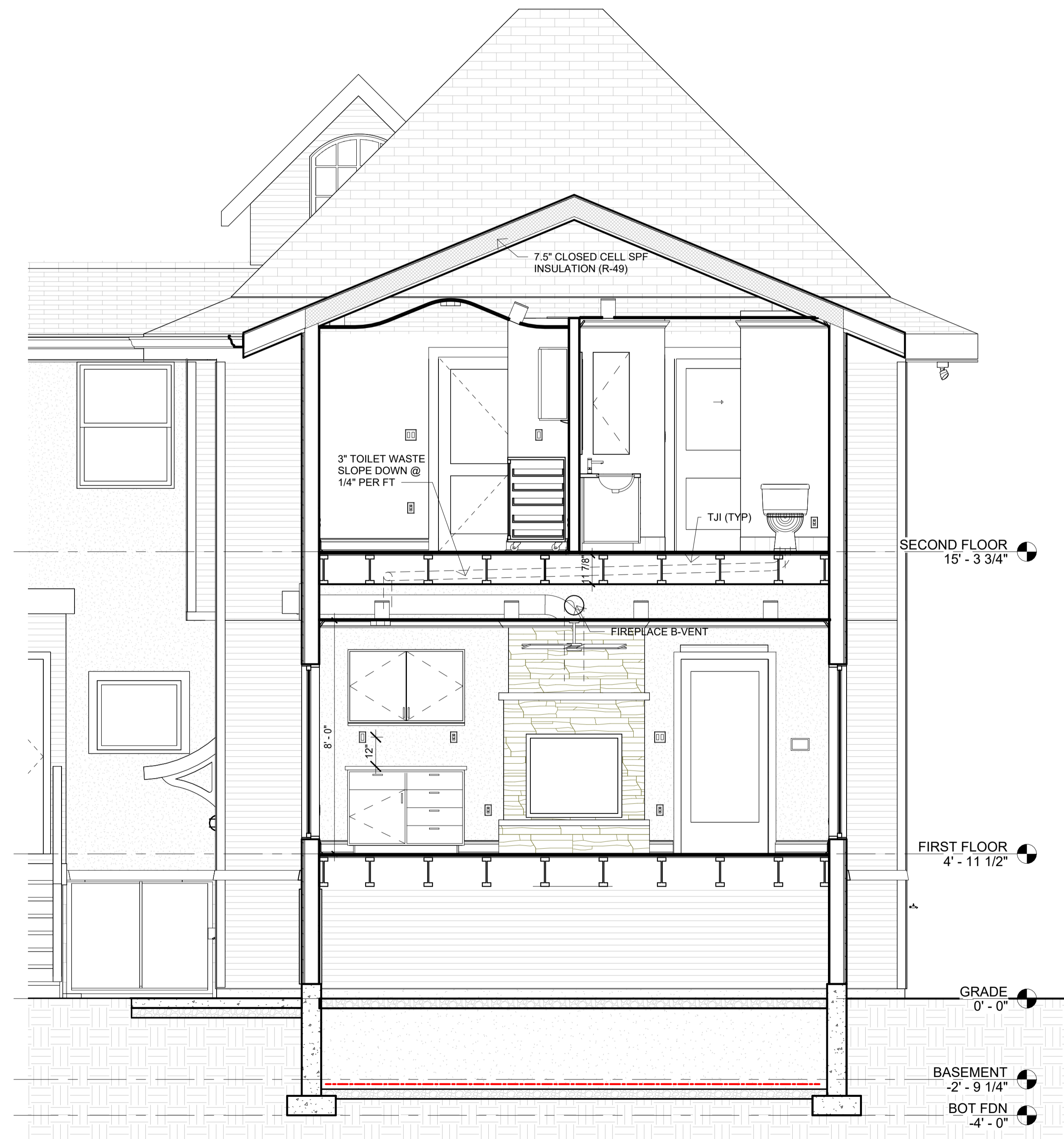


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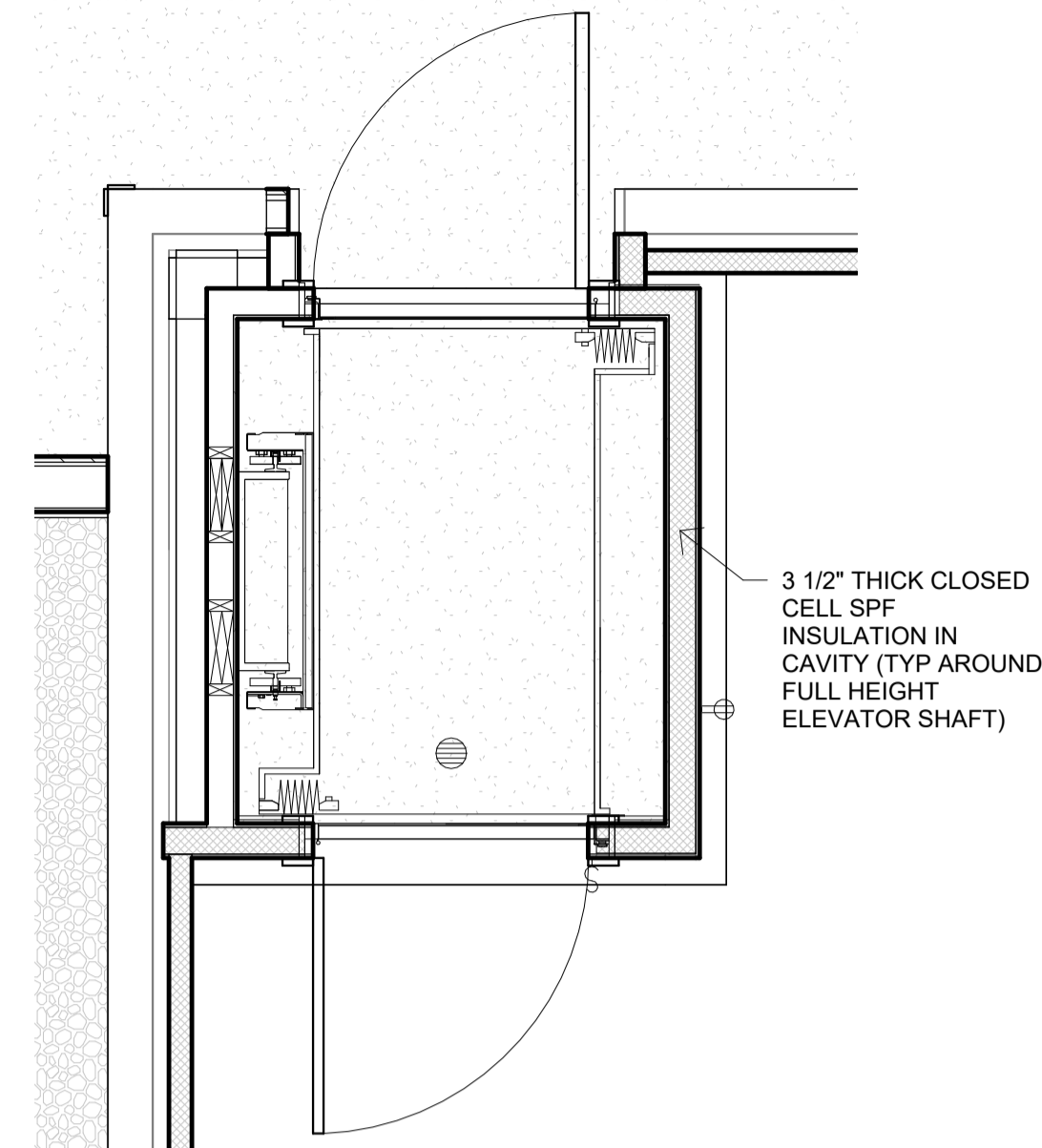
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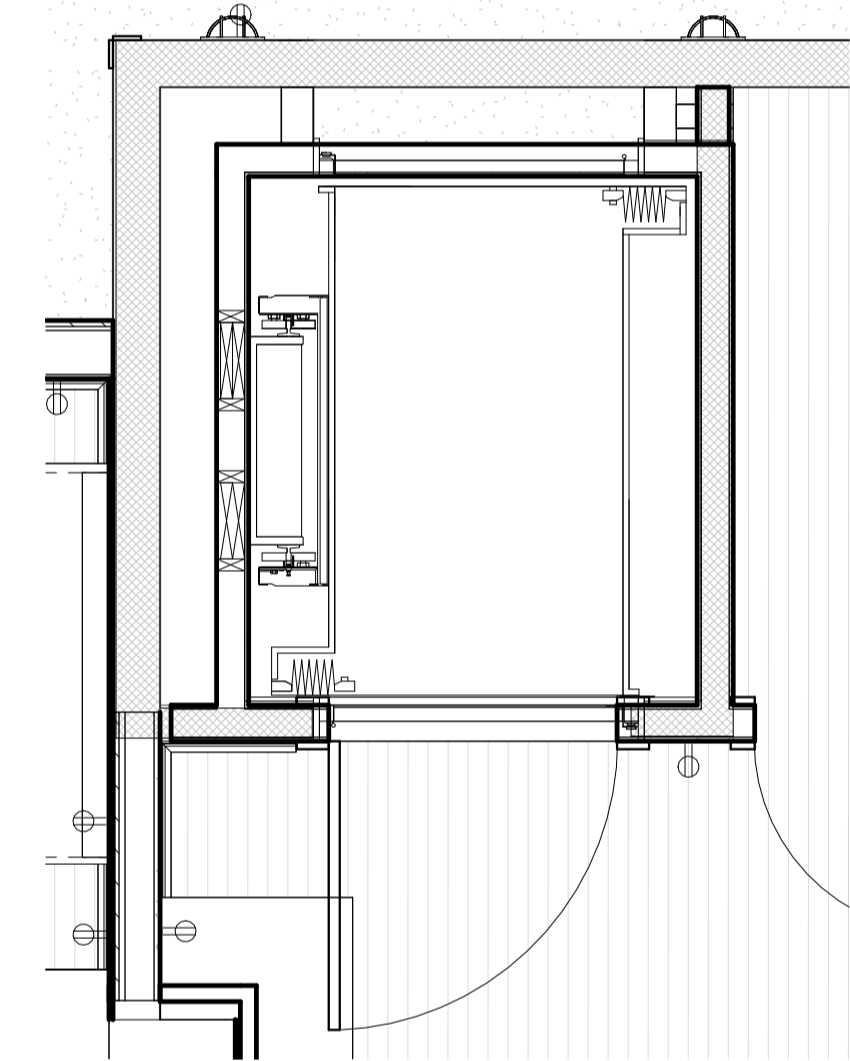
② SECT THRU EXIST FAMILY ROOM
3/8" = 1'-0"



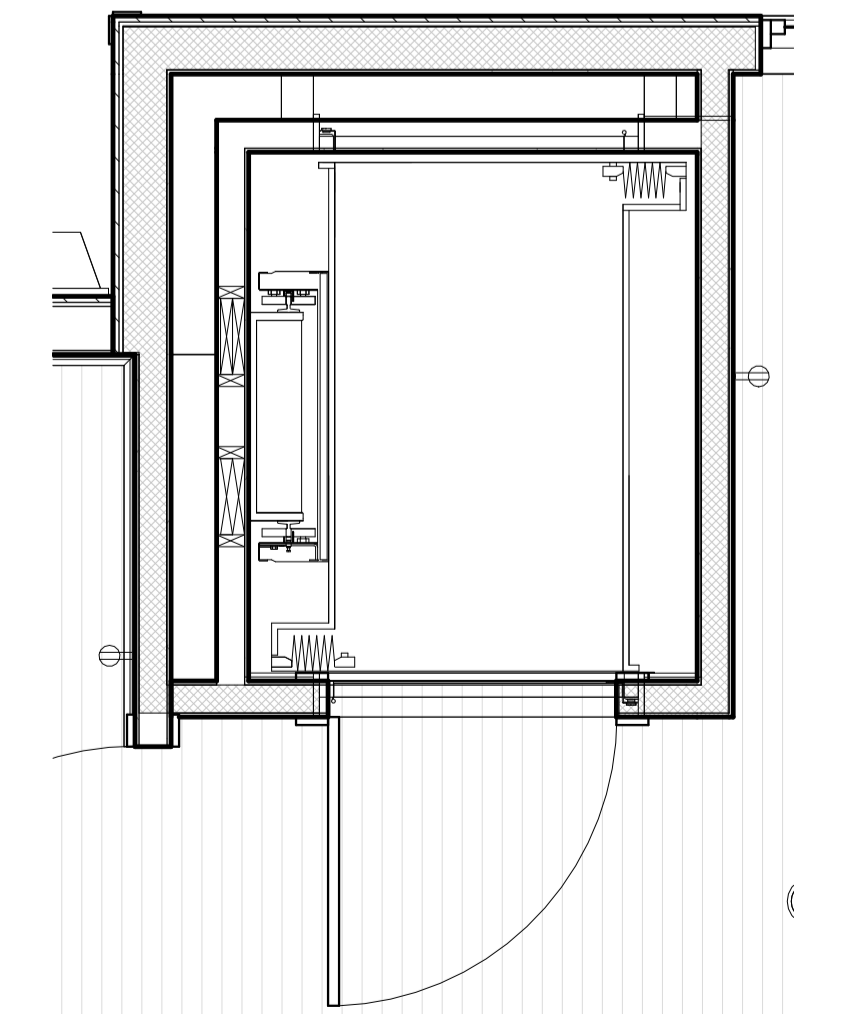
① SECT THRU SUN ROOM
3/8" = 1'-0"



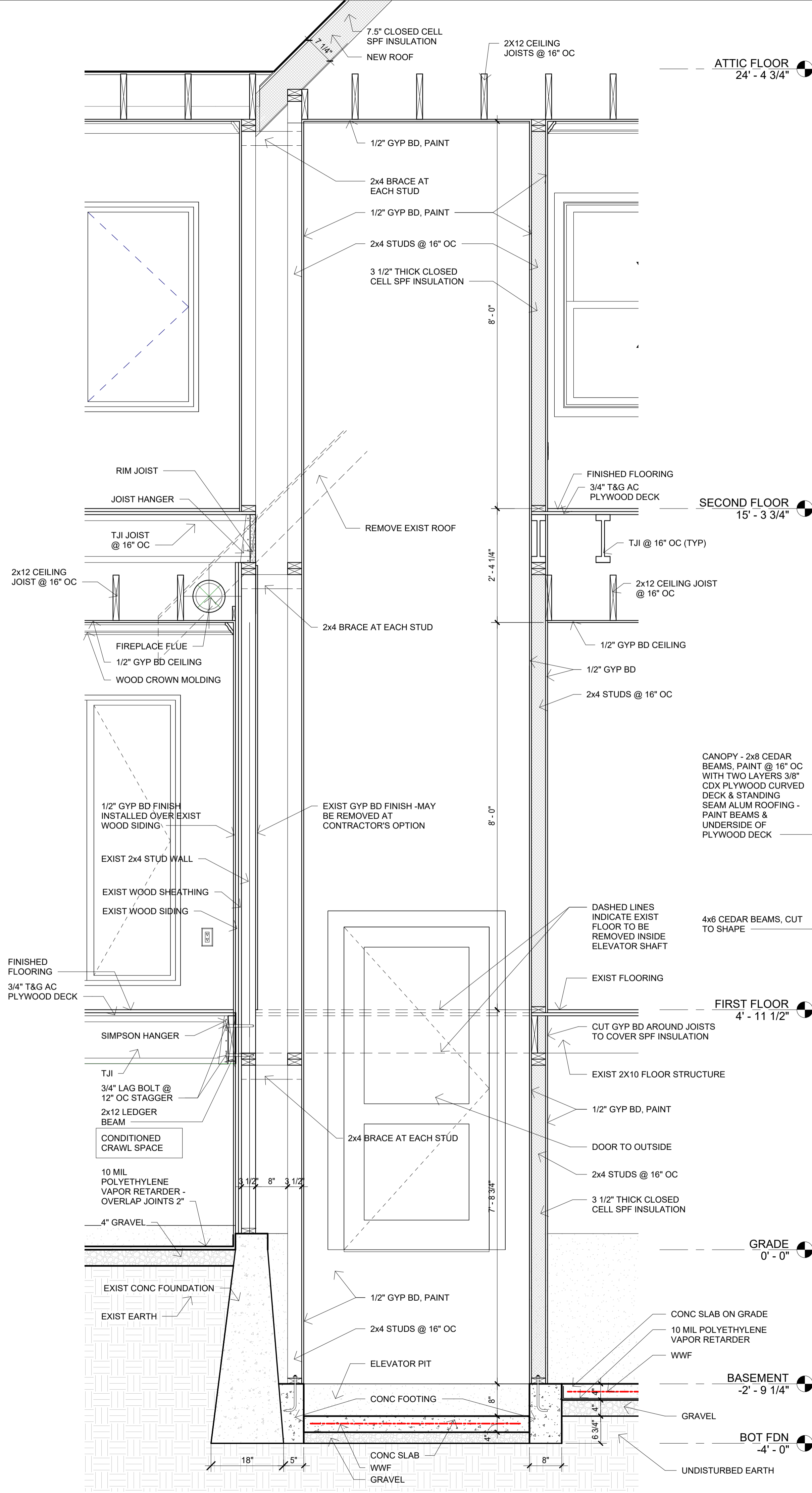
4 BASEMENT ELEVATOR PLAN
1/2" = 1'-0"



