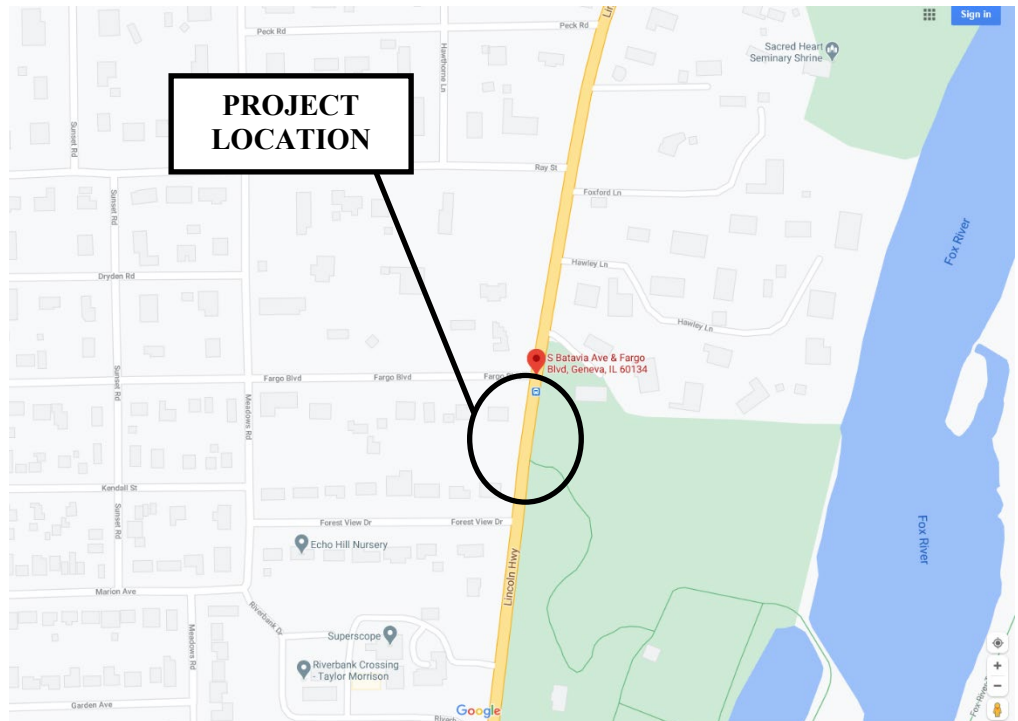




***Section 4(f)/106
De Minimis Documentation***

**IL 31
0.05 MILES SOUTH OF FARGO BLVD**



**City of Geneva
Kane County, Illinois**

***Illinois Department of Transportation
Office of Highways, Project Implementation
District 1/Region 1
February 2023***

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1. Project Description

- a. **Project Number:** P-91-048-18
- b. **Project Name:** IL 31 over Ditch, 0.05 miles south of Fargo Boulevard
- c. **Location:** City of Geneva (City), Kane County
- d. **Project Type:** Culvert Replacement
- e. **Project Length:** 0.096 miles (505 feet)
- f. **NEPA Class of Action:** Federal Approved Categorical Exclusion
- g. **Purpose and Need of the Project:** The purpose of this project is to replace the masonry arch culvert beneath IL 31, approximately 0.05 miles south of Fargo Blvd. This is needed in order to address the structural deficiencies and hydraulic capacity issues of the existing culvert. (See Attachment A-1 for location of improvements)
- h. **Project Status:** The Illinois Department of Transportation (IDOT) is nearing completion of a preliminary engineering and environmental study (Phase I). This improvement is included in the Department's FY 2023-2028 Proposed Highway Improvement Program. Current engineering efforts are targeted to enable a contract letting in the middle years of our current multi-year program contingent upon plan readiness, land acquisition, and funding availability through our future annual legislative appropriations.

2. Section 4(f) Resource

- a. **Name of Resource:** Fabyan Forest Preserve
- b. **Type of Resource:** Recreational and Cultural Center, Public Park/Recreational Area
- c. **Official with Jurisdiction (OWJ):** Forest Preserve District of Kane County (FPDKC)
- d. **Description of role/significance in the community:** Fabyan Forest Preserve is located just north of Fabyan Parkway on the southern end of Geneva on the Fox River. There are entrances to the Forest Preserve on both IL 25 and IL 31. Fabyan Forest Preserve is a heavily used preserve, owing to its location on the Fox River and its numerous natural and historic features. Visitors spend time fishing along its river shores while others jog and bike along the trails and across the river bridge. Other visitors explore the historic elements remaining in the preserve, especially the Fabyan Villa Museum, the Japanese Tea Garden, and the

Fabyan Windmill.

Fabyan Forest Preserve was once part of the large country estate of George and Nelle Fabyan. In the early 1900's the Fabyans bought a farmhouse and ten acres of land south of Geneva. Over the years they acquired 300-plus acres and developed the property into an estate called "Riverbank". Riverbank was composed of a farm, greenhouses, a windmill, Japanese Gardens, arbors and grotto, and pools and ponds. In 1907, the Fabyans contracted Frank Lloyd Wright to redesign the farmhouse into a larger home they called "The Villa". After the Fabyans passed in 1936 and 1939, the Forest Preserve District of Kane County purchased 235 acres of the estate and created the preserve. In 1979 The Dutch Windmill was listed on the National Register of Historic Places and in 1984 The Villa was also listed. The Fabyan Villa Museum provides general history tours about the Fabyans and their Riverbank estate. The museum and Japanese Garden are open from May through mid-October.

3. Description of Intended Section 4(f) Resource Use

a. Type and Acres of Impact:

Section 4(f) Public Park and Recreational Areas:

There are 0.045 acres of temporary easement and 0.232 acres of permanent easement of the 31.65 acres of Fabyan Forest Preserve parcel with the Property Index Number (PIN) 12-10-476-003 required to replace the existing masonry culvert located beneath IL Route 31, 0.05 miles South of Fargo Blvd. The proposed 5'x4' box culvert is approximately 92' in length with a 0.4% slope. The culvert replacement will require a temporary easement from the Fabyan Forest Preserve property to provide construction access to the structure. The culvert replacement will also require a permanent easement from the Fabyan Forest Preserve property for the construction of the proposed culvert, for future maintenance of the proposed culvert, to provide access for construction equipment, to grade along the new culvert, and for the construction of the rip rap apron.

There is an existing stone wall along the Fabyan Forest Preserve along IL 31 that is presumed to have been built by Colonel Fabyan according to FPDKC staff. The wall does not serve a recreational purpose for the property. The wall sits on top of a FPDKC culvert that connects to IDOT's culvert. The wall is currently slanted and falling due to settlement on the Forest Preserve's property as well as due to the wall's own deterioration. The FPDKC has requested to replace the culvert on their property to improve drainage and reduce erosion along the creek on their property. This will require the replacement of the stone wall over the culvert. See Attachment A-3 for the proposed improvement plans.

Section 106 Historic Preservation Act:

IDOT reviewed State Historic Preservation Officer's (SHPO) Historic Architectural Resources Geographic Information System (HARGIS), IDOT's Illinois Historic Bridge Inventory, and the National Register of Historic Places (NRHP) database for historic properties within the project study area. The existing culvert structure is not listed in these databases; however, there is one property listed in the NRHP in the Area of Potential Effect (APE) within our project study limits:

- Fabyan Villa / Fabyan Museum at 1511 S. Batavia (NRHP Listed Ref. # 84001128)

Along with the Fabyan Villa / Fabyan Museum, The Dutch Windmill is listed in the NRHP. Although it is a part of the Fabyan Villa and Museum property, it is outside of the Area of Potential Effect and as such, no impacts are expected.

The driveway south of the culvert replacement provides access to employees and as needed, serves to provide an ADA accessible entrance for patrons entering the Fabyan Museum by allowing driving to the museum's back entrance. Throughout construction, IDOT expects this driveway to remain open for the majority of construction activities to continue to allow employee and ADA accessibility into the Museum.

There is an existing stone wall along the Fabyan Forest Preserve along IL 31 that is presumed to have been built by Colonel Fabyan according to FPDKC staff. The wall sits on top of a FPDKC culvert that connects to IDOT's culvert. The wall is currently slanted and falling due to settlement on the Forest Preserve's property as well as due to the wall's own deterioration. The FPDKC has requested to replace the culvert on their property to improve drainage and reduce erosion along the creek on their property. This will require the replacement of the stone wall over the culvert. See Attachment A-3 for the proposed improvement plans.