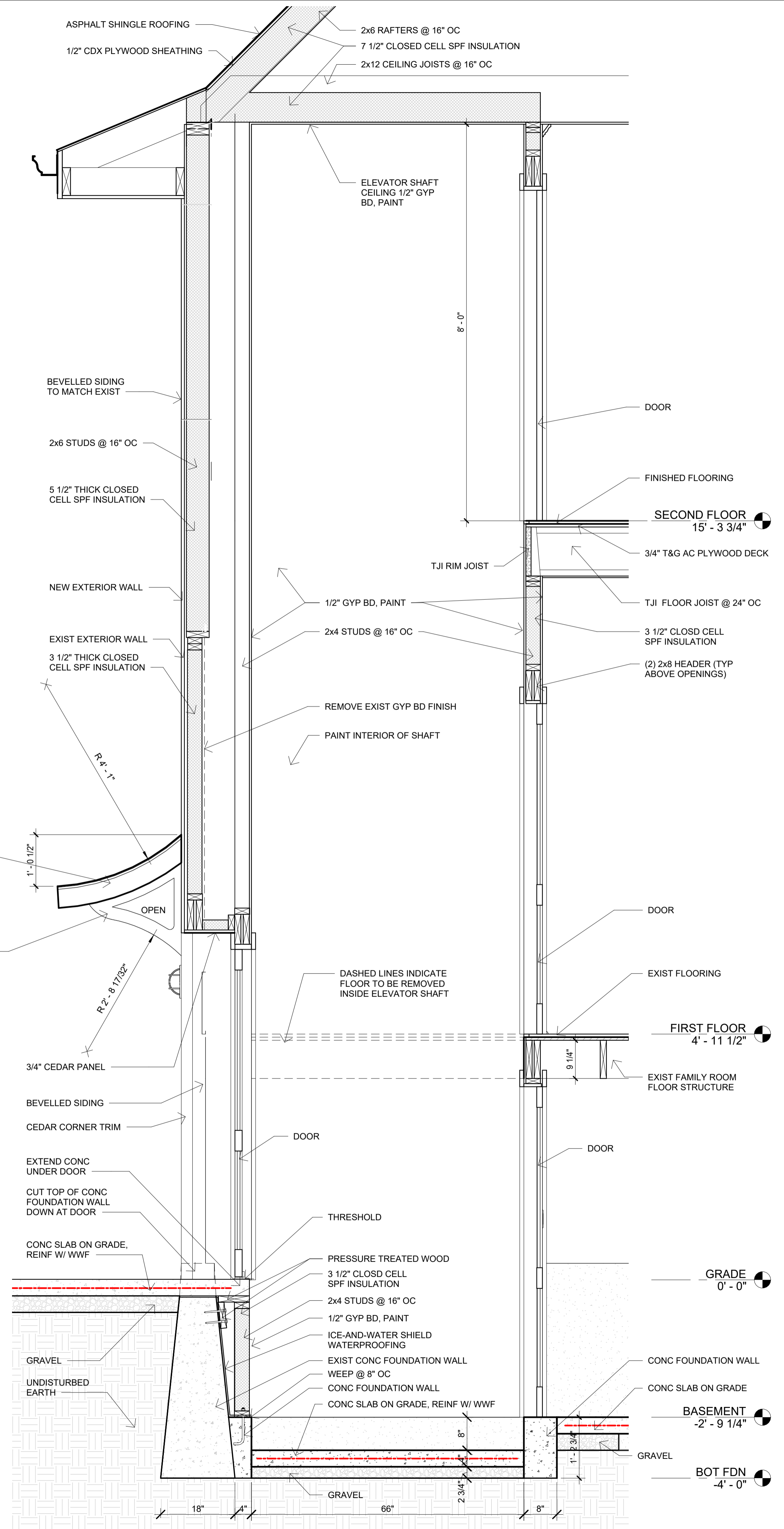
5 FIRST FLOOR ELEVATOR PLAN
1/2" = 1'-0"



6 SECOND FLOOR ELEVATOR PLAN
1/2" = 1'-0"



3 SECT THRU ELEVATOR LOOKING NORTH
3/4" = 1'-0"



2 SECT THRU ELEVATOR LOOKING EAST
3/4" = 1'-0"

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HEITZMAN ARCHITECTS
213 SOUTH EUCLID AVENUE, OAK PARK, ILLINOIS 60302
PHONE: (708) 267-1352
E-mail: frank@heitzman.org

THE MERCURI RESIDENCE
604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

ELEVATOR PLANS SECTIONS & DETAILS

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255

STATE OF ILLINOIS
FRANK E. HEITZMAN
1-8255
LICENSED ARCHITECT

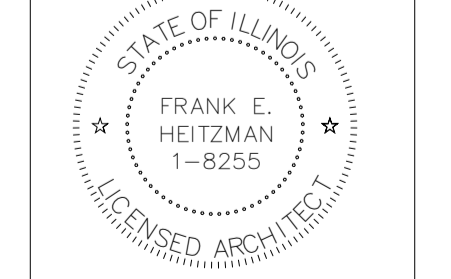
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3/26/2024 9:18:45 PM

A-304

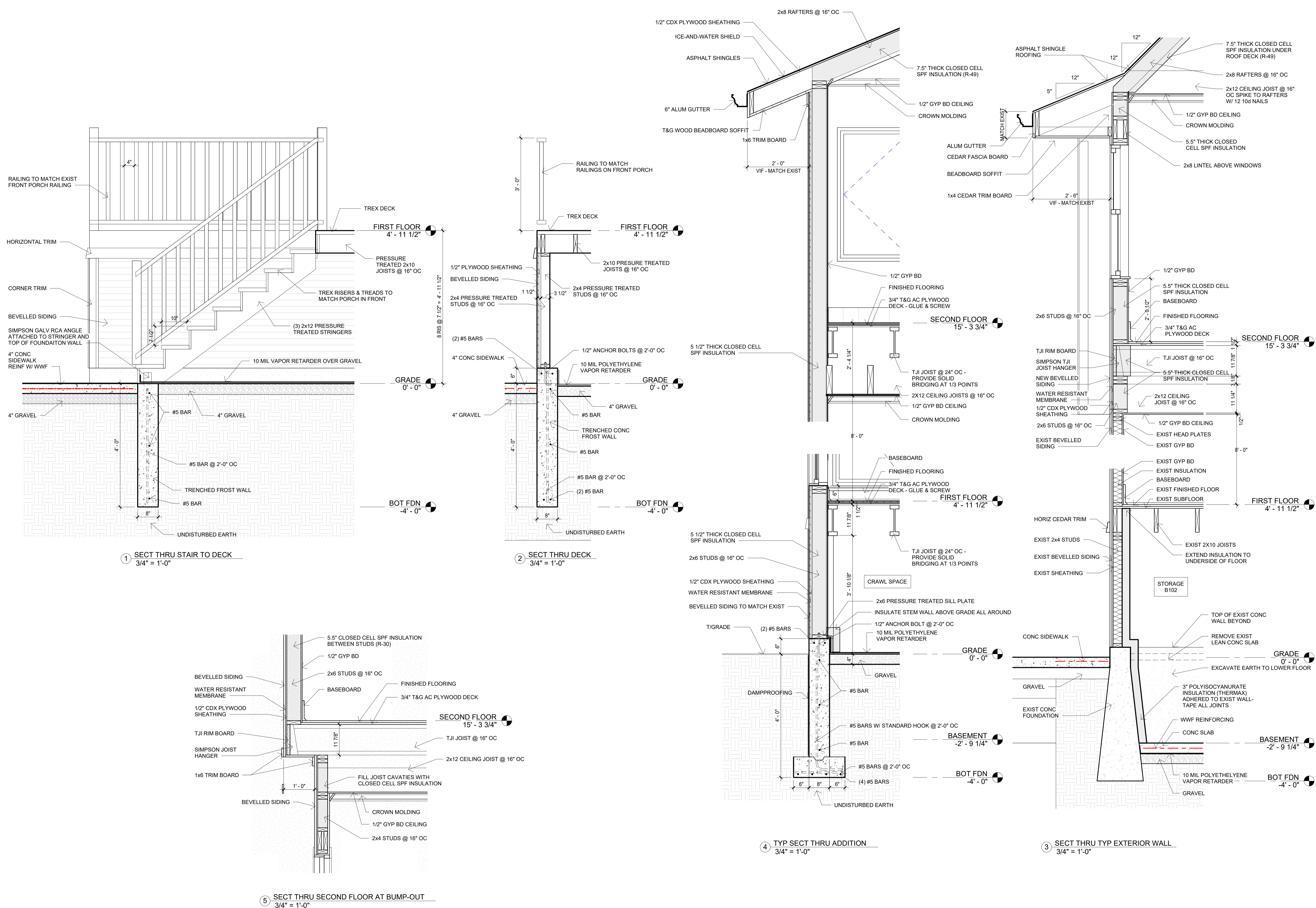
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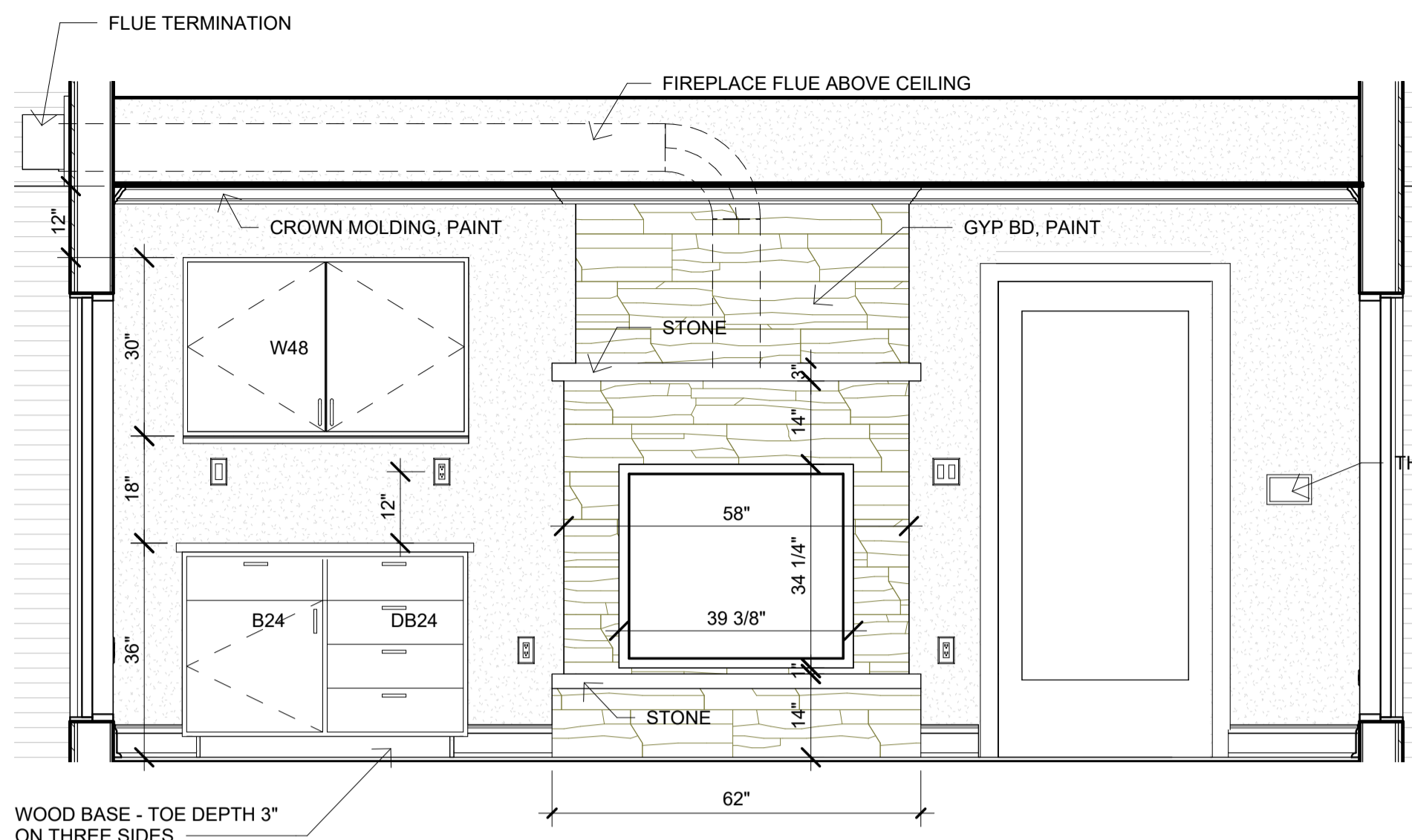
SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255



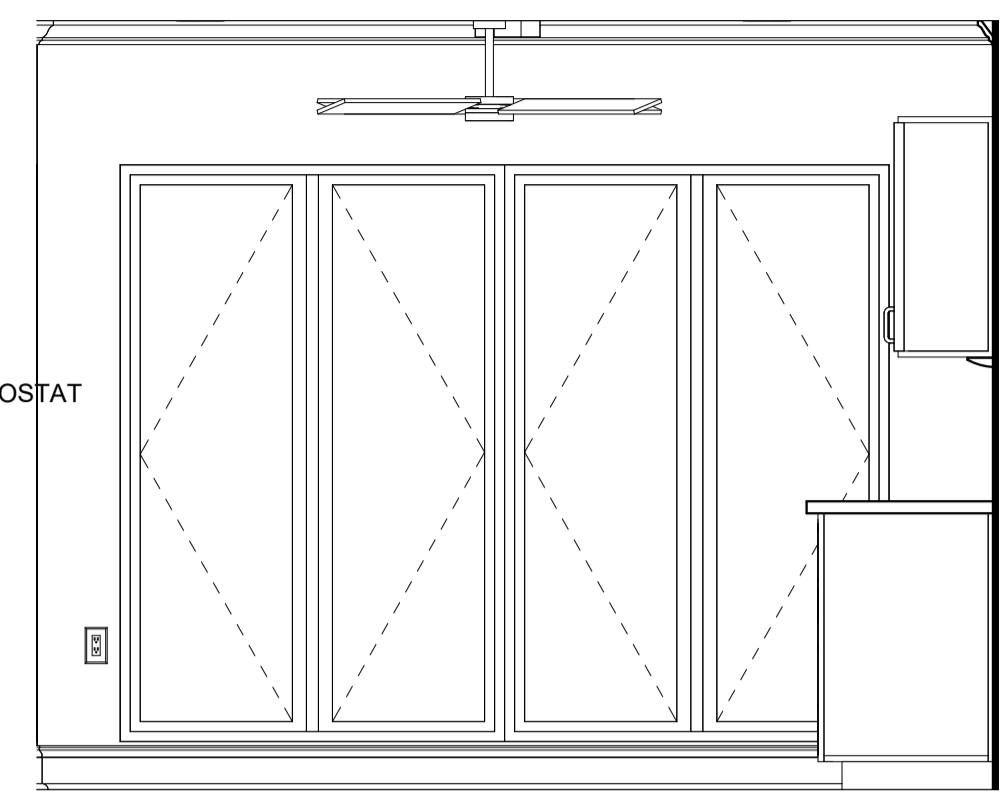
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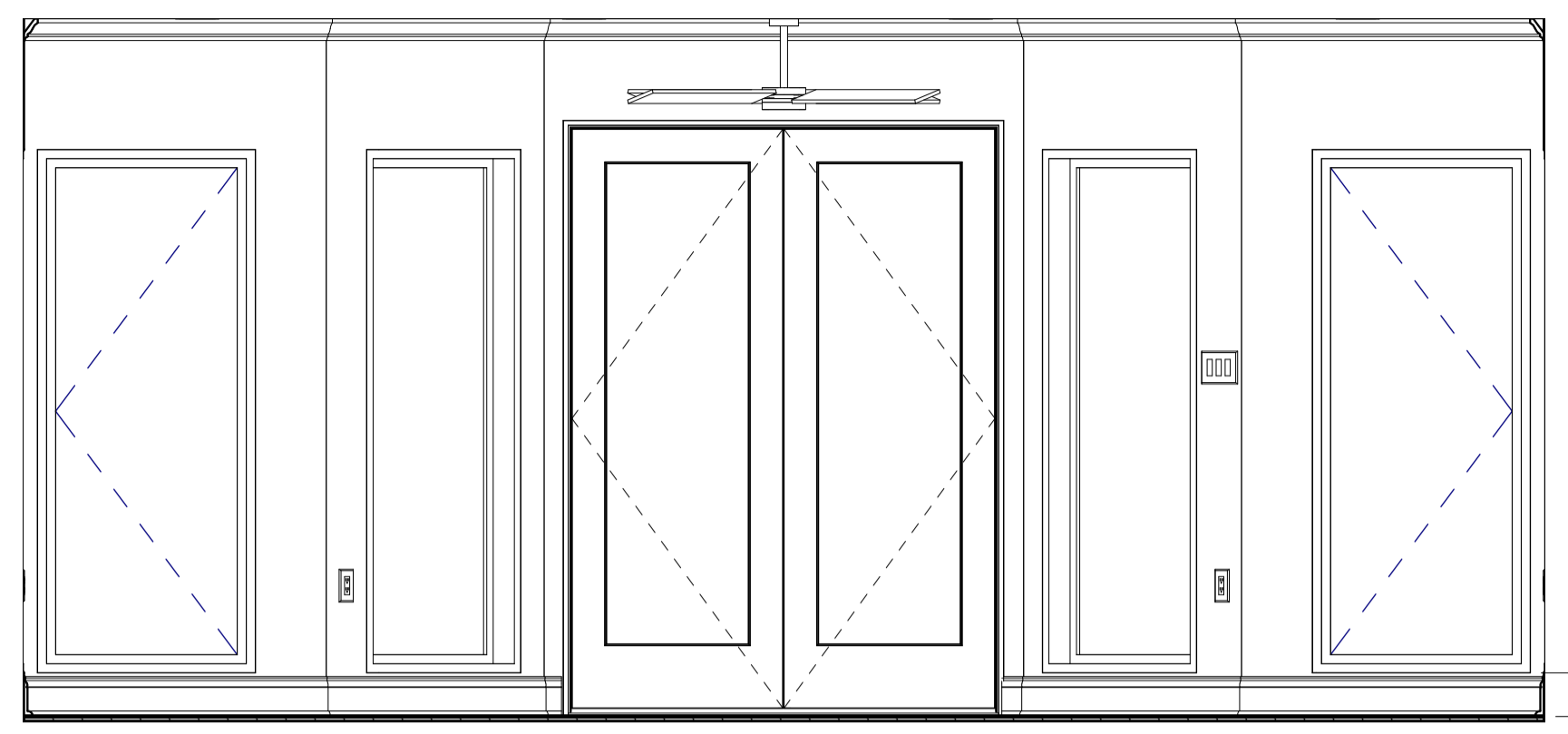