IDOT was able to make modifications to the proposed scope of work to avoid any permanent property acquisitions or impacts to the contributing elements of the landscape of the Fabyan Museum, as such no impacts or effects are expected to this resource.

- b. Existing Function of Impacted Acres:** The Fabyan Forest Preserve property needed for the permanent and temporary easements on the east side of IL 31 is currently wooded area with no recreational use. According to a tree survey conducted by IDOT, approximately twenty-one trees (4" dbh or greater) exist on FPDKC property within the proposed permanent and temporary easements. Approximately seventeen of the twenty-one trees will be impacted for the proposed

improvement and construction access. There is a staff/ADA driveway entrance to the Fabyan Forest Preserve on the east side of IL 31 between Fargo Boulevard and Forest View Drive. There are no anticipated negative impacts to the operations and recreational use of the Fabyan Forest Preserve based on the proposed easements.

The east section of the existing culvert beneath IL 31 lies inside the Fabyan Forest Preserve and as such avoidance of the resource is not feasible. The proposed culvert will be constructed in the same location as the existing culvert. The proposed culvert will be consistent with the function and significance of the current land use. The existing limestone wall surrounding Fabyan Villa runs parallel to IL 31 on the east side (west side of the Fabyan Forest Preserve). The east sections of the existing and proposed culverts run beneath the existing limestone wall and avoidance of the resource is not feasible. Therefore, a portion of the wall will need to be removed during construction and replaced afterwards in accordance with its historic features.

It is anticipated that IL 31 over ditch will require a detour in order to remove and replace the culvert. Access to the staff driveway entrance will be maintained during construction; however, traffic will likely be detoured southbound only.

4. Description of Efforts to Avoid, Minimize, and Mitigate/Enhance the Resource

- a. The east section of the existing culvert beneath IL 31 lies within the Fabyan Forest Preserve property and the proposed culvert will be constructed in the same location as the existing culvert. As such avoidance of the resource nor acquisition of a permanent easement from the Forest Preserve property are feasible.
- b. The existing and proposed culverts lie beneath the existing limestone wall and avoidance of the resource is not feasible. Approximately 20 feet of the limestone wall will need to be removed and replaced in accordance with its historic features by corresponding specialists.
- c. IDOT has minimized additional impacts to the limestone wall by selecting the storm sewer alternative on the west side of IL 31 rather than on the east side to not impact additional segments of the wall. Two storm sewer alternatives were analyzed. The first alternative consists of replacing a small portion of the 36" storm sewer on the west side of IL 31. The second alternative proposed that the 36" storm sewer be redirected to cross underneath IL 31 to the east side of the road at the intersection with Fargo Blvd. The storm sewer on the east side of the road would be increased to 36" heading south until it reached the proposed culvert at the downstream end. The latter alternative was rejected because it was more expensive, would impact significantly more

of the masonry wall, and likely require additional right-of-way from the Fabyan Forest Preserve.

- d. The utilization of a detour for construction will also minimize impacts to the Fabyan Forest Preserve property. By closing the roadway, construction crews may utilize a smaller temporary easement area. This closure will allow the contractor to access the structure from IL 31 and minimize impacts to the Fabyan Forest Preserve and surrounding masonry wall. Construction time will also be significantly reduced through the use of a detour which will minimize the length of time patrons of the Fabyan Forest Preserve and Fabyan Museum are impacted.
- e. Access to the staff/ADA driveway entrance to the Fabyan Estate will be maintained throughout the entire duration of construction so long as no driveway work is taking place. In order to facilitate the structure and storm sewer replacements, the easements of the remaining properties could not be avoided. Construction access to these properties will be maintained throughout the entire length of construction.
- f. The project will benefit the Fabyan Forest Preserve, Fabyan Villa Museum, and its surrounding residents by improving drainage, maintaining a safe roadway, replacing the structurally deficient culvert, replacing the deteriorated stone wall, and providing an ADA compliant sidewalk for pedestrians on the west side of IL 31. The project also relocates the existing sidewalk to provide additional room for a future shared-use path on the west side of IL 31.
- g. In order to facilitate the improvements to the FPDKC culvert as well as the repairs to the stone wall, the FPDKC staff will look to have the necessary easements donated to IDOT.
- h. Commitments for mitigation or enhancement:**
 - Staff/ADA driveway access will be maintained during construction.
 - The limestone wall will need to be replaced and restored in accordance with its historic features.

5. Evidence of Opportunity for Public Review and Comment:

- a. A newspaper ad was posted in the Daily Herald and Kane County Chronicle on May 26th, 2022 and June 9th, 2022 to encourage the public to review the Section 4(f) documents. Copies of the documents were posted on the IDOT website and hard copies were made available for review at the IDOT and FPDKC regional offices to allow the public an

opportunity to review and comment on the Section 4(f) impacts (see Attachment A-5). No comments have been received to date.

6. Evidence of Coordination with Official(s) with Jurisdiction

Correspondence:

- a. IDOT Initial Letter to FPDKC dated October 23, 2018 (see Attachment A-6)
- b. FPDKC Response to IDOT dated December 14, 2018 (see Attachment A-6)
- c. IDOT Letter to FPDKC Requesting Review of the Section 4(f) De Minimus dated April 13, 2022 (see Attachment A-6)
- d. IDOT Letter of Intent to FPDKC dated October 25, 2022 (see Attachment A-6)

Meetings:

- e. Meeting Minutes from IDOT/City of Geneva Proposed Improvement Presentation Meeting dated May 28, 2018 (see Attachment A-7)
- f. Meeting Minutes from IDOT/FPDKC Site Visit Meeting dated May 30, 2019 (see Attachment A-7)
- g. Meeting Minutes from IDOT/City of Geneva/FPDKC Cost Participation and Maintenance Responsibilities Meeting dated September 19, 2022 (see Attachment A-7)
- h. Meeting Minutes from IDOT/FPDKC Letter of Intent and Section 4(f) Meeting dated December 13, 2022 (see Attachment A-7)