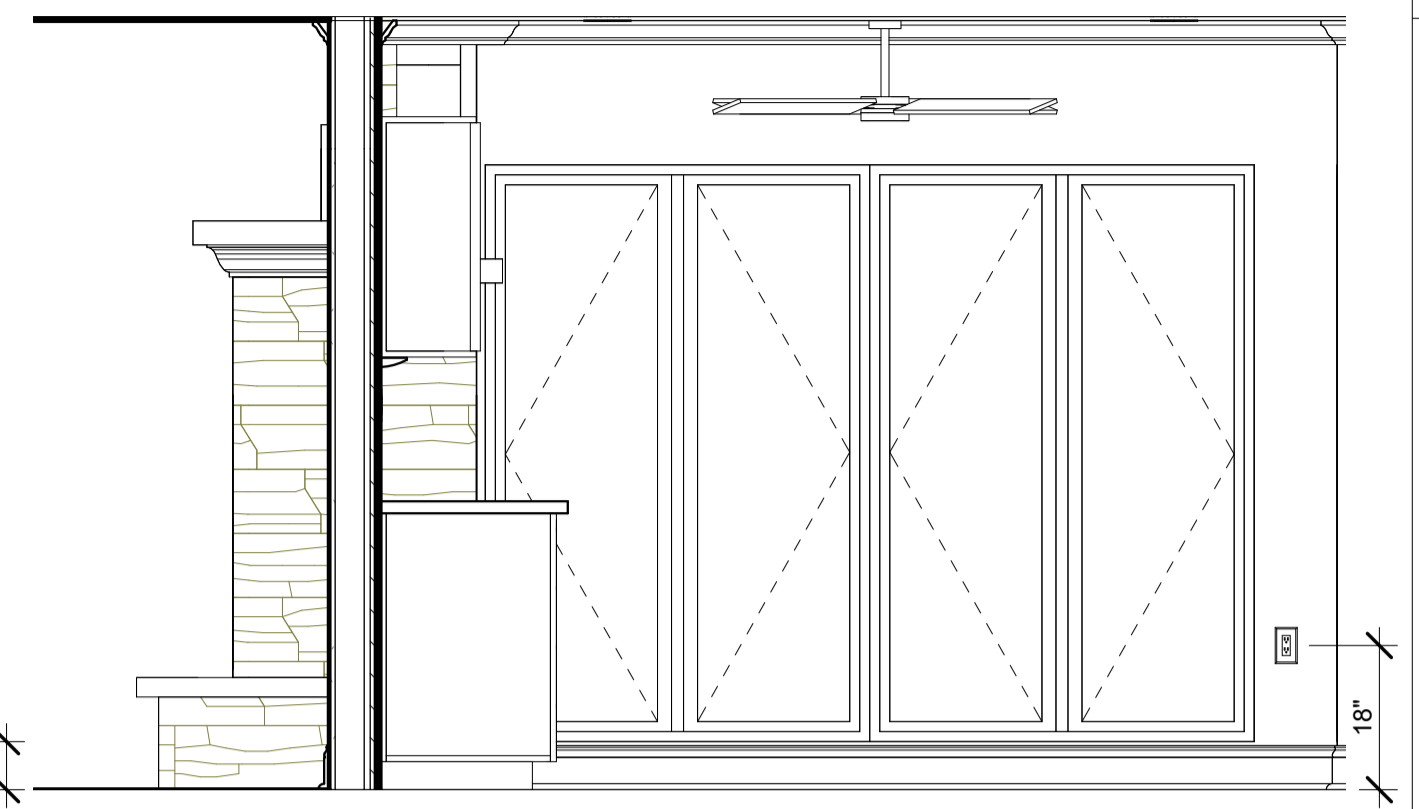
A ELEV FIREPLACE IN SUN ROOM LOOKING EAST
1/2" = 1'-0"



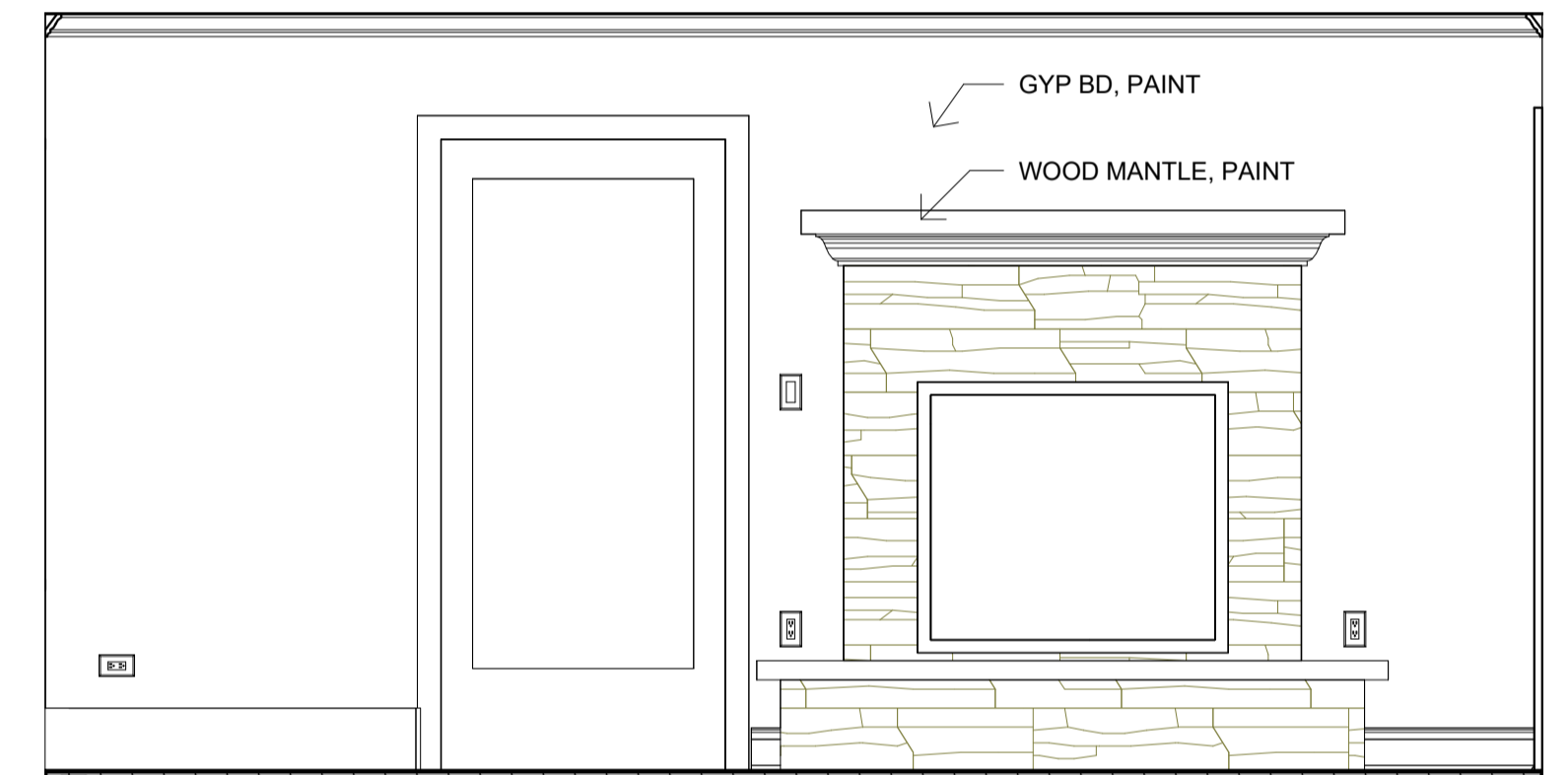
B ELEV SUNROOM LOOKING NORTH
1/2" = 1'-0"



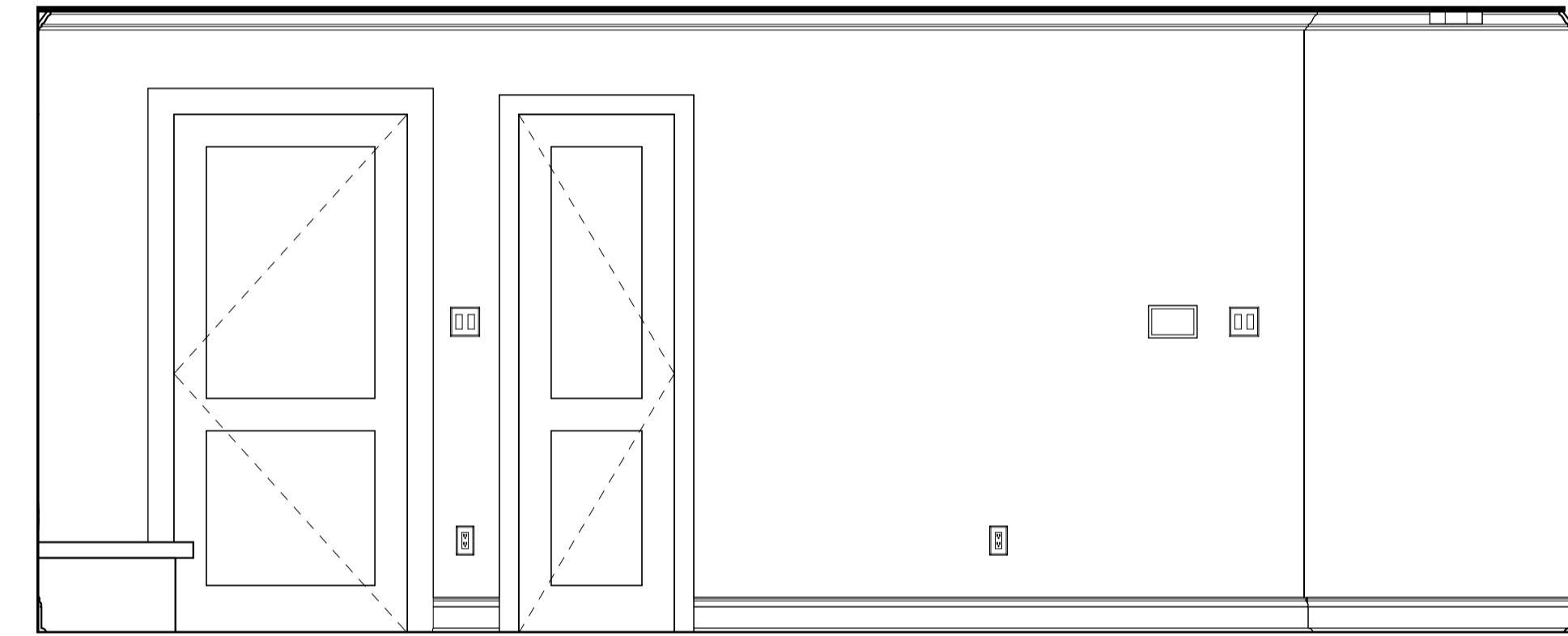
C ELEV SUNROOM LOOKING WEST
1/2" = 1'-0"



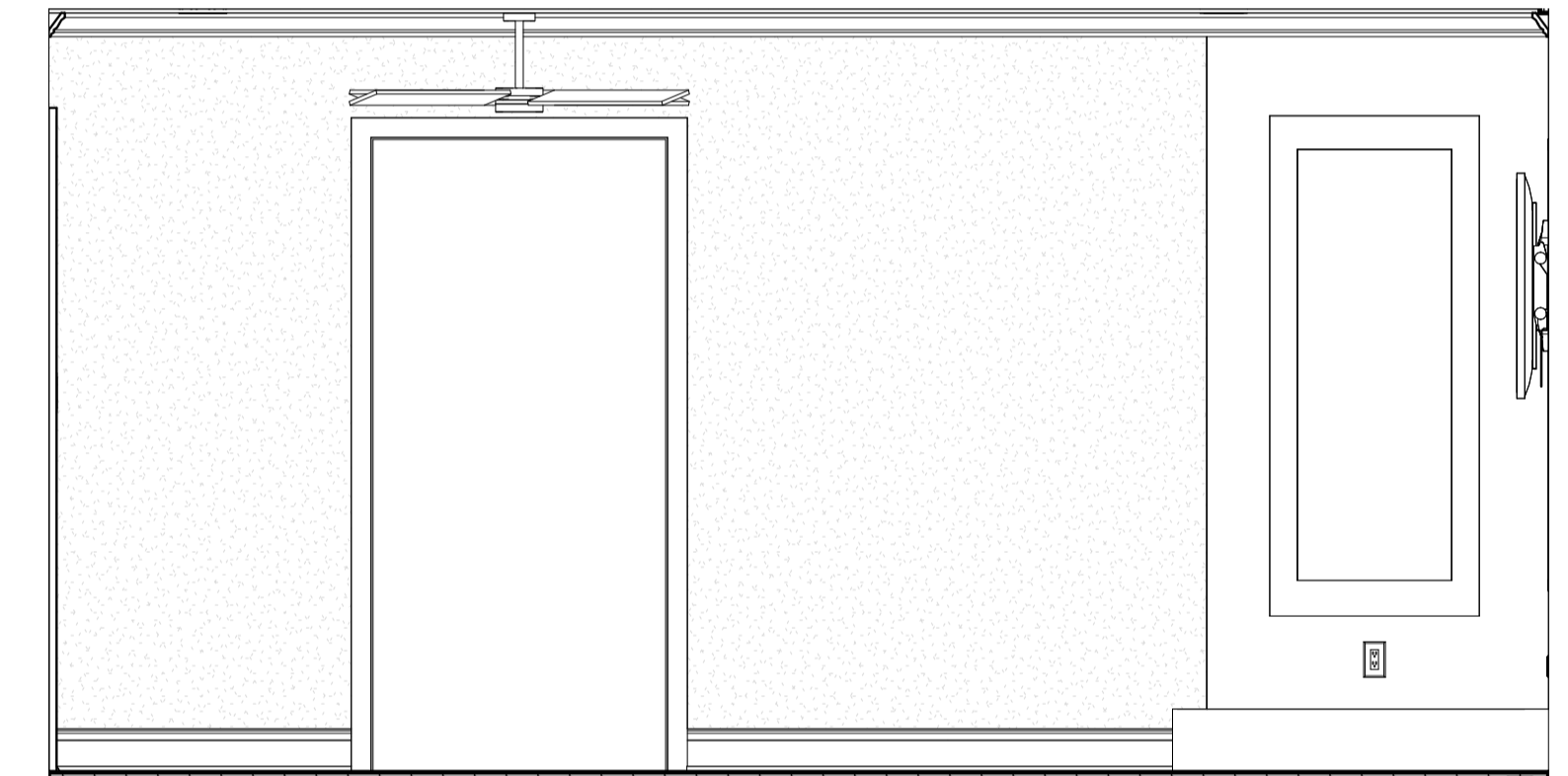
D ELEV SUNROOM LOOKING SOUTH
1/2" = 1'-0"



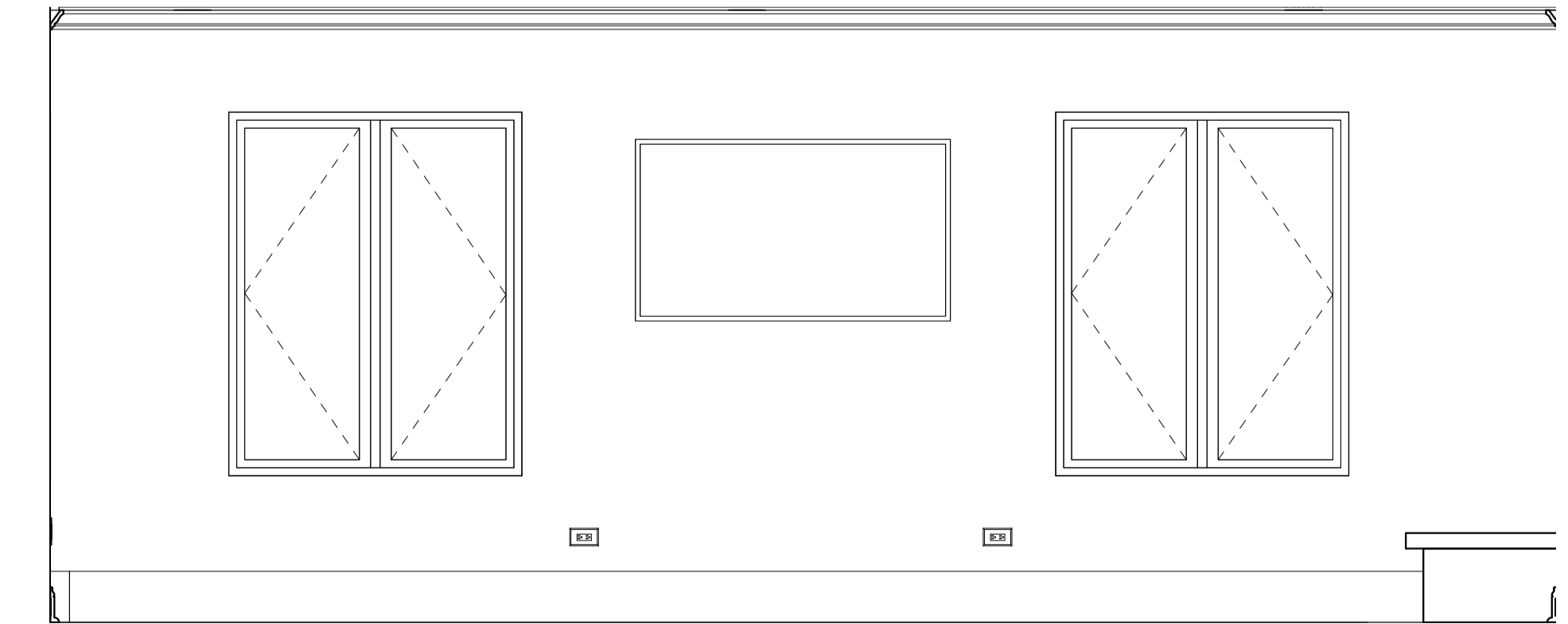
E ELEV FIREPLACE IN FAMILY ROOM LOOKING WEST
1/2" = 1'-0"



F ELEV FAMILY ROOM LOOKING NORTH
1/2" = 1'-0"



G ELEV FAMILY ROOM LOOKING EAST
1/2" = 1'-0"



H ELEV FAMILY ROOM LOOKING SOUTH
1/2" = 1'-0"



1 3D VIEW OF FAMILY ROOM



2 3D VIEW OF SUN ROOM

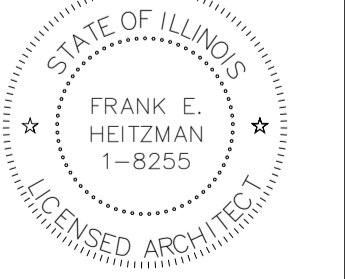
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THE MERCURI RESIDENCE
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RIVER FOREST, ILLINOIS 60305