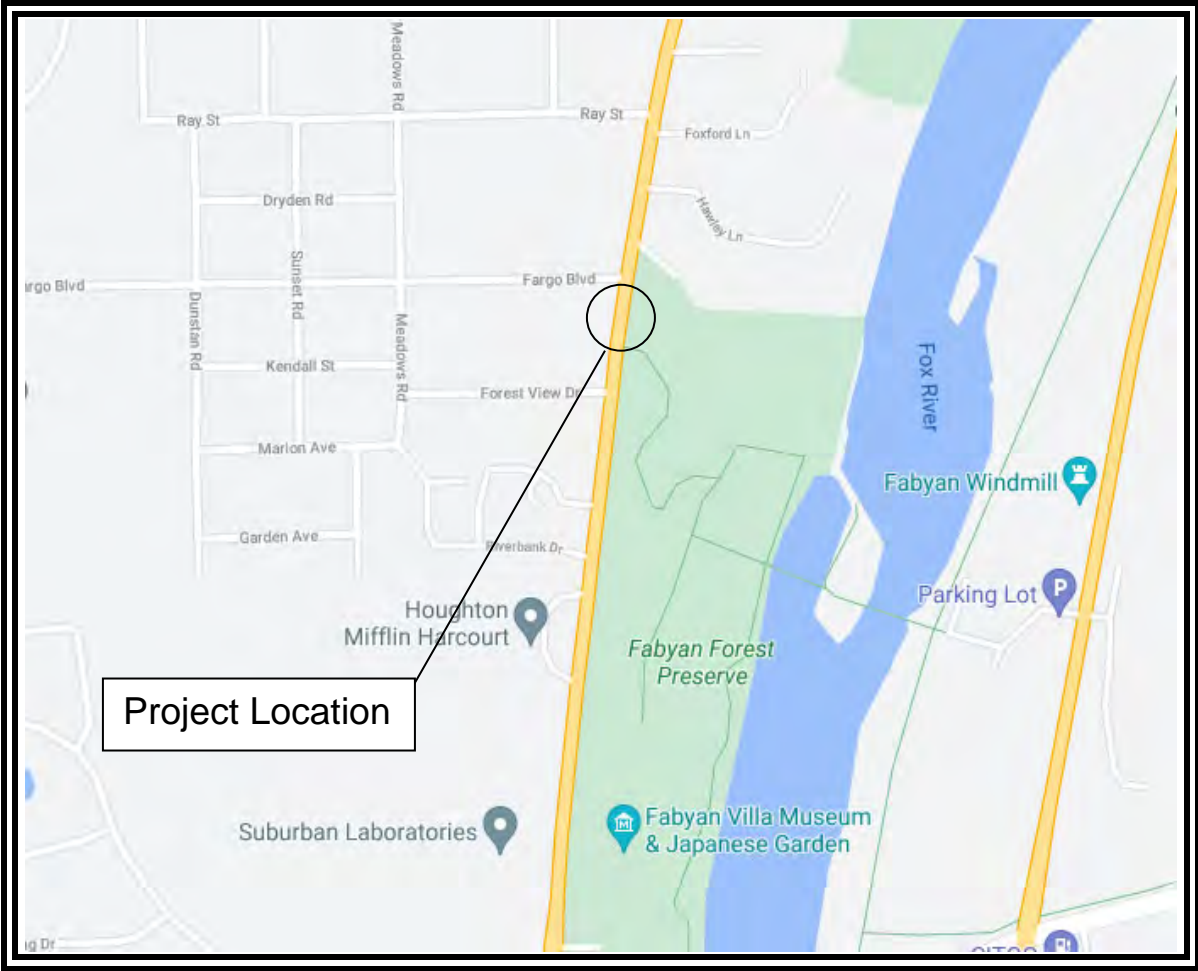
7. Supporting Documentation

- a. Project Location Map A-1
- b. Aerial View A-2
- c. Preliminary Plan & Profile and Cross Section Sheets A-3
- d. Photographs of Resources..... A-4
- e. Newspaper Public Comment Display Ad A-5
- f. Forest Preserve District of Kane County Correspondence A-6
- g. IDOT, FPDKC & City of Geneva Coordination Meetings..... A-7
- h. Other Resource Information A-8

IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

A-1 PROJECT LOCATION MAP

LOCATION MAP



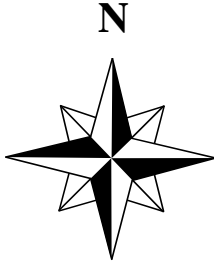
Route: IL Route 31 (S Batavia Ave)
FAU 3887

Limits: 0.05 mi south of Fargo Blvd

Municipality: City of Geneva

County: Kane

P-91-048-18

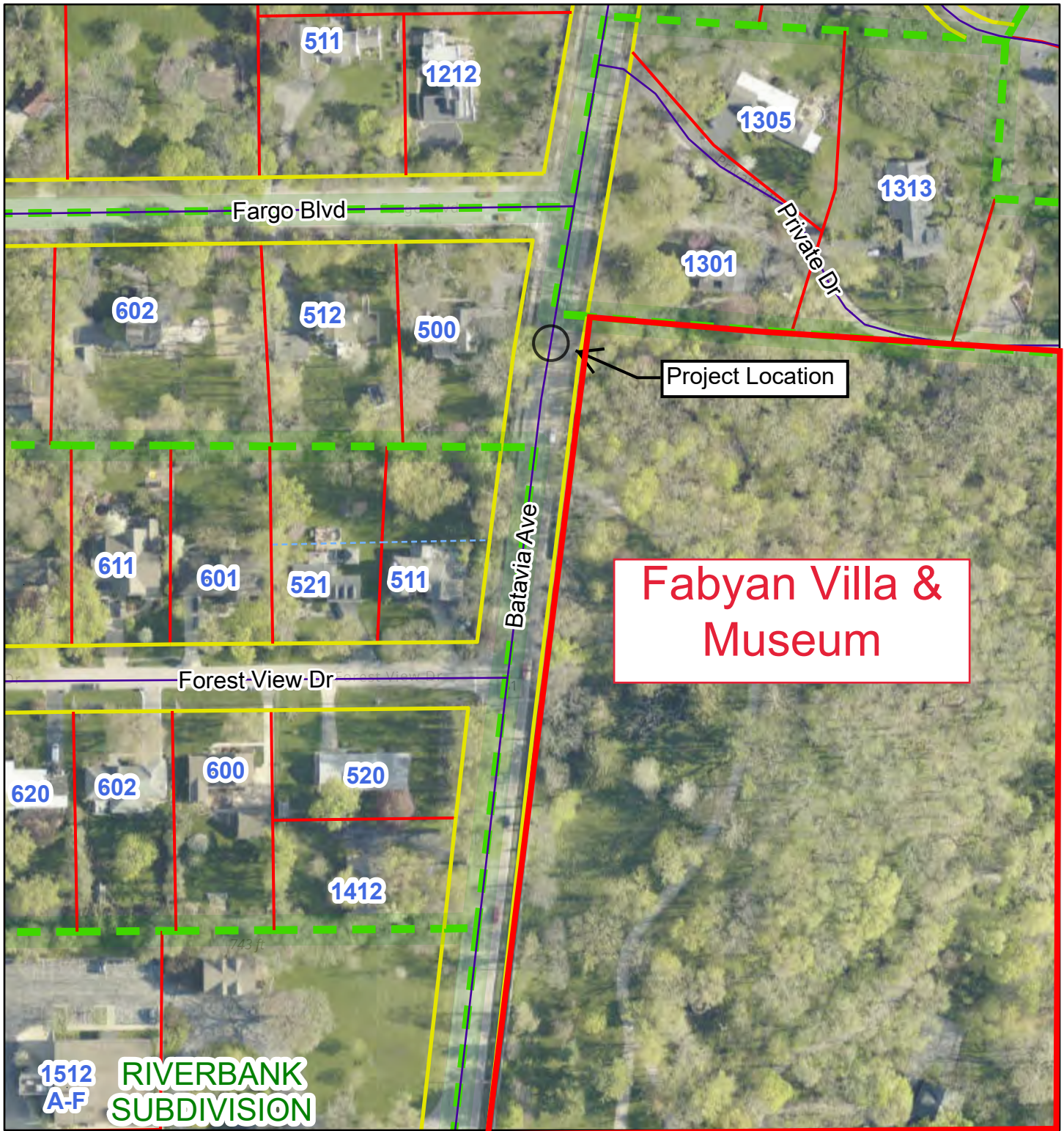


IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

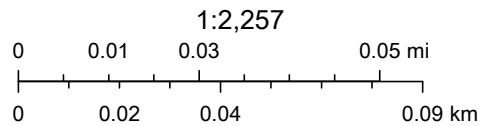
A-2

AERIAL VIEW

IL 31 Culvert Aerial View



8/3/2021



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Kane, BuildingFootprintUSA, Esri Canada,