FAMILY ROOM & SUN ROOM ELEVATIONS

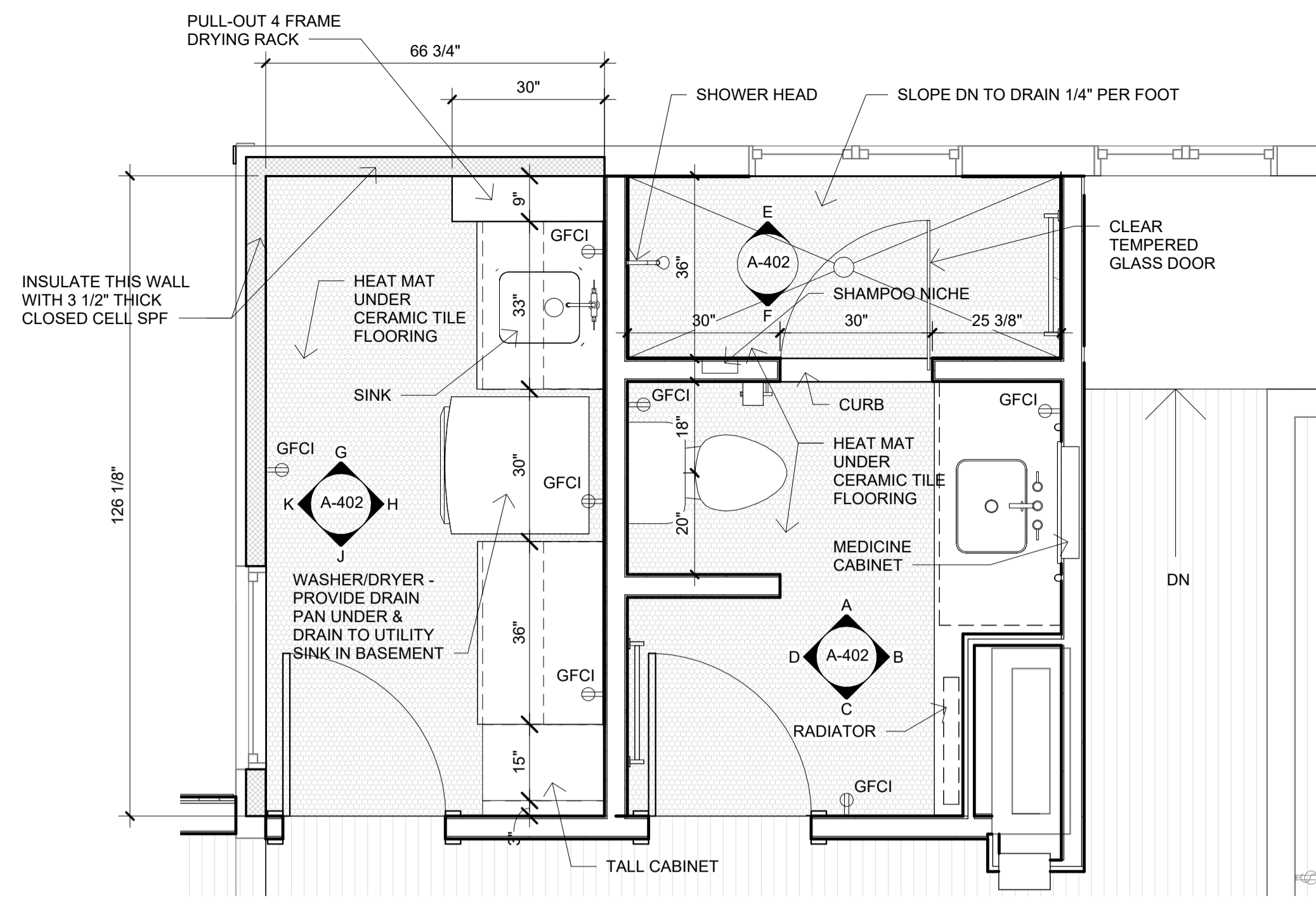
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SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255



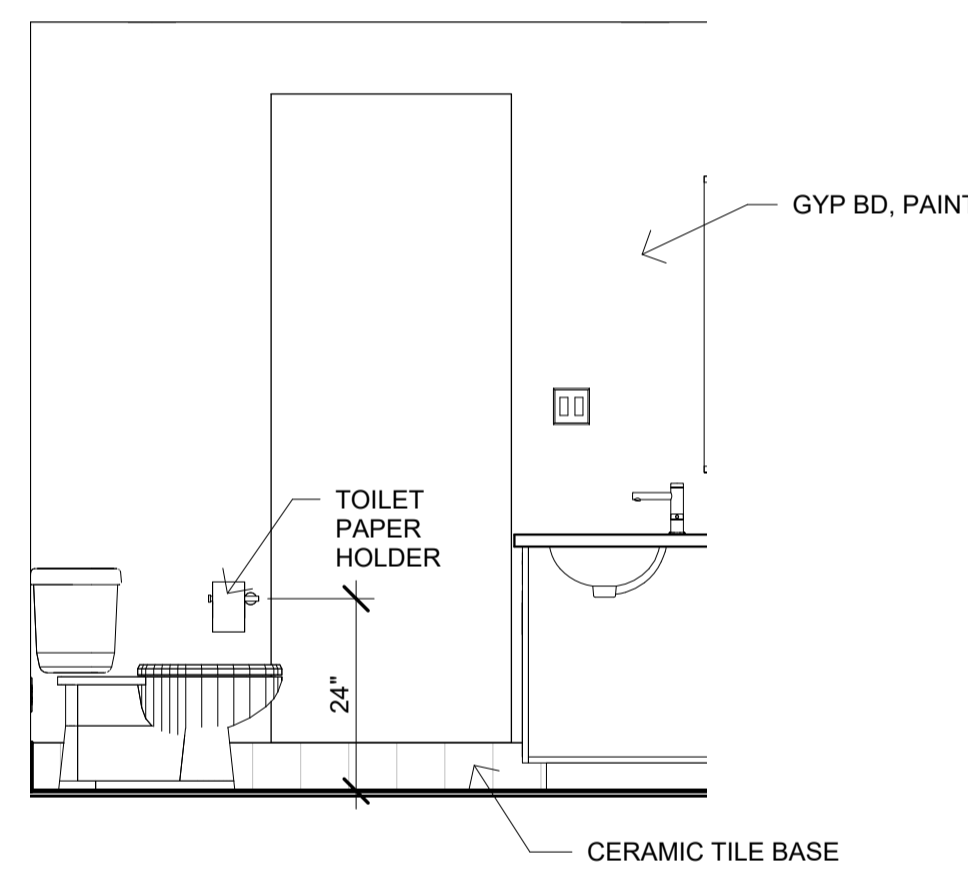
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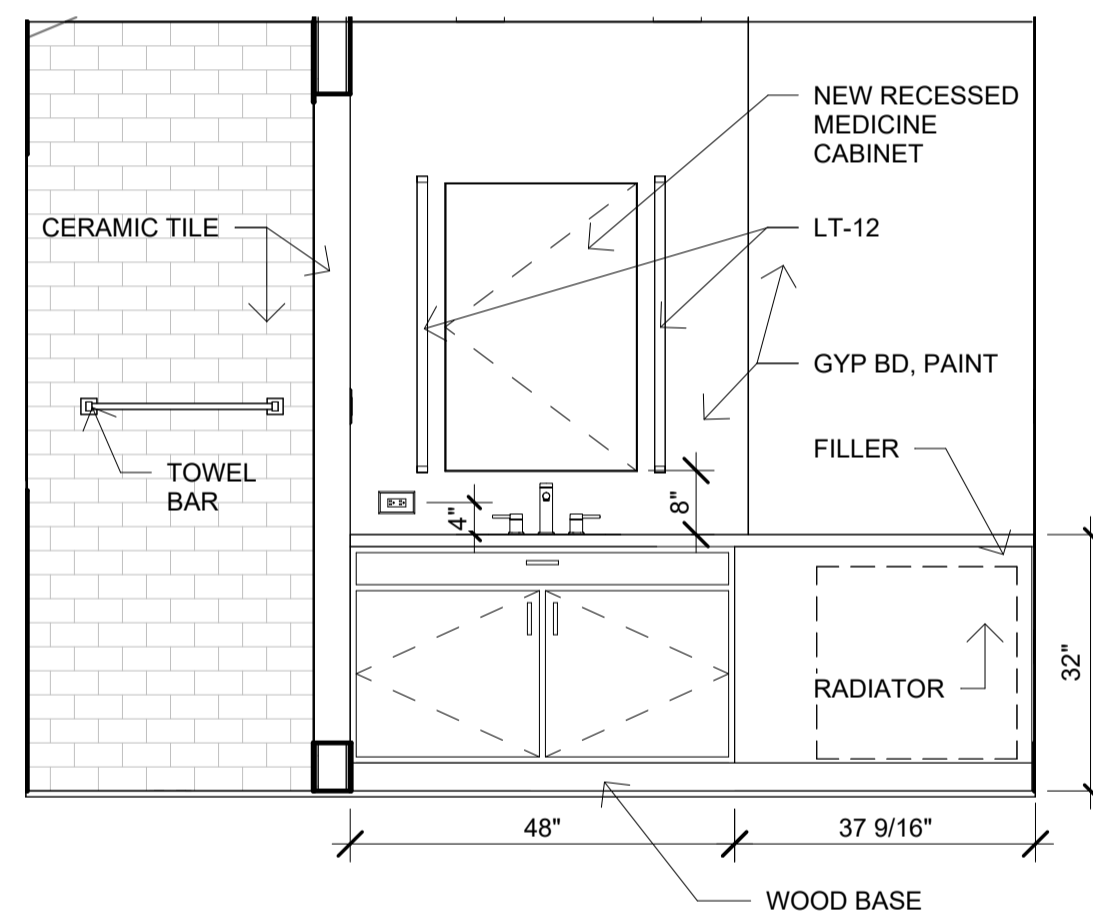
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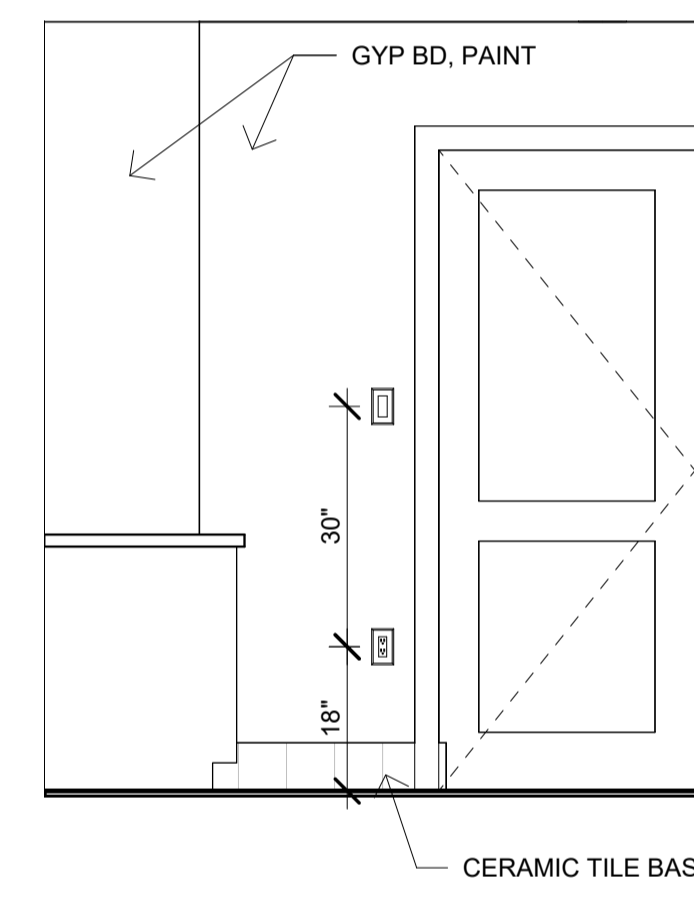
7 PLAN LAUNDRY & BATH 2
1/2" = 1'-0"



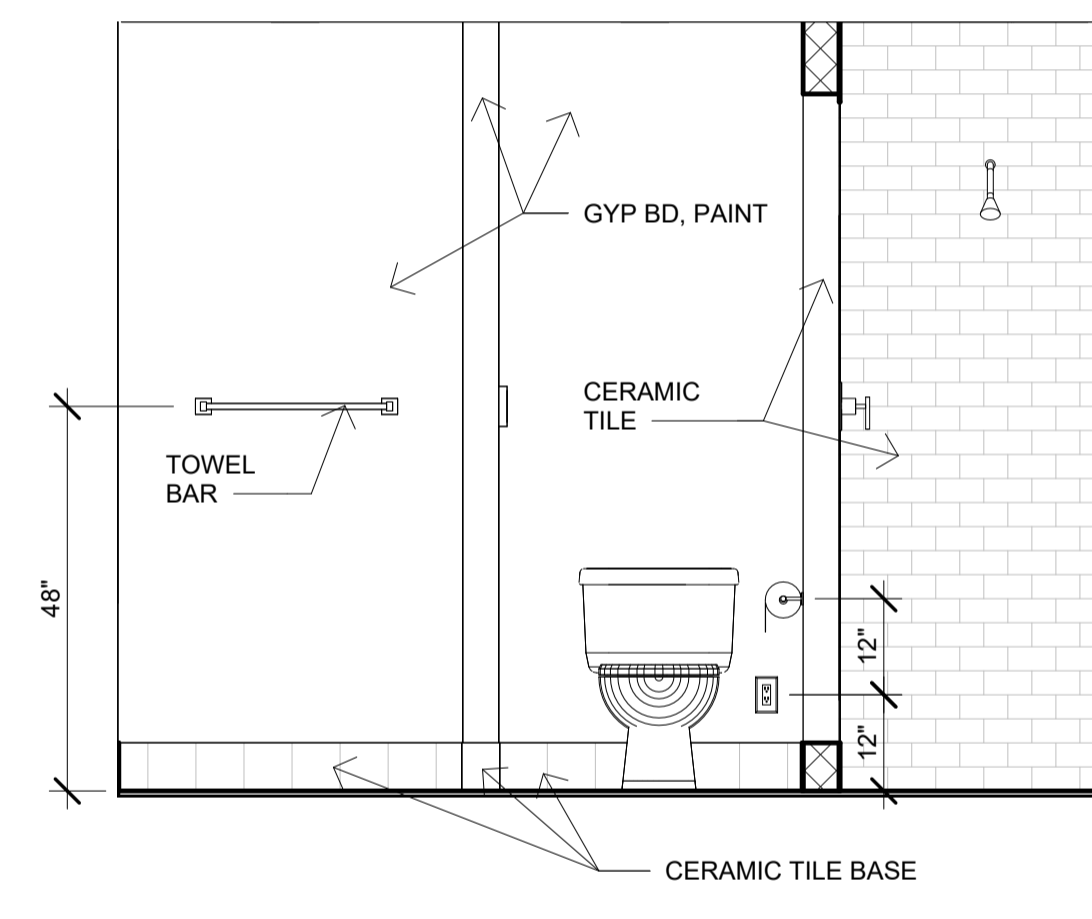
A ELEV BATH 1 LOOKING NORTH
1/2" = 1'-0"



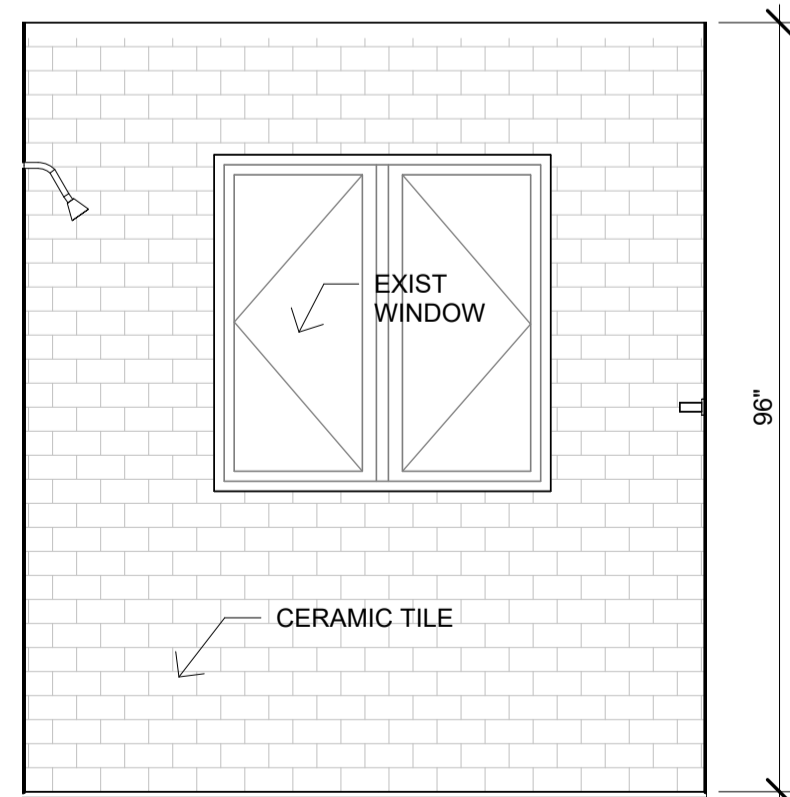
B ELEV BATH 1 LOOKING EAST
1/2" = 1'-0"



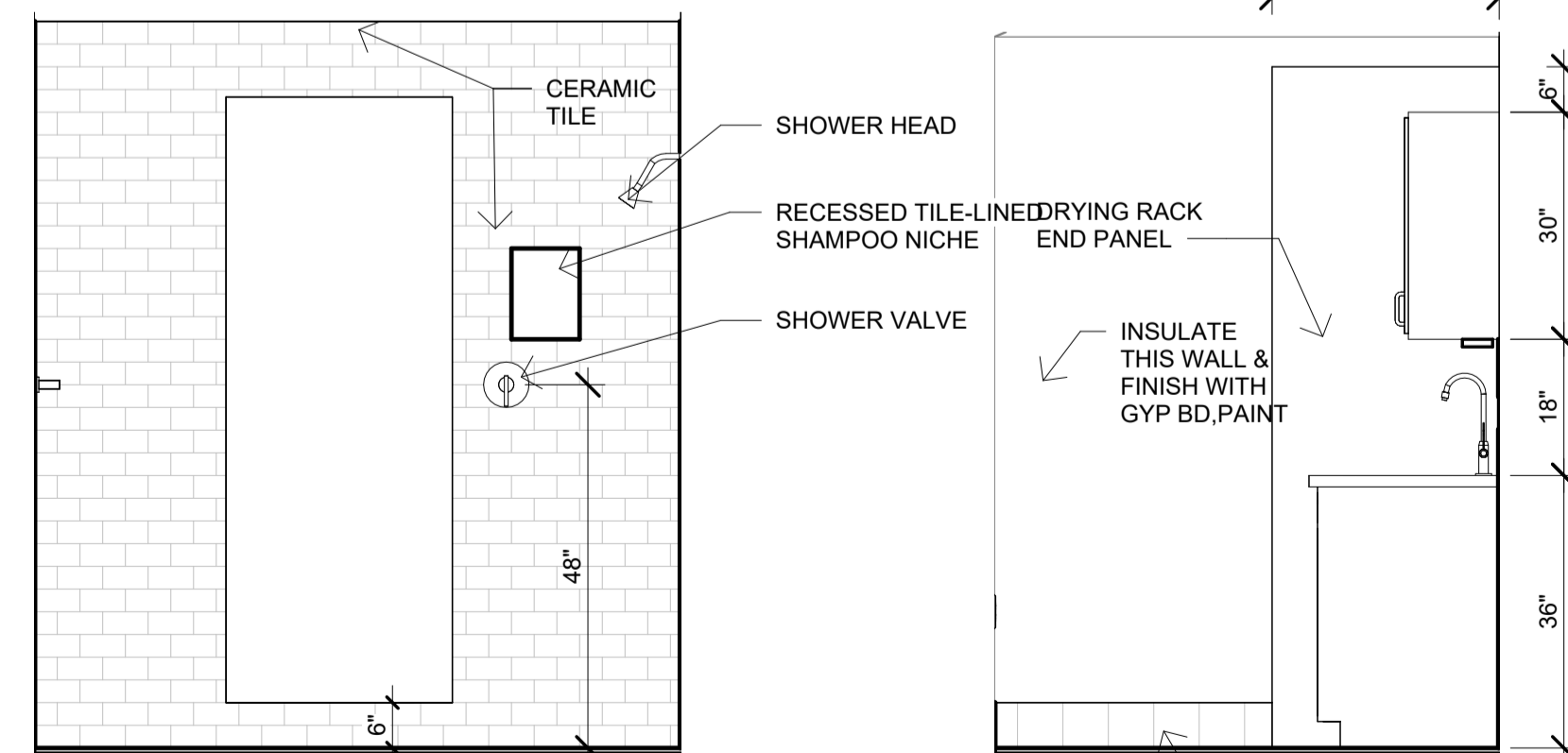
C ELEV BATH 1 LOOKING SOUTH
1/2" = 1'-0"



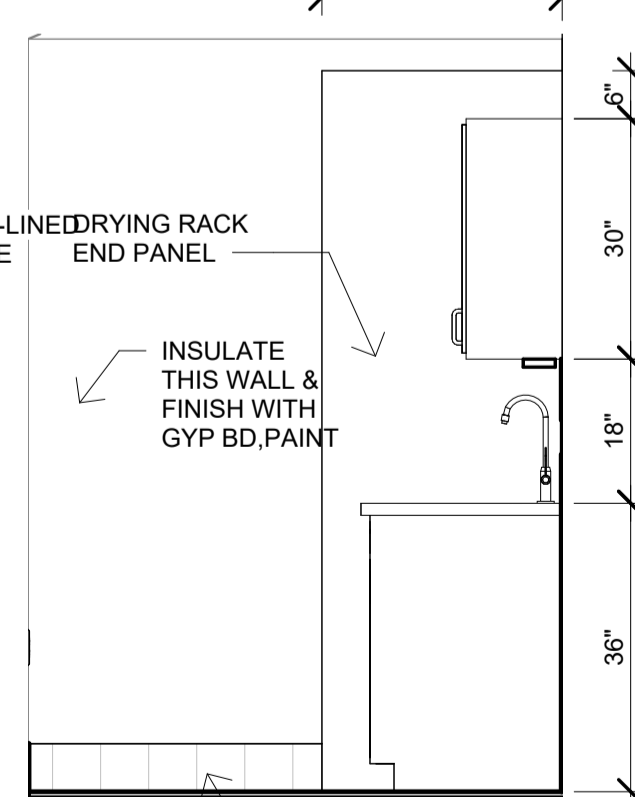
D ELEV BATH 1 LOOKING WEST
1/2" = 1'-0"



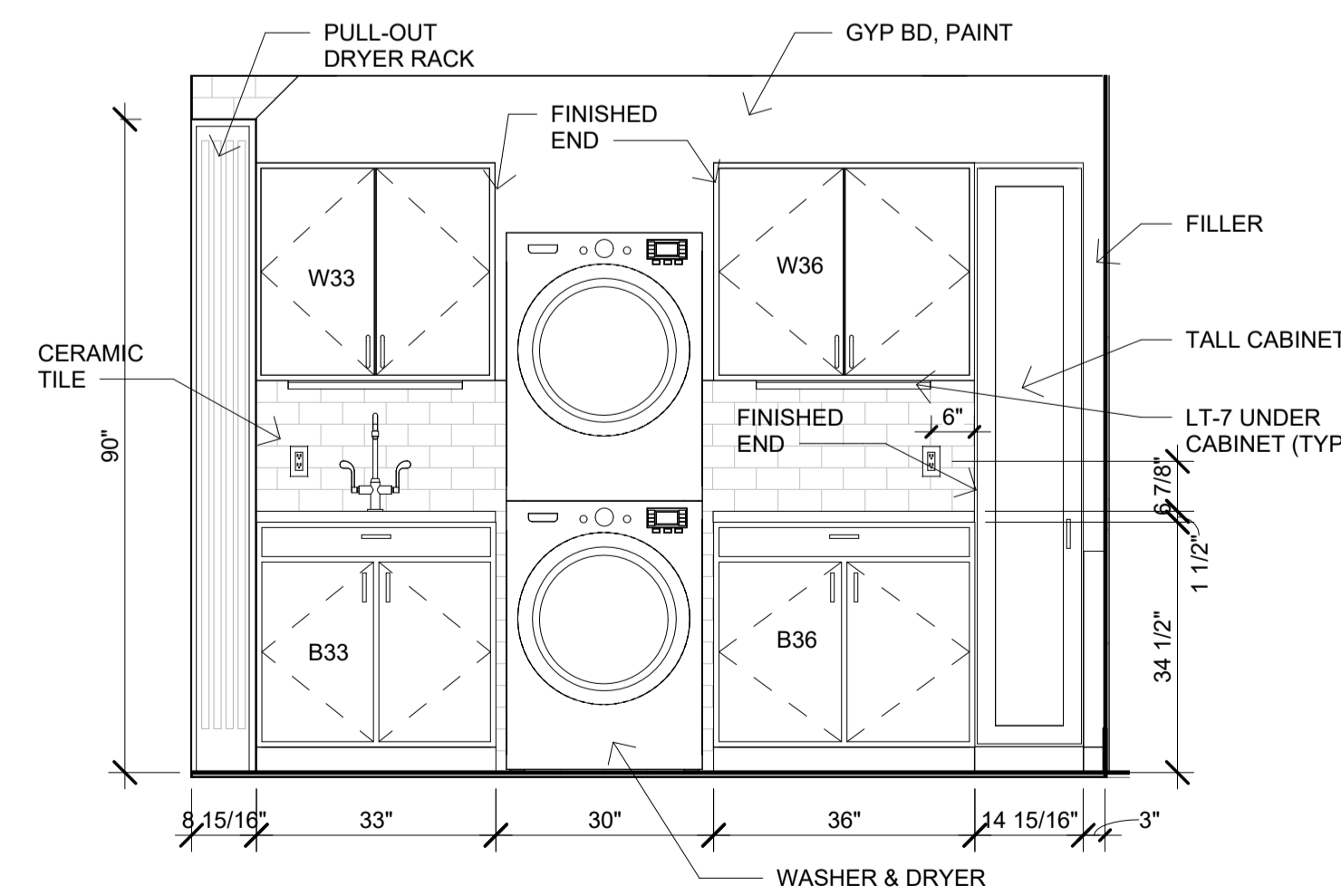
E ELEV BATH 1 SHOWER LOOKING NORTH
1/2" = 1'-0"



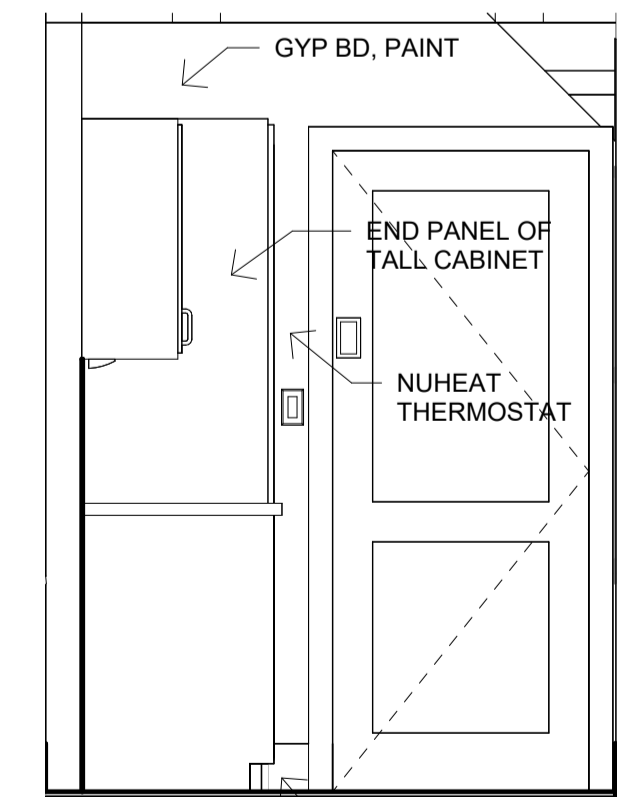
F ELEV BATH 1 SHOWER LOOKING SOUTH
1/2" = 1'-0"



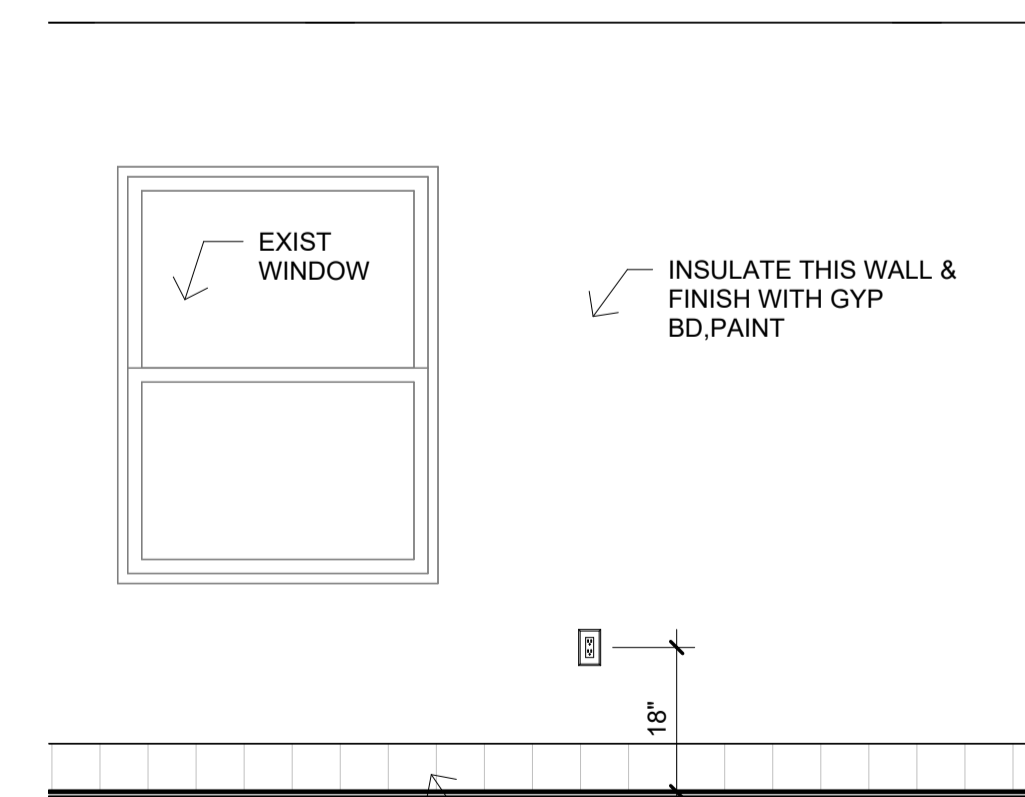
G ELEV LAUNDRY ROOM LOOKING NORTH
1/2" = 1'-0"



H ELEV LAUNDRY LOOKING EAST
1/2" = 1'-0"



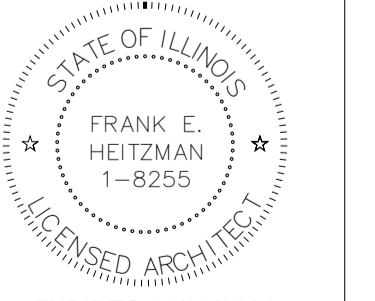
J ELEV LAUNDRY LOOKING SOUTH
1/2" = 1'-0"



K ELEV LAUNDRY LOOKING WEST
1/2" = 1'-0"

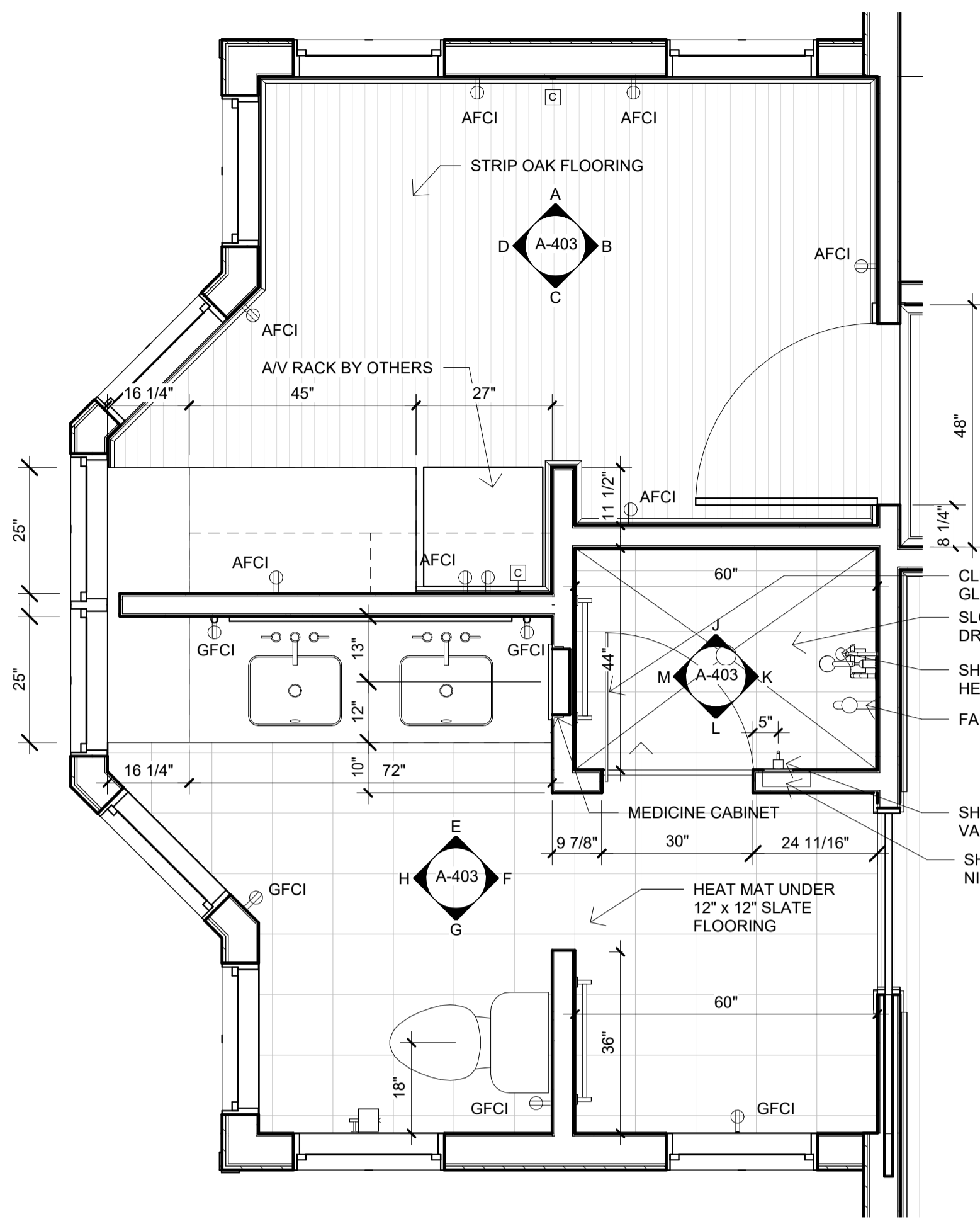
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SIGNED: Frank E. Heitzman
FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255