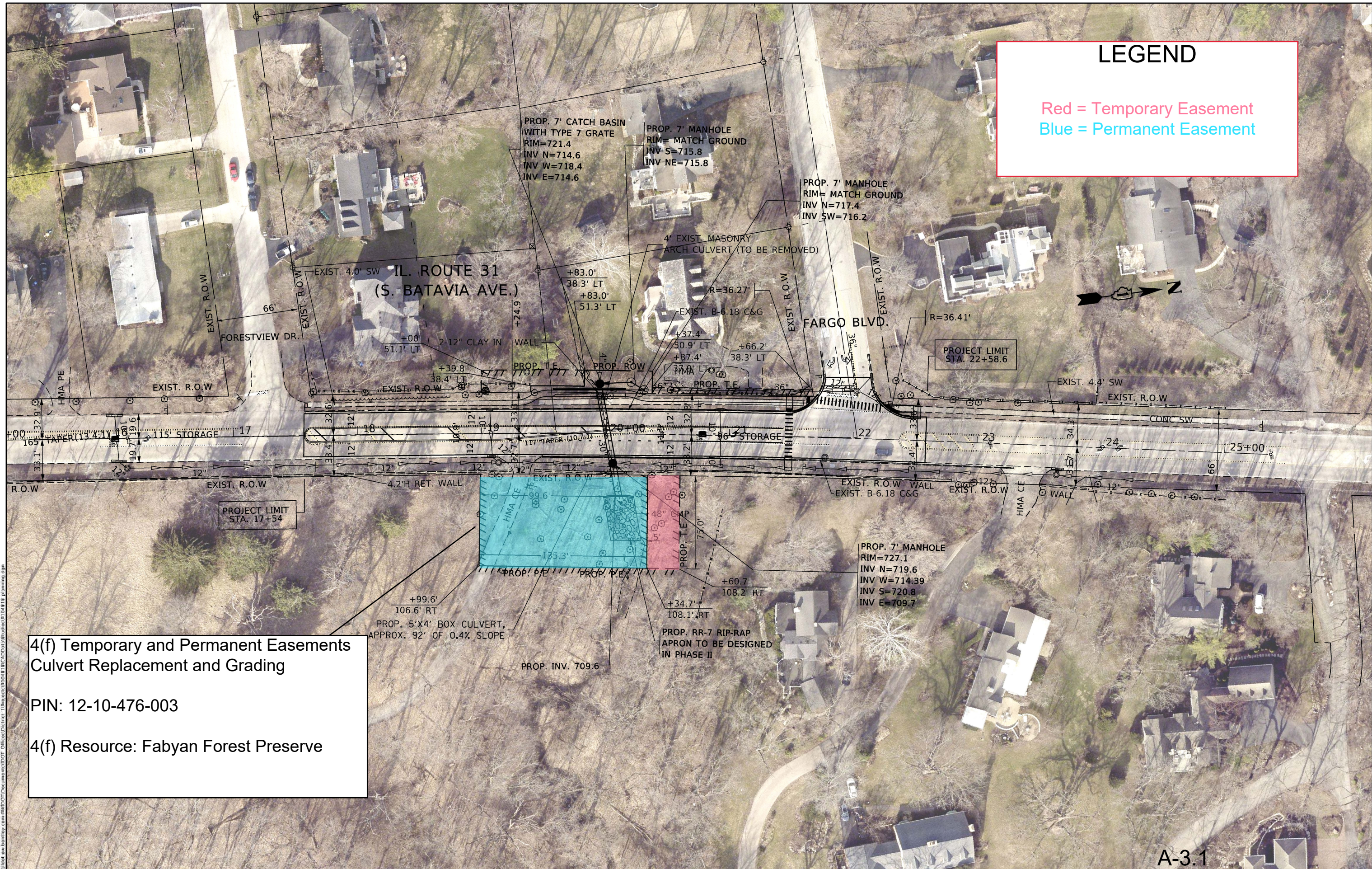
IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

A-3

PRELIMINARY PLAN & PROFILE AND CROSS
SECTION SHEETS

LEGEND

Red = Temporary Easement
 Blue = Permanent Easement



4(f) Temporary and Permanent Easements
 Culvert Replacement and Grading
 PIN: 12-10-476-003
 4(f) Resource: Fabyan Forest Preserve

A-3.1

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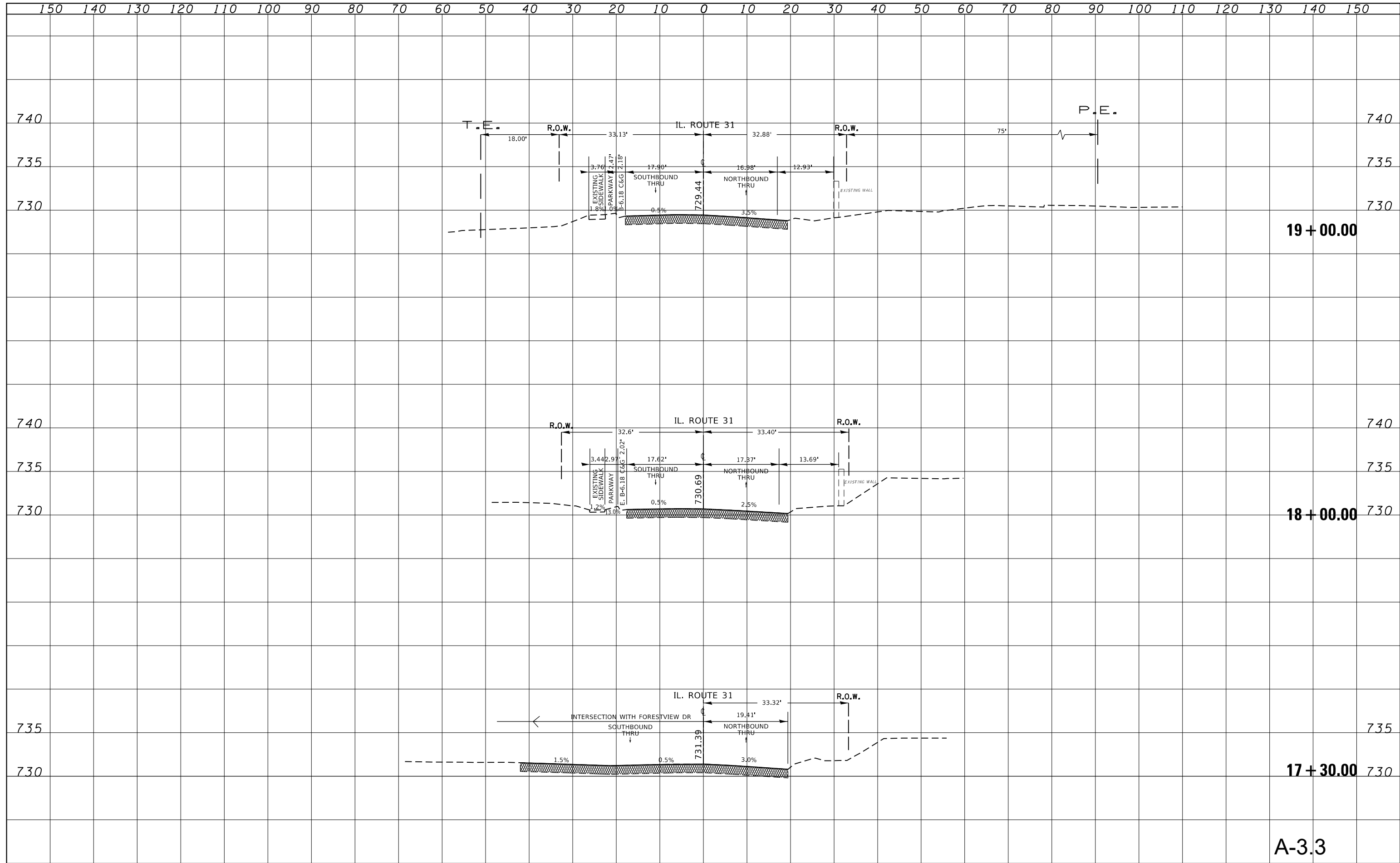
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 DEPARTMENT OF TRANSPORTATION**