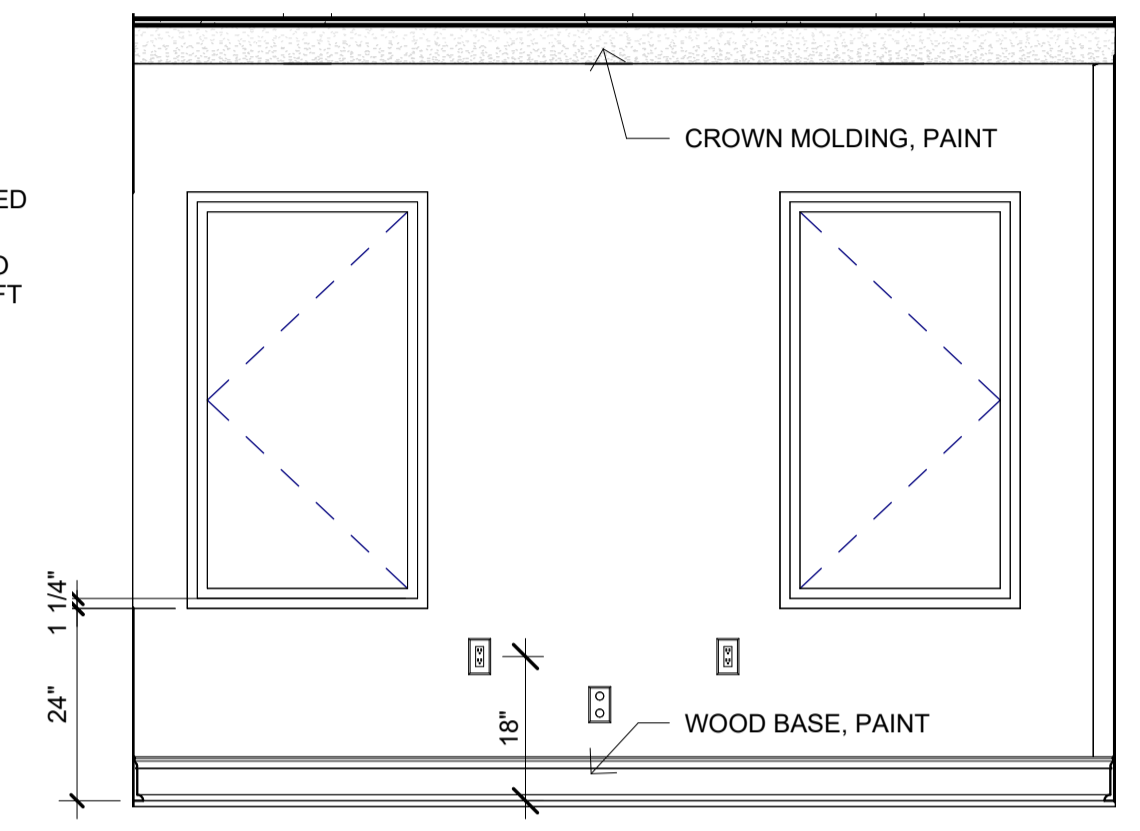


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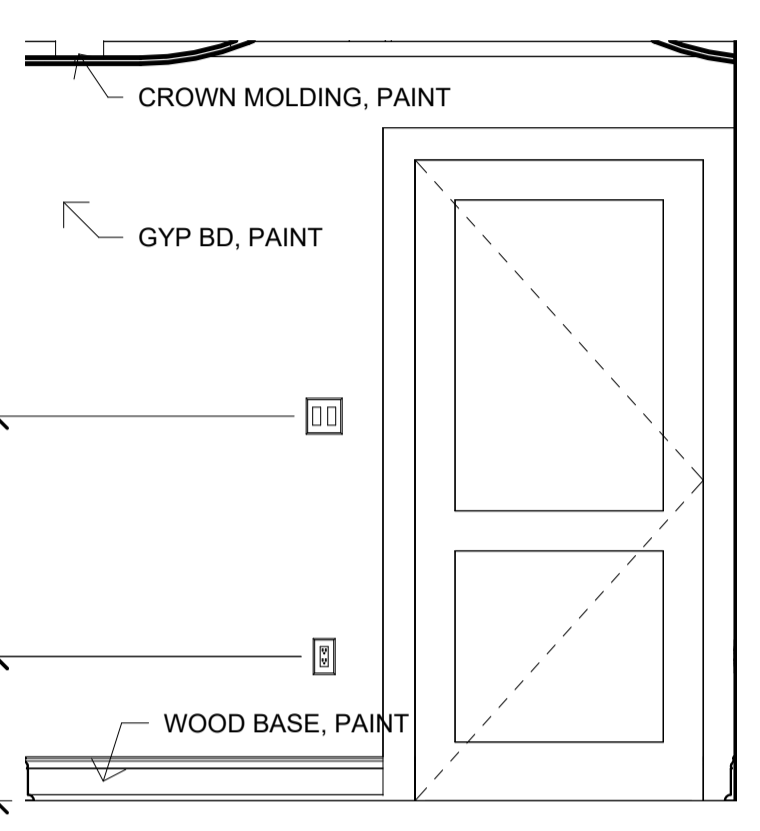
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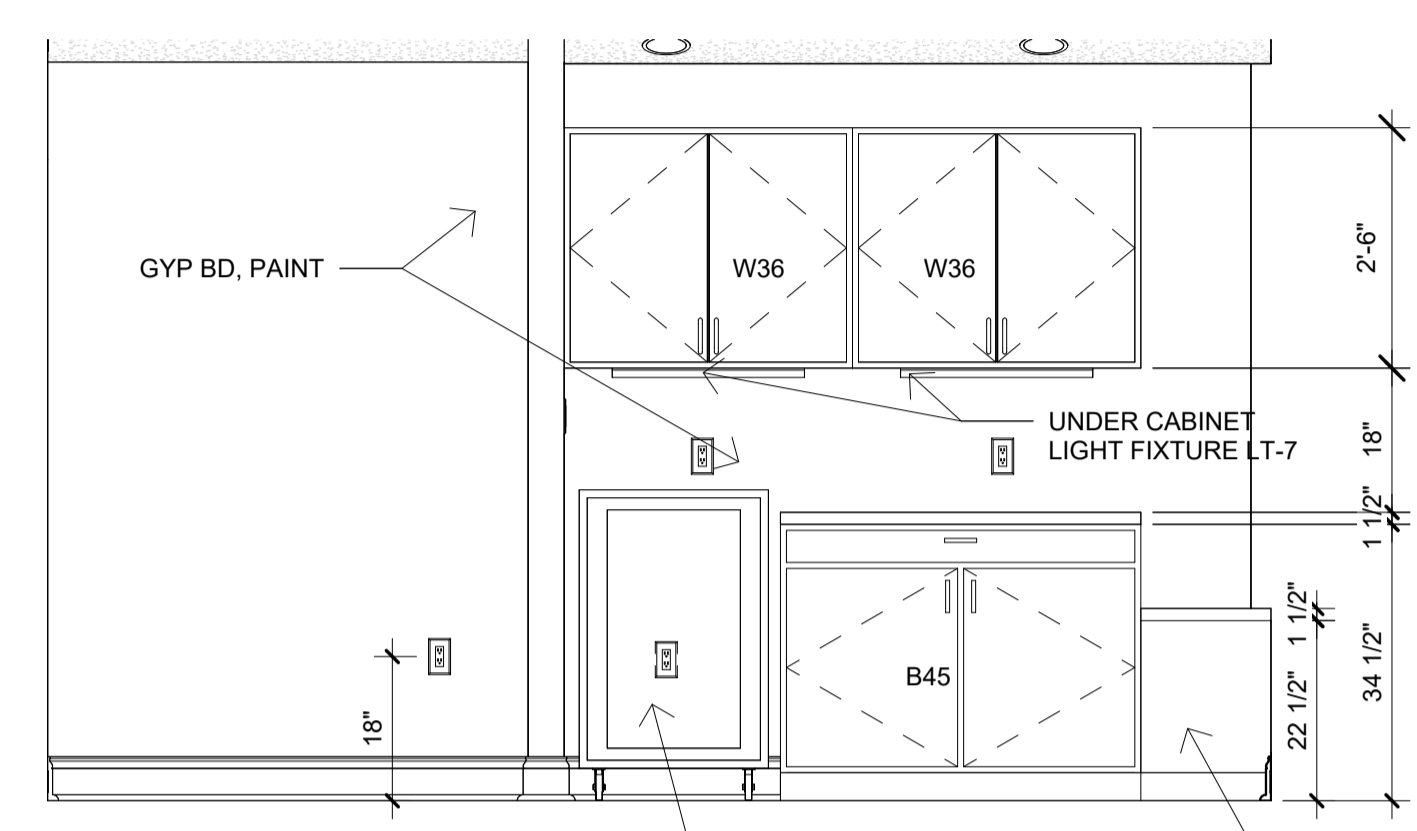
1 PLAN BATH 1
1/2" = 1'-0"



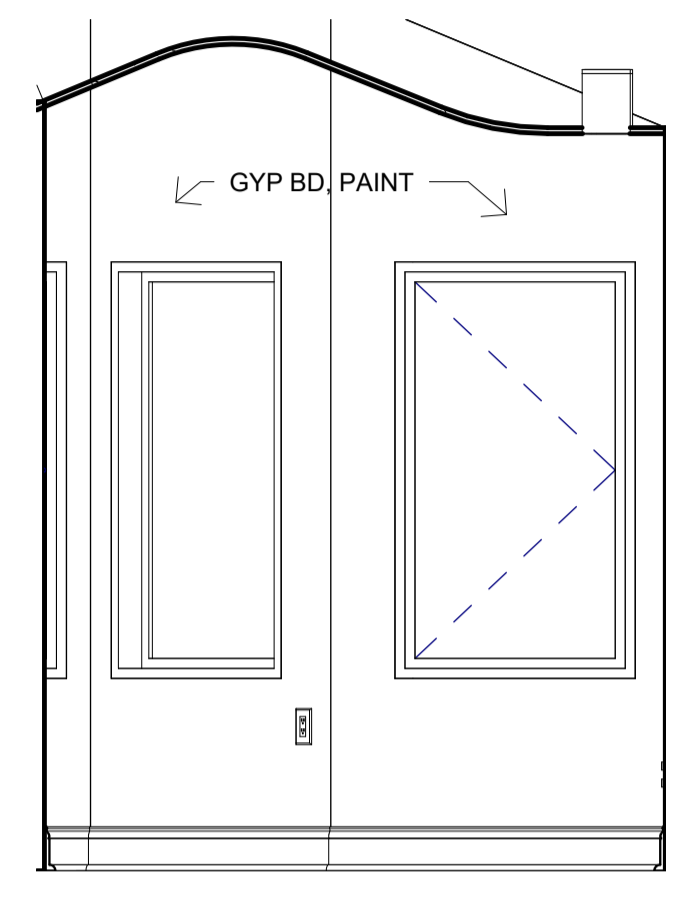
A OFFICE ELEV LOOKING NORTH
1/2" = 1'-0"



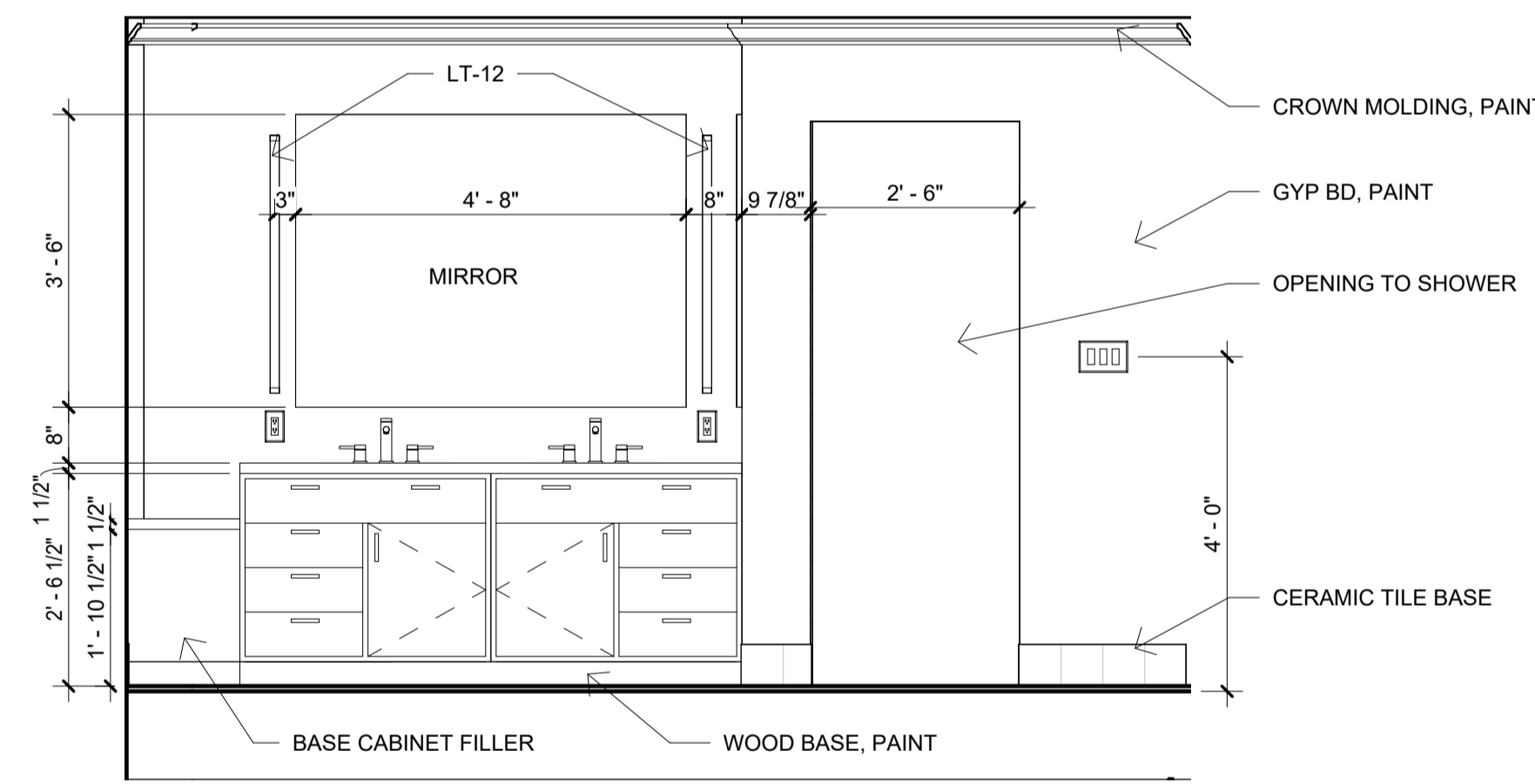
B OFFICE ELEV LOOKING EAST
1/2" = 1'-0"



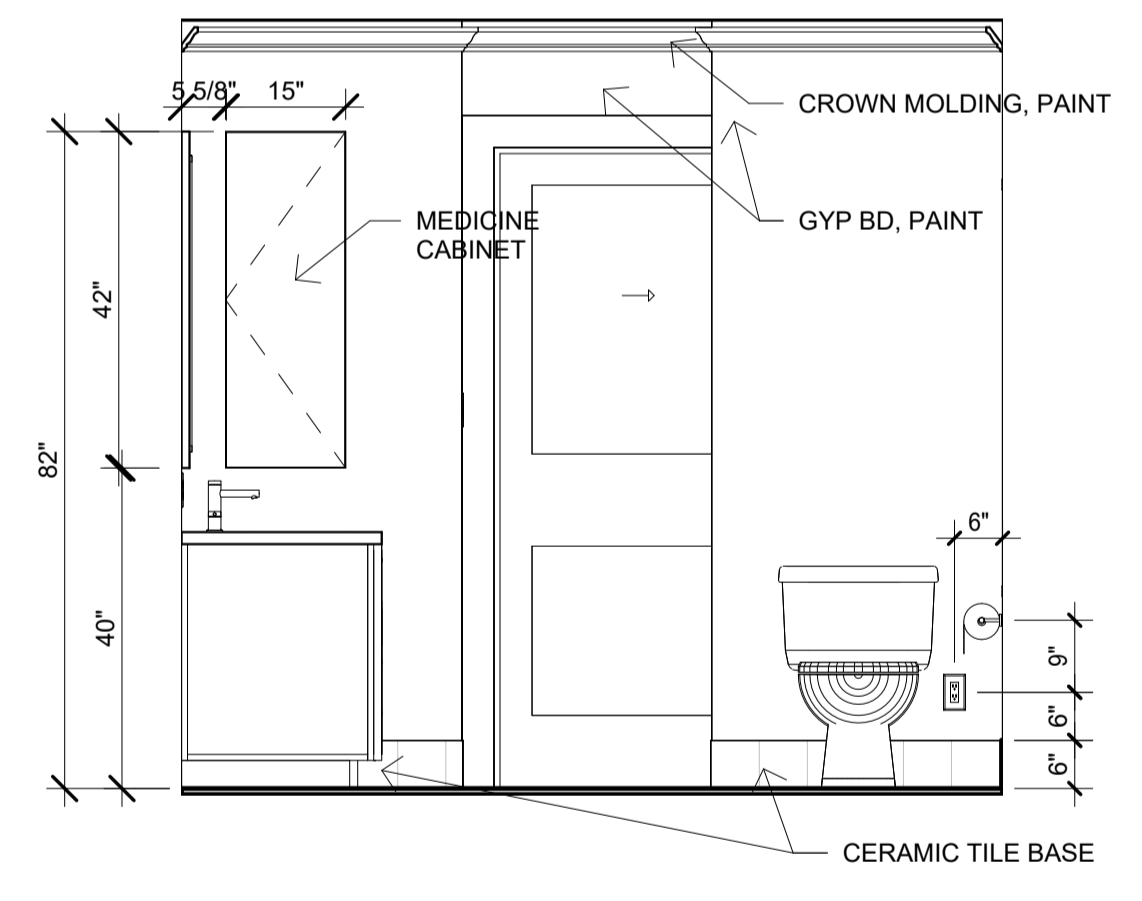
C OFFICE ELEV LOOKING SOUTH
1/2" = 1'-0"



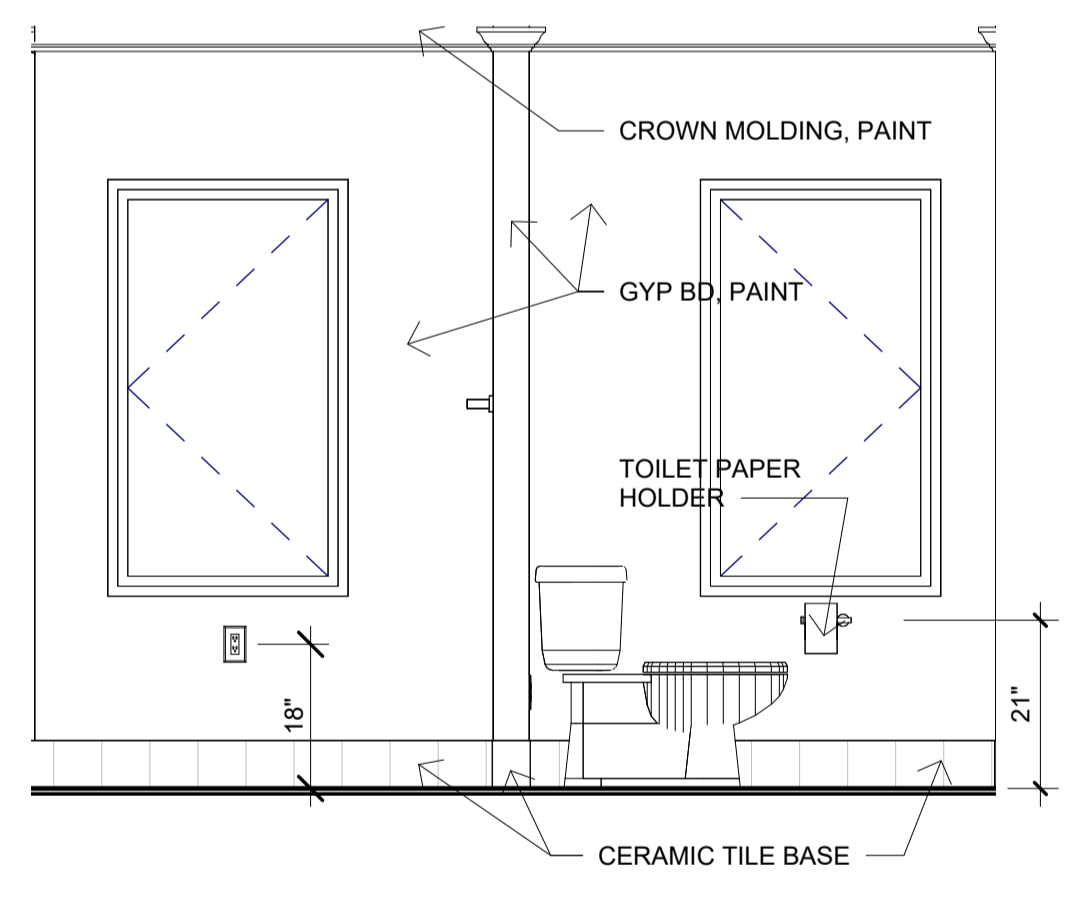
D OFFICE ELEV LOOKING WEST
1/2" = 1'-0"