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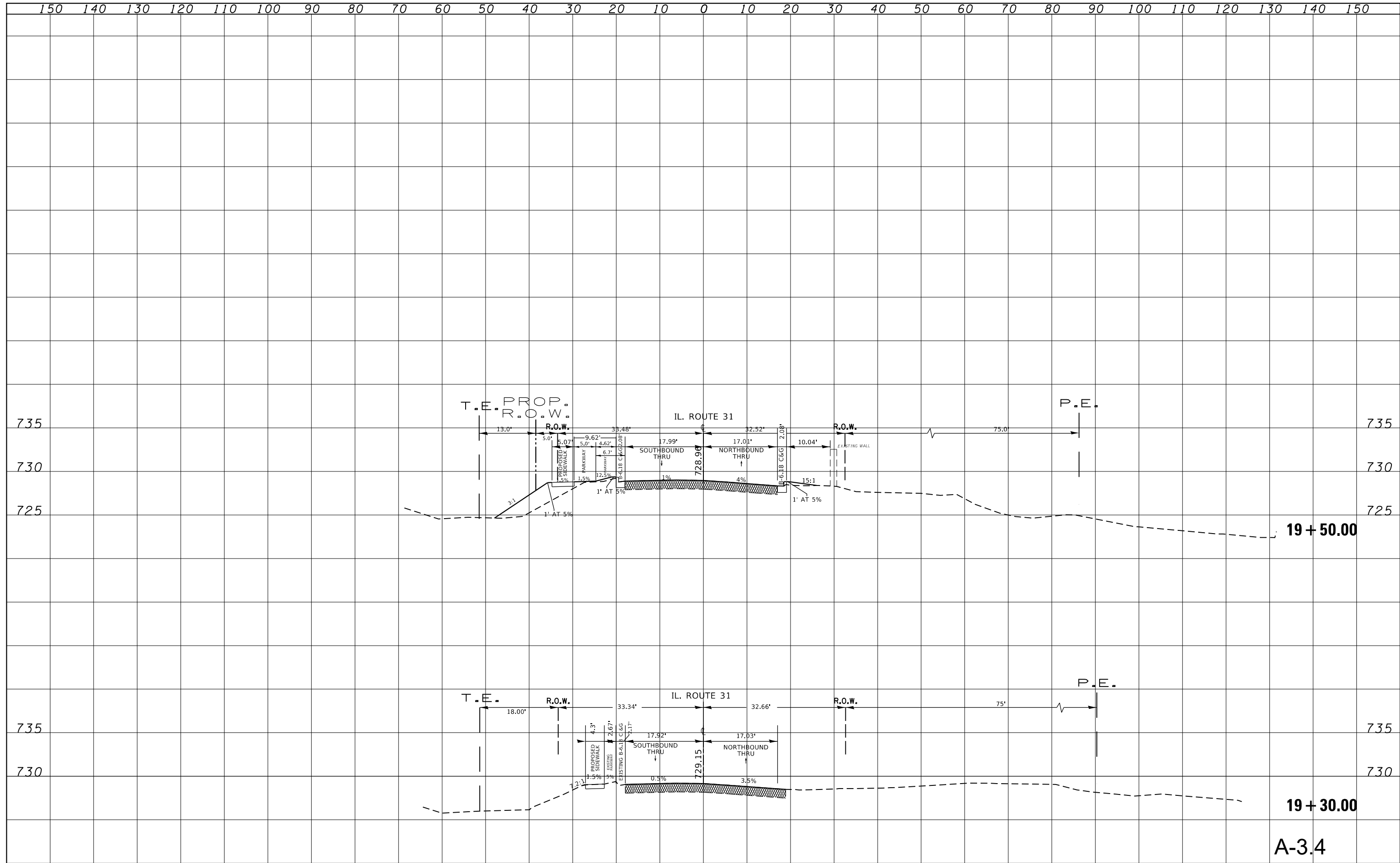


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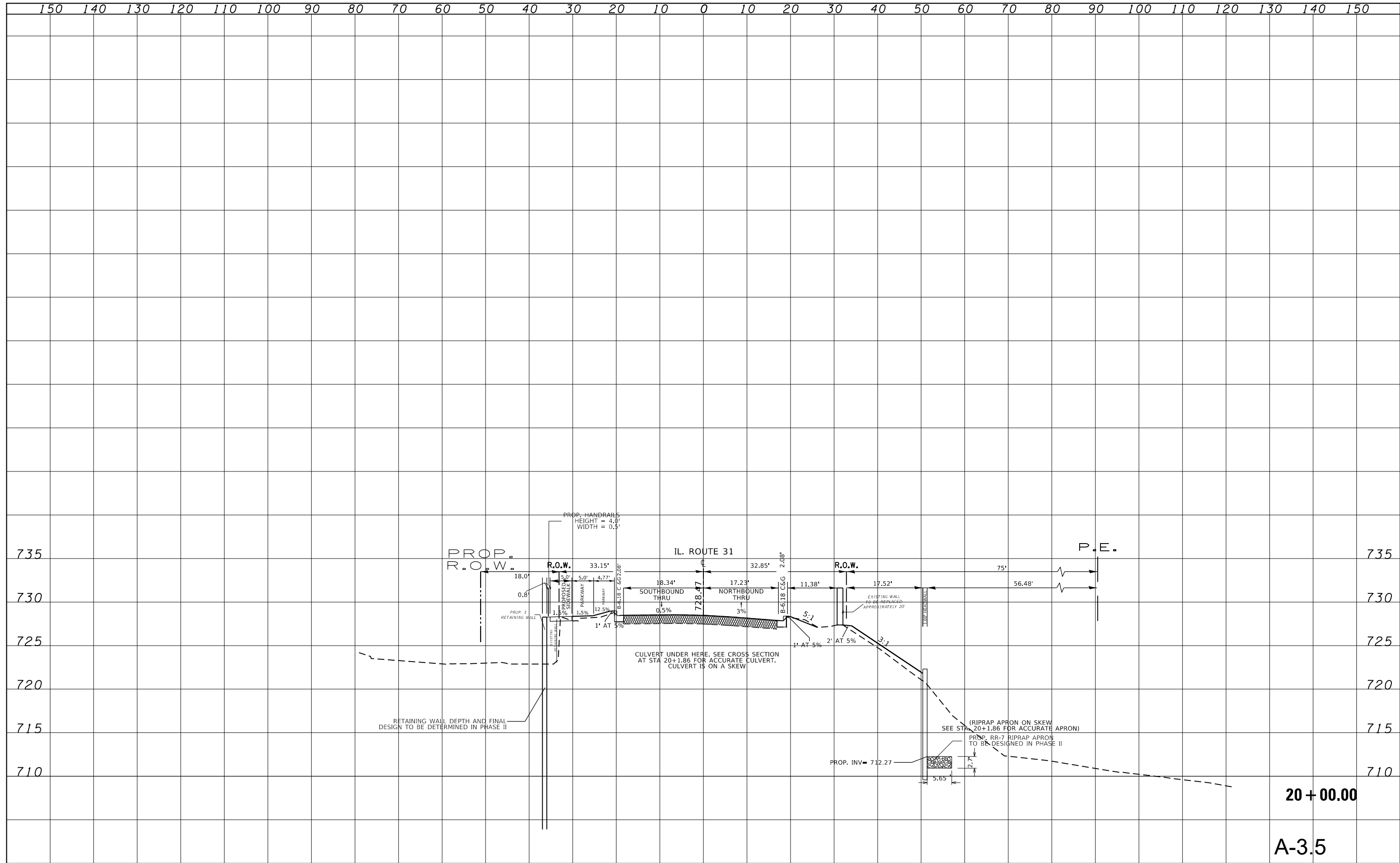
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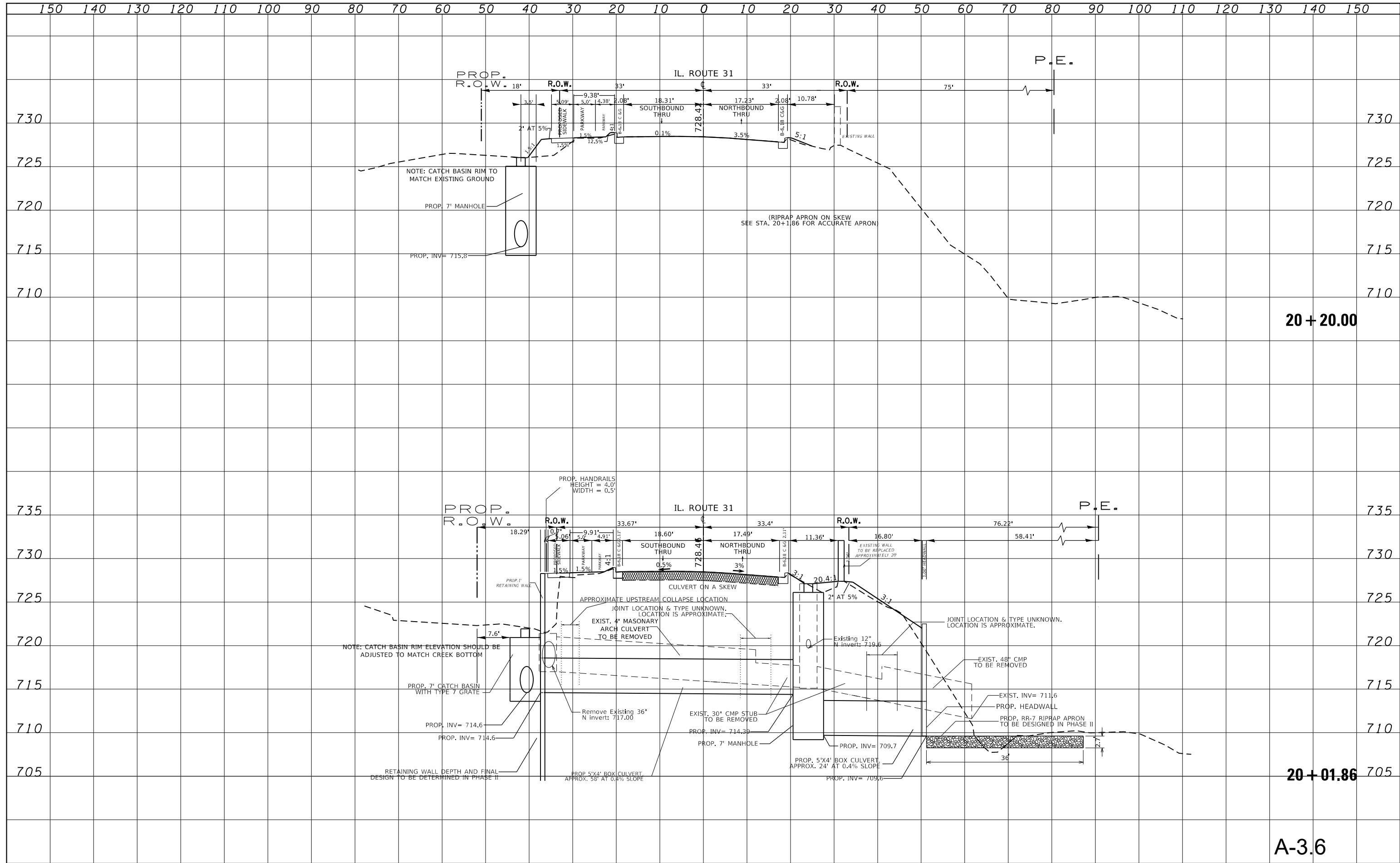
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 DEPARTMENT OF TRANSPORTATION