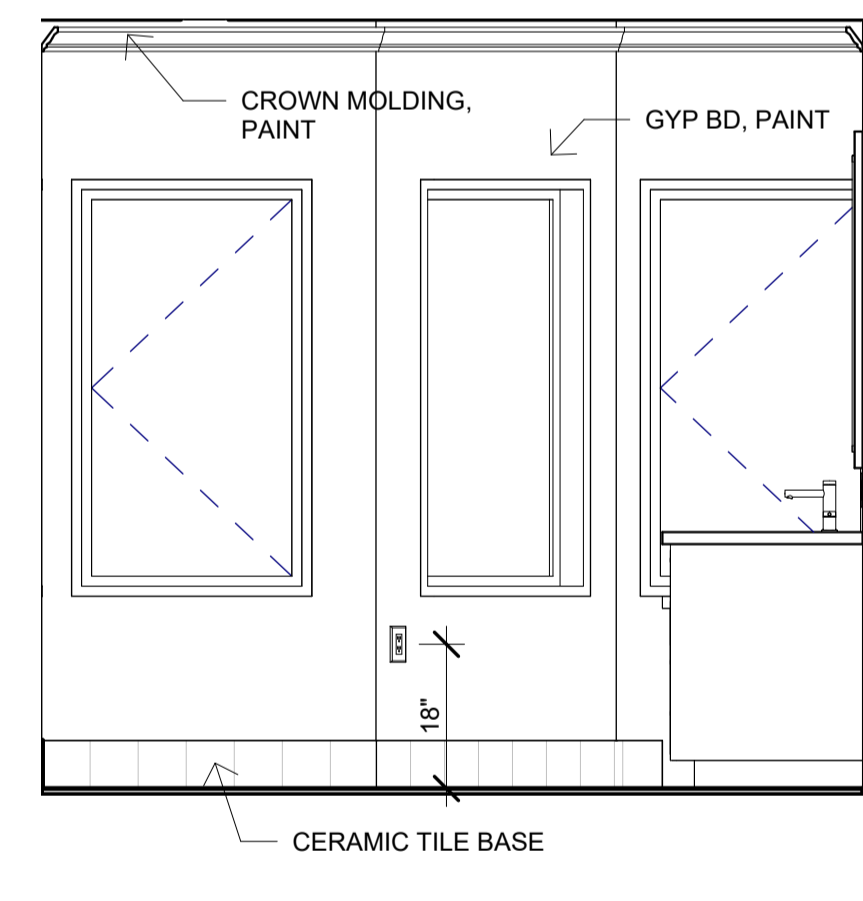
E ELEV PRIMARY BATH LOOKING NORTH
1/2" = 1'-0"



F ELEV PRIMARY BATH LOOKING EAST
1/2" = 1'-0"



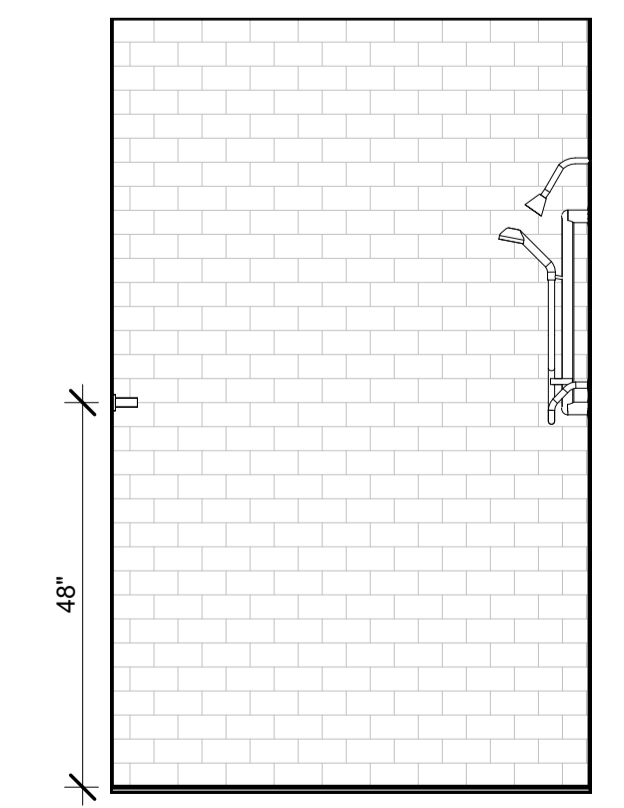
G ELEV PRIMARY BATH LOOKING SOUTH
1/2" = 1'-0"



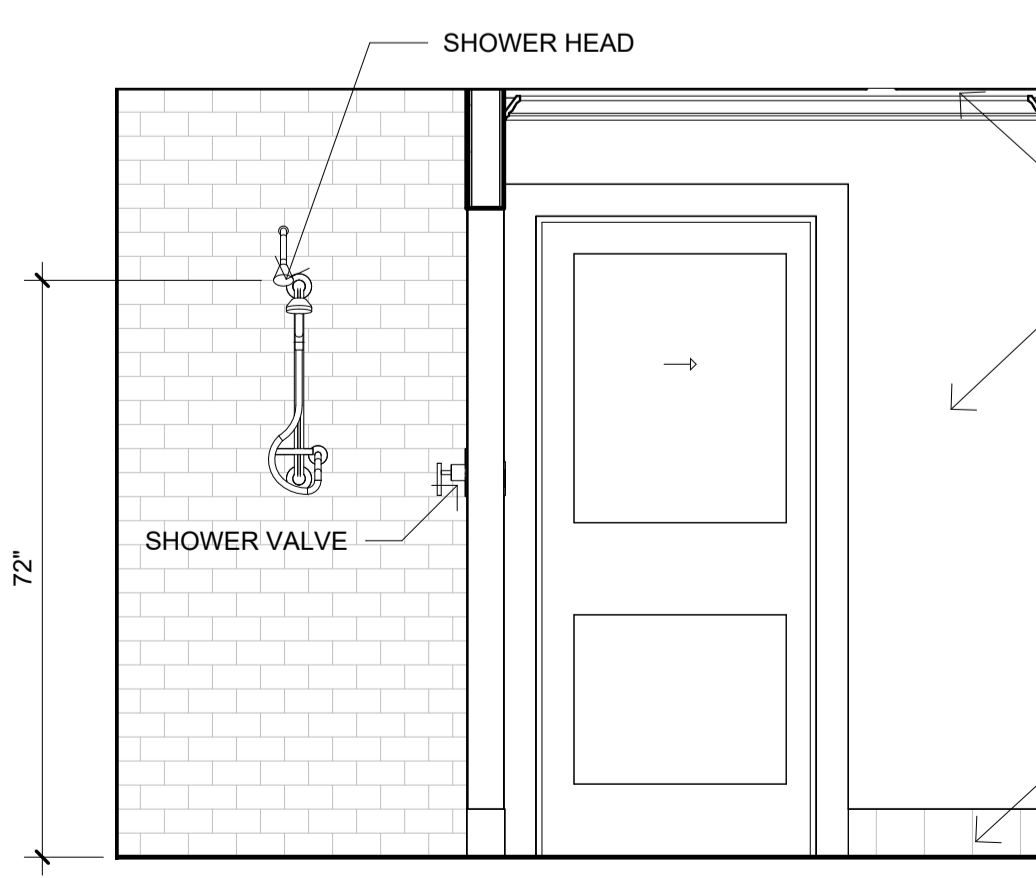
H ELEV PRIMARY BATH LOOKING WEST
1/2" = 1'-0"



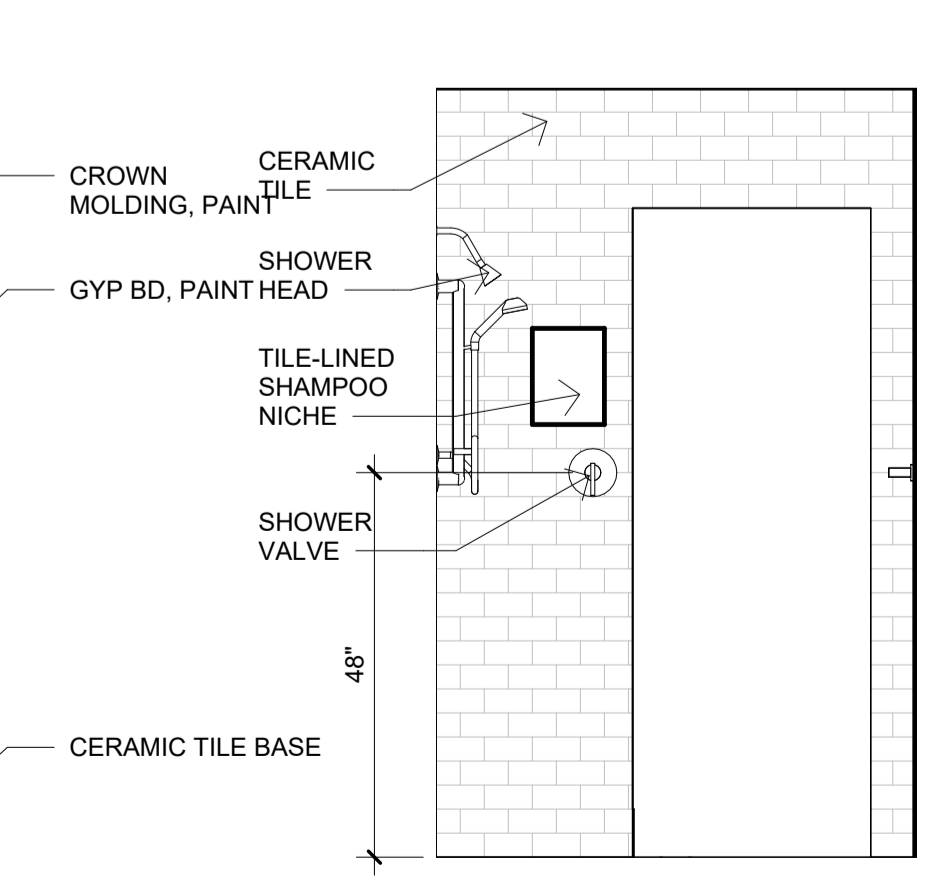
2 3D VIEW OF OFFICE



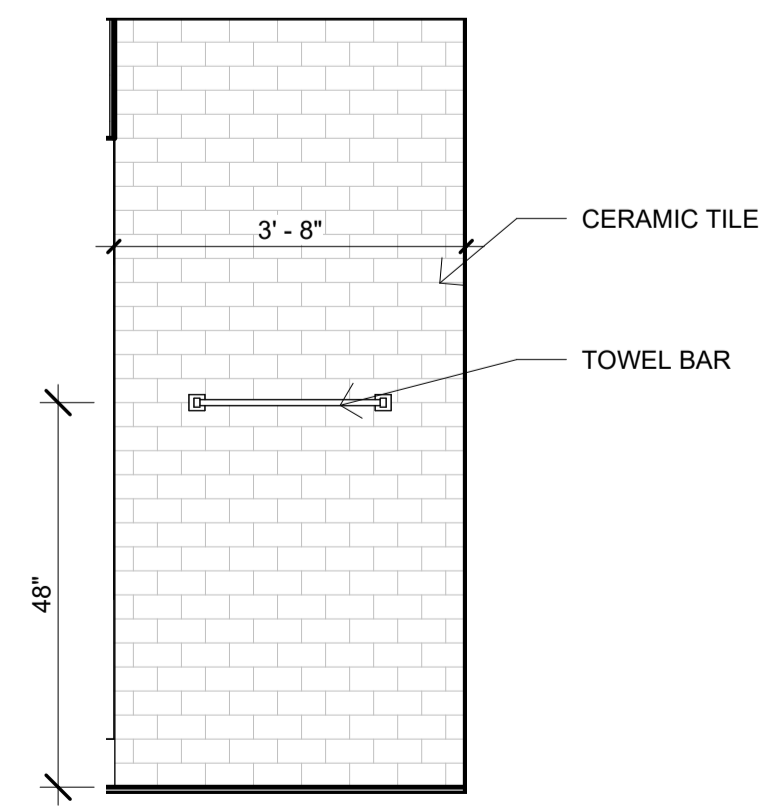
J ELEV PRIMARY SHOWER LOOKING NORTH
1/2" = 1'-0"



K ELEV PRIMARY SHOWER LOOKING EAST
1/2" = 1'-0"



L ELEV PRIMARY SHOWER LOOKING SOUTH
1/2" = 1'-0"



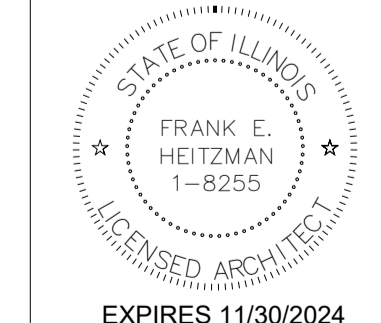
M ELEV PRIMARY SHOWER LOOKING WEST
1/2" = 1'-0"

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SIGNED: *Frank E. Heitzman*
FRANK E. HEITZMAN ARCHITECT
ILLINOIS REGISTRATION NUMBER: 01-8255

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ROOM FINISH SCHEDULE

Table with 9 columns: ROOM NUMBER, NAME, FLOOR FINISH, BASE FINISH, WALL FINISH, CEILING FINISH, CEILING HEIGHT, CROWN MOLDING, REMARKS. Lists finishes for rooms B101 through B301.

ABBREVIATIONS:

CONC: CONCRETE, HARDENED AND SEALED
CTB1: CERAMIC BASE TILE 1
CTF1: CERAMIC FLOOR TILE 1
CTW1: CERAMIC WALL TILE 1
DWP: DRYWALL, PAINTED
EPP: EXISTING, PATCHED & PAINTED
EW SSS: EXISTING WOOD, SANDED, STAINED & SEALED
WDP: WOOD, PAINTED
WDSS: WOOD, STAINED & SEALED

HARDWARE SETS

Table with 2 columns: SET NO., DESCRIPTION. Lists hardware sets for exterior doors, interior elevators, swing doors, pocket doors, and bifolds.

HARDWARE LIST

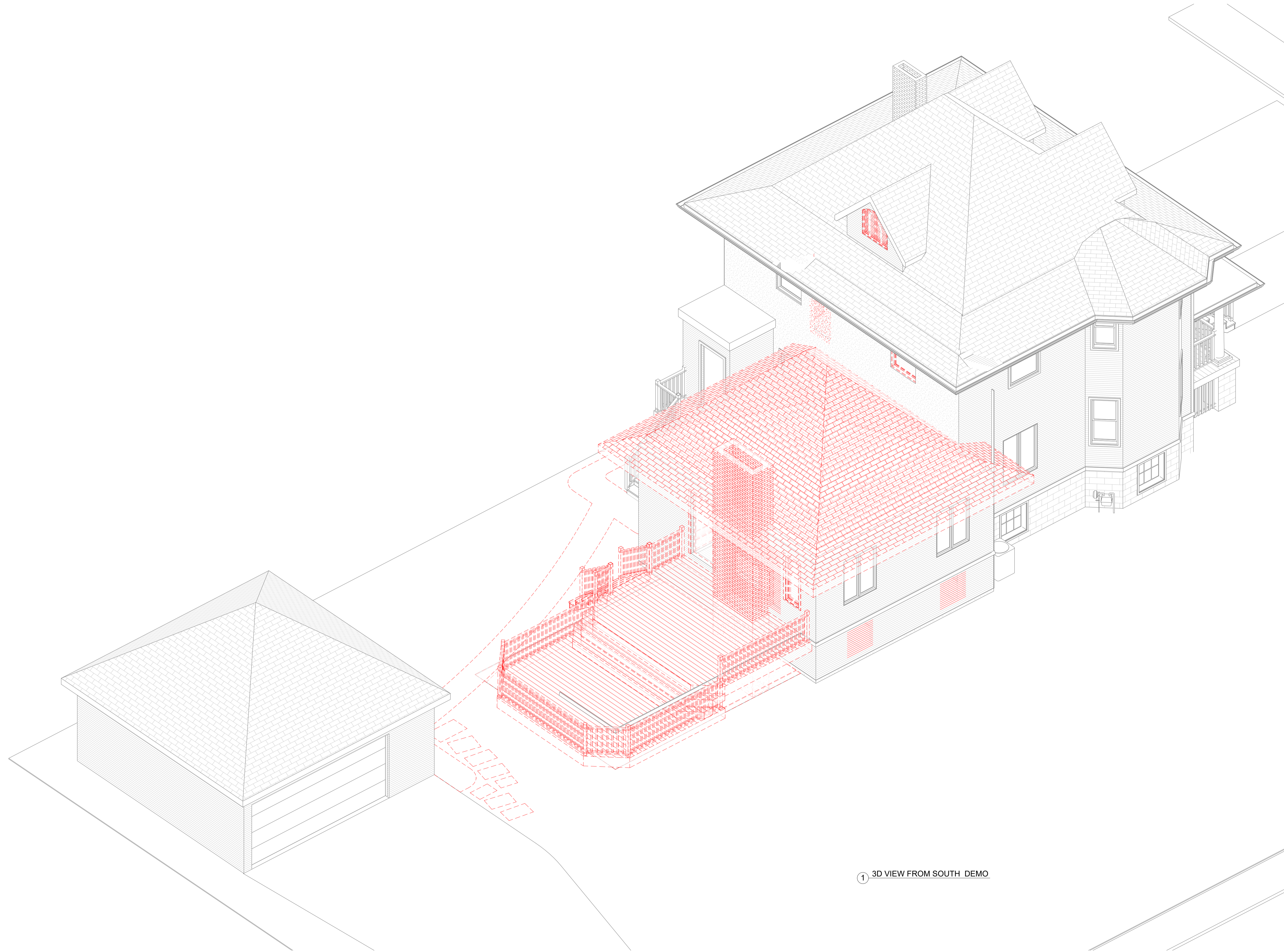
LOCK TYPE 1: Schlage Plymouth keyed entry lock F51APLY613, oil rubbed bronze finish.
LOCK TYPE 2: Schlage Plymouth knob non turning lock F170 PLY 613 oil rubbed bronze finish.
HINGE TYPE 1: 3 1/2" ball tip Windsor pattern hinge in solid brass by House of Antique Hardware, antique brass finish.
HINGE TYPE 2: SCHLAGE 4" X 4" square corners plain bearing mortise hinges S3P1020FRP613 oil rubbed bronze finish.
ELECTRIC STRIKE: Adams Rite 7140-540-628-00 interlocked with door operator, oil rubbed bronze finish.
POCKET DOOR PULL: Sugatsune Stainless Steel Sliding Door Pull for 1-3/8" thick Door, black satin finish.
POCKET DOOR TRACK: Pocket metal frame by Cavity Slider.
BIFOLD DOOR HARDWARE: standard bifold door track, hinges and pulls, oil rubbed bronze finish.
FLOOR STOP: Trimco No. 1201 3" floor stop, oil rubbed bronze finish.
ROLLER LATCH: Builder's Brass Works No. 1195 roller latch and door stop, oil rubbed bronze finish.
OVERHEAD STOP: Glynn-Johnson Model 100S, oil rubbed bronze finish.
WEATHERSTRIPPING: Zero 475 D, dark bronze anodized aluminum
DROP SEAL: Zero Automatic Door Bottom 351 D, light spring, dark bronze anodized aluminum
THRESHOLD: Zero No. 544 D, dark bronze anodized aluminum

DOOR SCHEDULE

Table with 10 columns: MARK, WIDTH, HEIGHT, THICKNESS, DOOR FINISH, FRAME FINISH, TYPE, HARDWARE SET, REMARKS. Lists door specifications for DB01 through D211.