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ILLINOIS FED. AID PROJECT				

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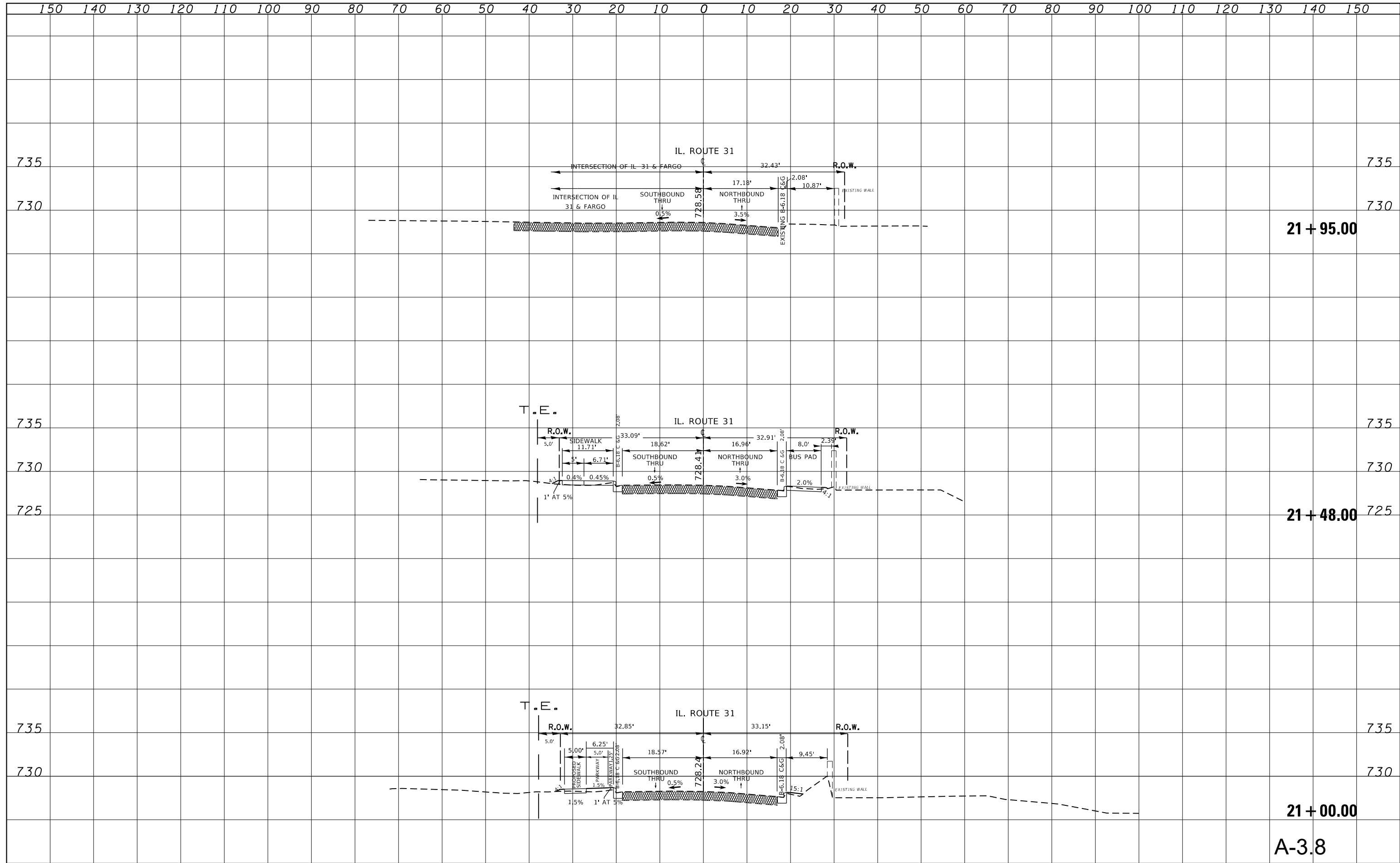
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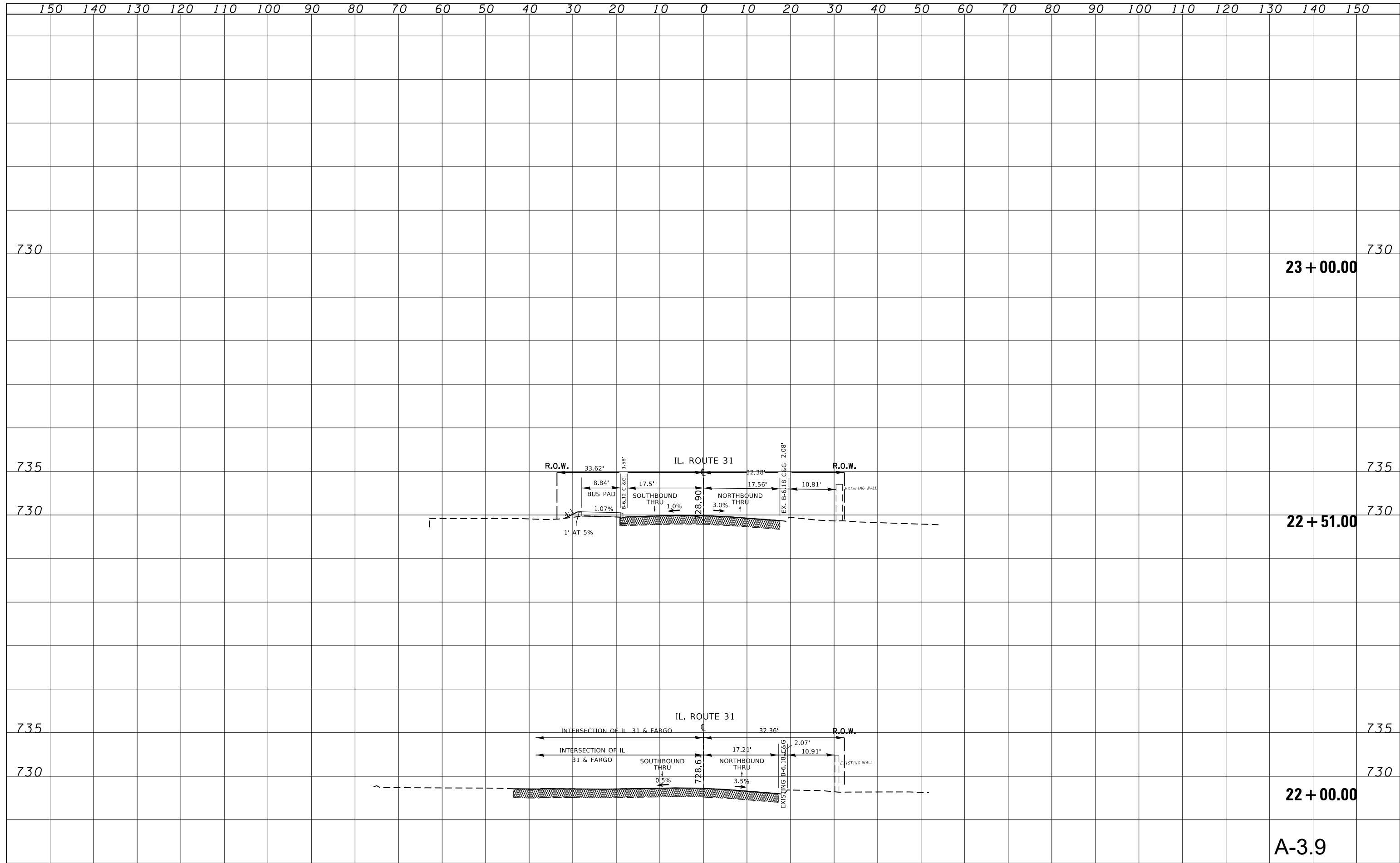
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22 + 51.00

22 + 00.00

A-3.9

IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

A-4

PHOTOGRAPHS OF RESOURCE

Picture Log			
Project:	<i>IL 31 (Batavia Ave)</i>	County:	<i>Kane</i>
Limits:	<i>0.05 Mile south of Fargo Blvd</i>	DA Target:	<i>12/31/21</i>
Project Number:	<i>P-91-048-18</i>	Target Letting:	<i>01CY25</i>



Location: *West Structure.*



Location: *Steel plate, west side.*



Location: East Structure.



Location: At west looking west.



Location: Masonry Wall along IL 31 looking north



Location: Masonry Wall along IL 31 looking north



Location: Masonry Wall looking south



Location: Masonry Wall looking east



Location: Fabyan Villa Museum driveway



Location: Fabyan Villa Museum - home designed by Frank Lloyd Wright

IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

A-5

NEWSPAPER PUBLIC COMMENT DISPLAY AD



IDOT is seeking public comments on impacts that the IL 31 over Ditch (0.05 mi south of Fargo Boulevard) project will have on Fabyan Forest Preserve. This forest preserve is owned and operated by the Forest Preserve District of Kane County.

IDOT requires the acquisition of permanent and temporary easements on the east side of IL 31 in order to accommodate the complete removal and replacement of the existing culvert that carries IL Route 31 over Ditch in the City of Geneva, Kane County. The existing sidewalk along the structure and up to Fargo Boulevard will be replaced with 5-foot sidewalks. The improvements also include bus pads and the addition of an uncontrolled crossing at IL 31 and Fargo Boulevard. This is the first opportunity for the public to comment on the additional public land needed for this project.

Hard copies of the Section 4 (f) de minimis documentation will be provided at the following locations during normal business hours.

DATE: May 26, 2022
TIME: 8:00 AM to 4:00 PM, Monday thru Friday
PLACE: Illinois Department of Transportation
Bureau of Programming
201 West Center Court
Schaumburg, IL 60196
OR
Forest Preserve District of Kane County
1996 South Kirk Road, Suite 320
Geneva, IL 60134

The Section 4 (f) De Minimis Documentation is available on the Department's website at: <http://www.idot.illinois.gov/transportation-system/environment/index> (Click on Section 4(f) tab)

Electronic copies can be provided by emailing a request to melissa.au@illinois.gov

Written comments can be submitted at the IDOT office, mailed to the IDOT office, or submitted electronically to melissa.au@illinois.gov. Comments must be received by June 24, 2022, to be considered part of the public record.

This documentation will be accessible to handicapped individuals. Anyone needing special assistance should contact Carlos Feliciano at (847)705-4106. Persons planning to visit either site to review the documents and who need a sign language interpreter or other similar accommodations should notify the Department's TDD number (847)705-4710 at least five days prior to their visit.

All correspondence regarding this project should be sent to:

Illinois Department of Transportation
Bureau of Programming
Attn: Carlos Feliciano
201 West Center Court
Schaumburg, IL 60196-1096



IDOT is seeking public comments on impacts that the IL 31 over Ditch (0.05 mi south of Fargo Boulevard) project will have on Fabyan Forest Preserve. This forest preserve is owned and operated by the Forest Preserve District of Kane County.

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DATE: May 26, 2022 to June 24, 2022
TIME: 8:00 AM to 4:00 PM, Monday thru Friday
PLACE: Illinois Department of Transportation
Bureau of Programming
201 West Center Court
Schaumburg, IL 60196
OR
Forest Preserve District of Kane County
1996 South Kirk Road, Suite 320
Geneva, IL 60134

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Illinois Department of Transportation
Bureau of Programming
Attn: Carlos Feliciano
201 West Center Court
Schaumburg, IL 60196-1096

IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

A-6

FOREST PRESERVE DISTRICT OF KANE
COUNTY CORRESPONDENCE



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

Project and Environmental Studies
Illinois Route 31 Over Ditch 0.05 M S of Fargo Blvd
Kane County

October 23, 2018

Mr. John Goreth
Director of Operations
Forest Preserve District of Kane County
1996 S. Kirk Road, Suite 320
Geneva, IL 60134

Dear Mr. Goreth:

The Illinois Department of Transportation (Department) has recently initiated preliminary engineering and environmental studies (Phase I) on Illinois Route 31 over the Ditch South of Fargo Boulevard in the City of Geneva in Kane County. A location map is enclosed for your reference. This improvement is included in the Department's Fiscal Year 2019-2024 Proposed Highway Improvement Program. Our current engineering efforts are targeted to enable a contract letting in the latter years of our current multi-year program contingent upon plan readiness, land acquisition, and funding availability through our future annual legislative appropriations. The proposed project is anticipated to consist of culvert repair.

The subject improvement is in the vicinity of the Fabyan Villa of the Fabyan Forest Preserve. At this early stage in project development, the Department requests that you provide some background information concerning these holdings. The following information would be of particular interest to the Department:

1. Is this property publicly owned?
2. Is it publicly used as a park, recreational area, wildlife and/or waterfowl refuge?
3. Is it on, or eligible for, the National Register of Historic Places (NRHP)?
4. Size in acres, as well as a right-of-way plat and/or site plan
5. Common name and type of facility (recreation, historic, etc.)
6. Available recreational activities (fishing, swimming, bike trails, etc.)
7. Facilities, existing and planned (description and location)
8. Usage (approximate number of users for each activity)
9. Relationship to other similarly used lands in the vicinity
10. Access (pedestrian, bicycle, equestrian, and vehicular)
11. Ownership and applicable clauses affecting title, such as covenants, restrictions or conditions including forfeiture or federal encumbrances (i.e., LAWCON funds)
12. Unusual characteristics of the property (flooding, vegetation, terrain conditions, or any other future plans)
13. A map identifying the extent of your holdings in the area of the proposed improvement

Mr. John Goreth
October 23, 2018
Page two

If you have any questions or need additional information, please contact
Shadab Ansari, Project Manager, at (847) 705-4676.