WINDOW SCHEDULE

Table with 6 columns: MARK, WIDTH, HEIGHT, SILL HEIGHT FROM FLOOR, TYPE, REMARKS. Lists window specifications for WB01 through W202.



① 3D VIEW FROM SOUTH DEMO

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604 BONNIE BRAE PLACE
RIVER FOREST, ILLINOIS 60305

3D VIEW FROM SOUTH DEMO

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① 3D VIEW FROM SOUTH NEW

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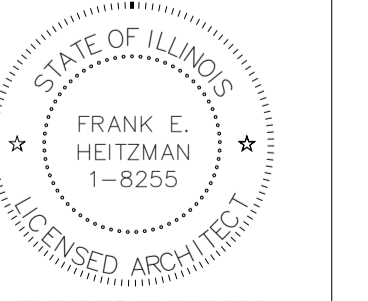
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3D VIEW FROM SOUTH NEW

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RIVER FOREST, ILLINOIS 60305

3D VIEW FROM NORTH NEW

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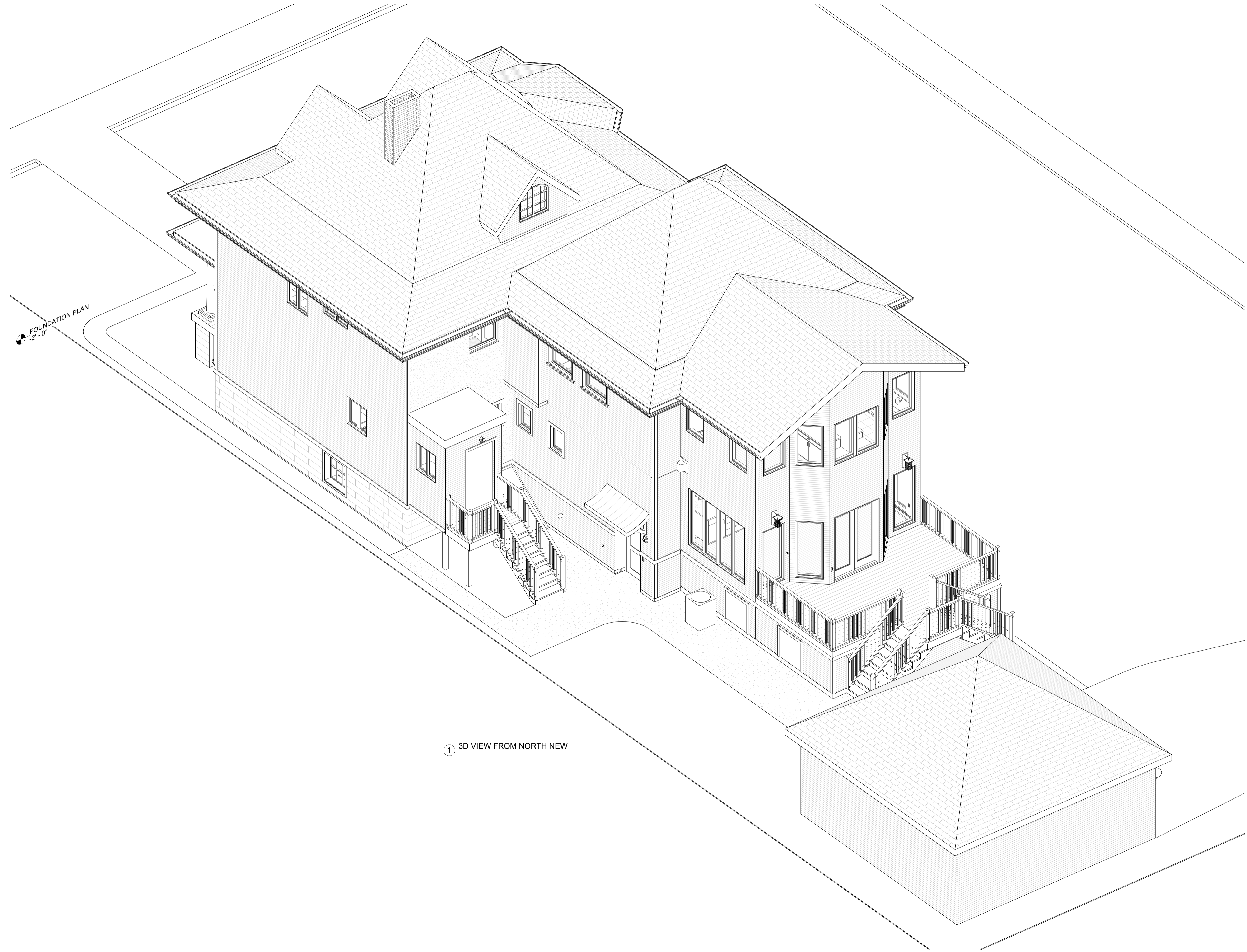
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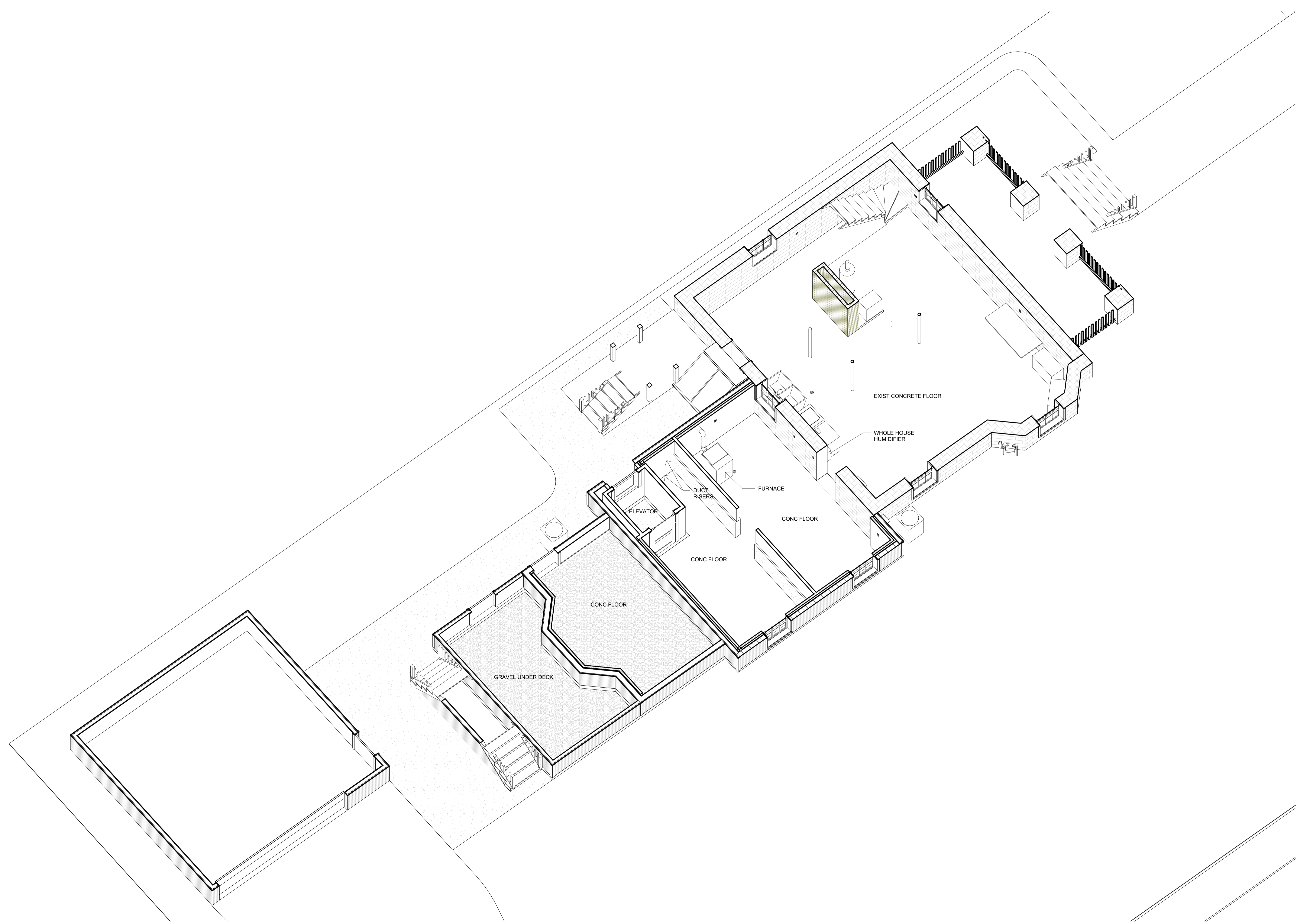
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FOUNDATION PLAN
-2'-0"

1 3D VIEW FROM NORTH NEW



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RIVER FOREST, ILLINOIS 60305

SECTION VIEW BASEMENT

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A-904

HEITZMAN ARCHITECTS
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RIVER FOREST, ILLINOIS 60305

SECTION VIEW FIRST FLOOR

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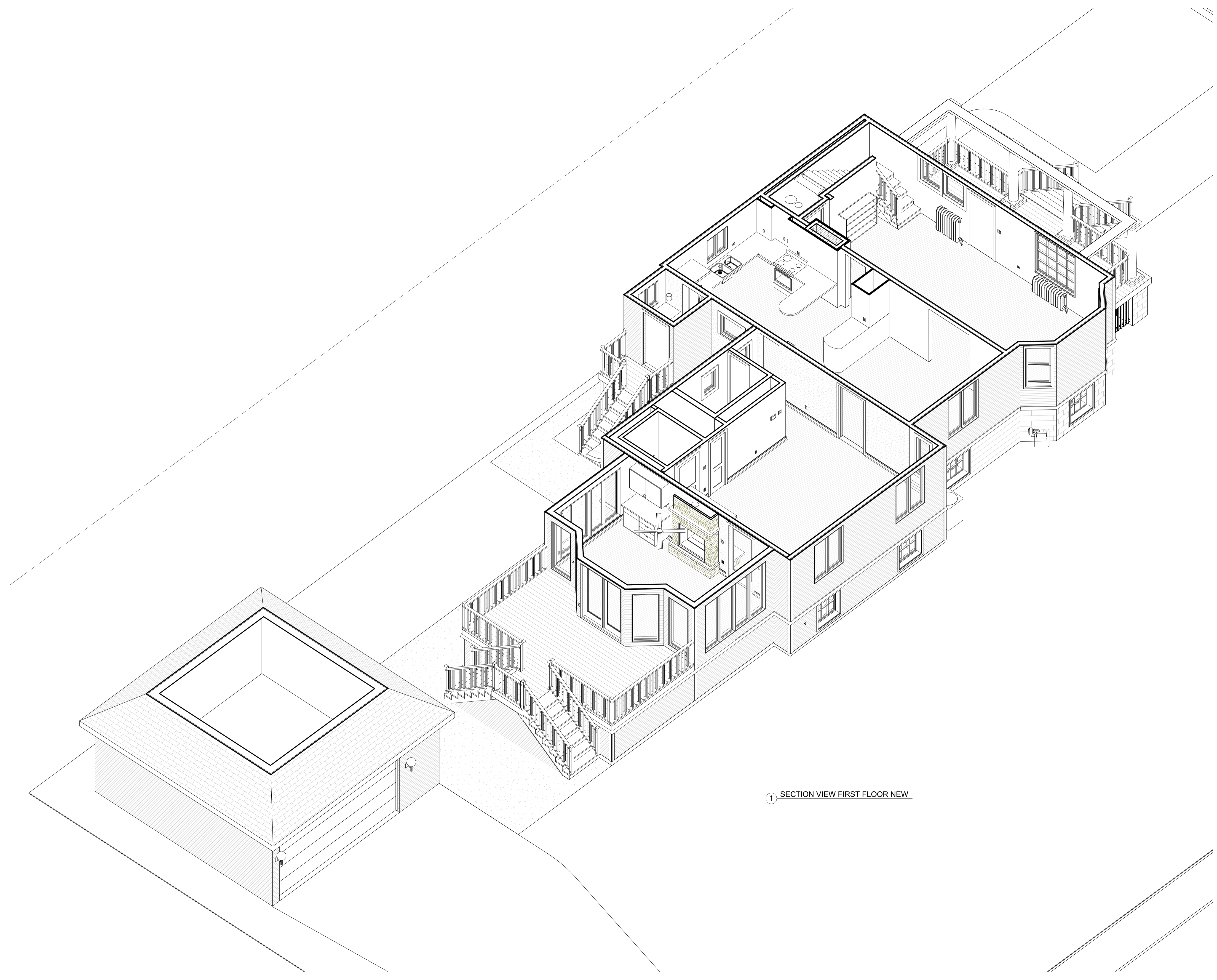
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FRANK E. HEITZMAN
ARCHITECT
ILLINOIS REGISTRATION
NUMBER: 01-8255



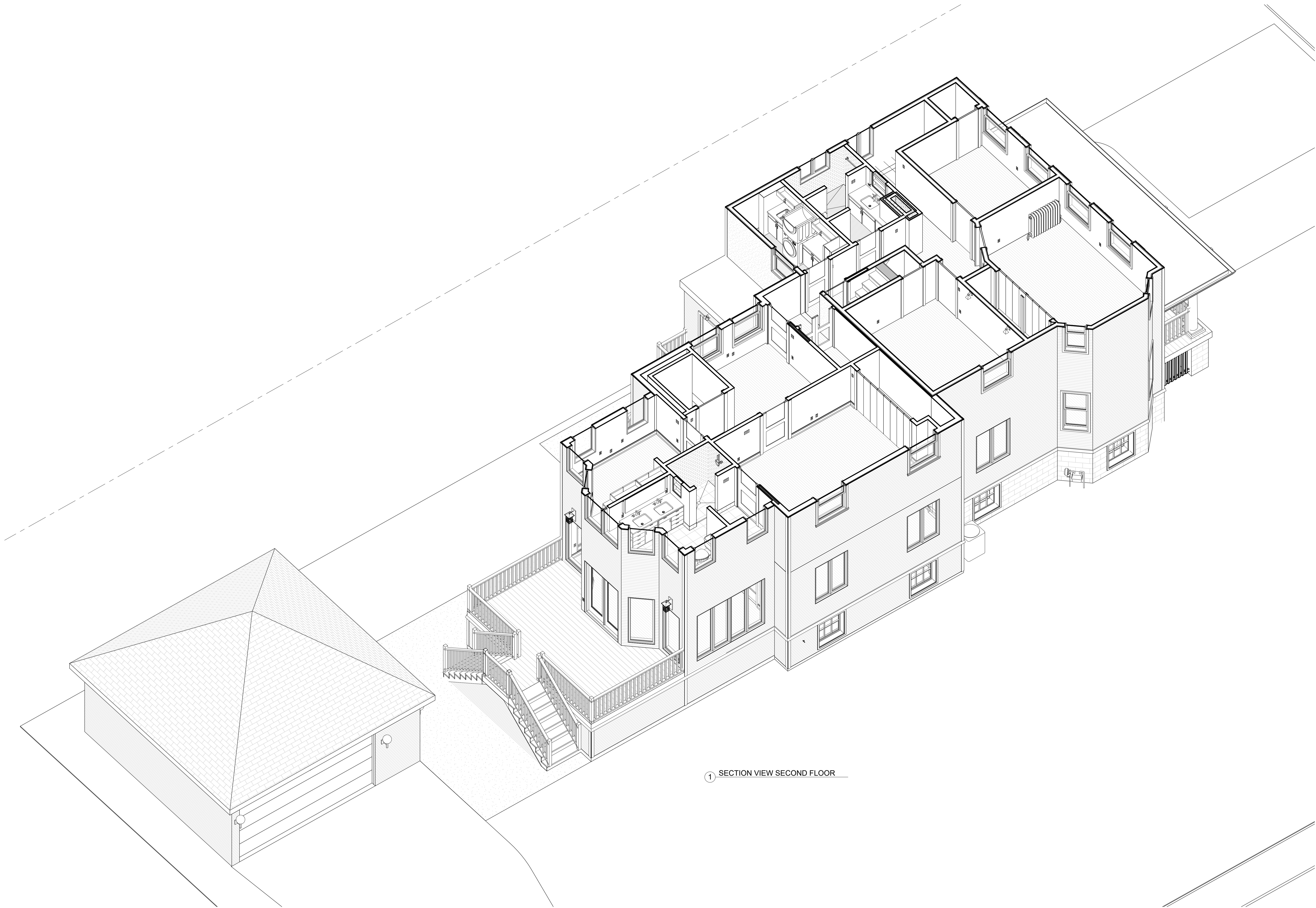
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① SECTION VIEW FIRST FLOOR NEW



1 SECTION VIEW SECOND FLOOR

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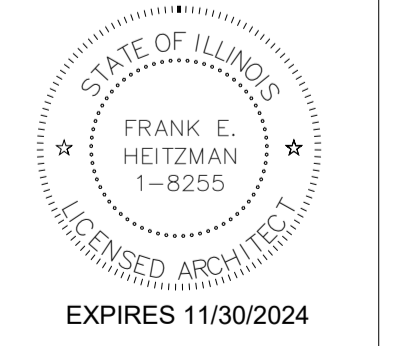
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SECTION VIEW SECOND FLOOR

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