Very truly yours,

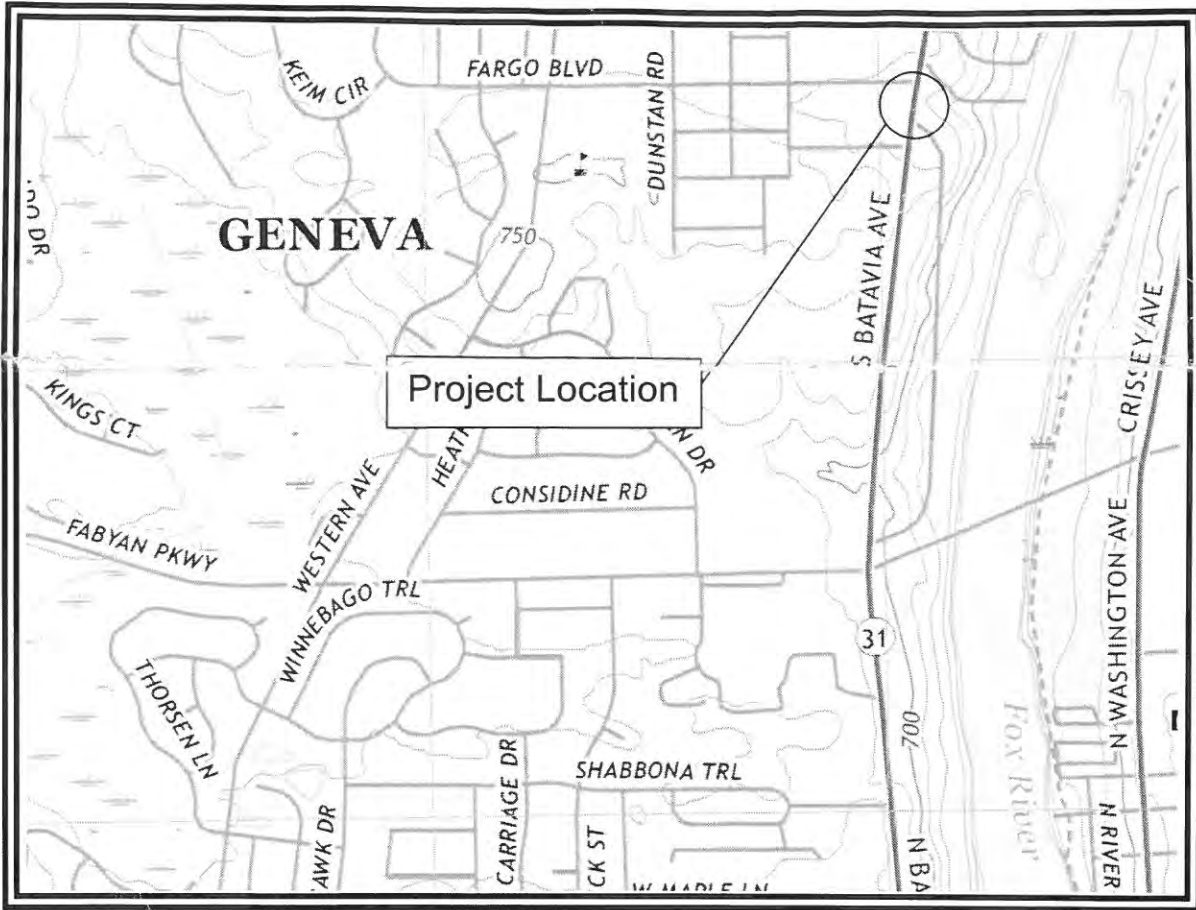
Anthony J. Quigley, P.E.
Region One Engineer

By: 

Steven E. Schilke, P.E.
Project and Environmental Studies Section Chief

Enclosures

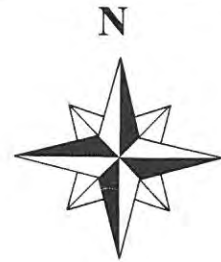
LOCATION MAP



Route: IL Route 31 (S Batavia Ave)
FAU 3887
Limits: 0.05 mi south of Fargo Blvd
Municipality: City of Geneva
County: Kane

P-91-048-18

Scope: Culvert Repair



IDOT Project and Environmental Studies
Illinois Route 31 Over Ditch 0.05 miles south of Fargo Blvd.
Fabyan Villa

1. Is this property publicly owned?
 - a. Publicly owned by the Forest Preserve District of Kane County
2. Is it publicly used as a park, recreational area, wild life and/or waterfowl refuge?
 - a. Fabyan Villa Museum is open to the public from May 15 – October 15, and used as a recreational and cultural center. It was designed by Frank Lloyd Wright, thus giving it historical significance.
3. Is it on, or eligible for, the National Register of Historic Places (NRHP)?
 - a. Yes, listed on 2/9/84. Reference #84001128.
4. Size in acres, as well as a right-of-way plat and/or site plan.
 - a. Fabyan Forest Preserve is approximately 208 acres. Fabyan Villa Museum is approximately 6,500 square feet.
5. Common name and type of facility (recreation, historic, etc.)
 - a. Fabyan Villa Museum
 - b. Museum and Tours
6. Available recreational activities
 - a. See 2a.
7. Facilities, existing and planned
 - a. Causeway connecting the west side of the preserve to the middle ground planned for removal in 2019-2020. Exact location shown on exhibit 'Fabyan Villa Exhibit'.
8. Usage (approx. numbers of users per year?)
 - a. Not available.
9. Relationship to other similarly used lands in vicinity
 - a. George Fabyan, original owner of the lands, also built a Japanese Garden to the southeast and imported a Dutch windmill that currently resides on the east side of the Fox River.
10. Access (pedestrian, bicycle, equestrian, vehicular)
 - a. Vehicular access is available from Route 31. Pedestrian access is available from walking trails to the south and northeast of building.
11. Ownership and applicable clauses affecting title, such as covenants, restrictions or conditions including forfeiture or federal encumbrances.
 - a. The Fabyan Villa's HVAC system was updated in 2012, in part by grant money supplied by the Illinois Clean Energy Community Foundation.
12. Unusual characteristics of the property (flooding, vegetation, terrain, future plans)
 - a. The failing culvert in question is negatively affecting the structure of one of the limestone walls surrounding the Fabyan Villa.
13. A map identifying the extent of your holding in the area of the proposed improvement
 - a. Refer to exhibit 'Fabyan Villa Exhibit'.

Shadab Ansari, Project Manager

847-705-4676

IDOT

Shadab.ansari@illinois.gov



Illinois Department of Transportation

Office of Communications / Bureau of Program, Project & Safety Outreach
2300 South Dirksen Parkway / Springfield, Illinois / 62764

Project and Environmental Studies
IL 31
Over Ditch (0.05 miles south of Fargo Boulevard)
Kane County

April 13, 2022

CERTIFIED MAIL

Mr. John Goreth
Director of Operations
Forest Preserve District of Kane County
1996 S. Kirk Road, Suite 320
Geneva, IL 60134

Dear Mr. Goreth:

The Illinois Department of Transportation (Department) is nearing completion of preliminary engineering and environmental studies (Phase I) for the proposed improvement of IL 31 over an unnamed ditch approximately 0.05 miles south of Fargo Boulevard in the City of Geneva, Kane County. A location map is enclosed for your reference (See Attachment A-1). This improvement is included in the Department's FY 2022-2027 Proposed Highway Improvement Program. Current engineering efforts are targeted to enable a contract letting in the middle years of the multi-year program contingent upon plan readiness, land acquisition, and funding availability through future annual legislative appropriations. The proposed scope of work for this improvement consists of culvert replacement.

As discussed in meetings with the City of Geneva and the Forest Preserve District of Kane County (FPDKC) on May 28, 2019 and May 30, 2019, the culvert replacement will impact FPDKC property. The proposed project will impact Fabyan Forest Preserve, located on the east side of IL 31 between Fargo Boulevard and Forest View Drive. The Department will be acquiring approximately 0.07 acres of right-of-way in permanent easements and 0.128 acres of temporary easements for the construction of the proposed culvert, for future maintenance of the proposed culvert, to provide access for construction equipment, to grade along the new culvert, and for the construction of the rip rap apron. See Attachment A-2 for the plan view. As this project is being processed to utilize federal funds, the FPDKC property is eligible for protection under federal regulations 23 U.S.C. 138 and 49 U.S.C. 303, which were originally enacted as Section 4(f) of the Department of Transportation Act of 1966 and are still commonly referred to as "Section 4(f)." Section 4(f), now implemented under 23 CFR 774, is the federal act that protects publicly owned parks, recreational areas, and wildlife and waterfowl refuges.

Mr. John Goreth
April 13, 2022
Page 2

The Department anticipates a *de minimis* impact finding for the FPDKC property, based on the determination that the project will not adversely affect the features, attributes, or activities qualifying the property for protection under Section 4(f). The Federal Highway Administration has evaluated the impacts and has determined that the impacts qualify for a *de minimis* processing. The purpose of this letter is to provide documentation that supports a *de minimis* finding. After your review and concurrence with the documentation, the Department will place a newspaper ad to allow the public to review and comment on the effects of the project on the Section 4(f) property. The notice will allow the public to review the documentation at our offices or review the copy of the documentation being transmitted to you at this time or a revised version, as needed, in the FPDKC office. The *de minimis* documentation will also be made available on the Department's website during the comment period. A copy of the Section 4(f) *de minimis* documentation can be found on the Department's website at:

<http://www.idot.illinois.gov/Assets/uploads/files/Transportation-System/Pamphlets-&-Brochures/Environment/P-104818%20IL%20Rte%2031%20at%20S%20Fargo%20Blvd%20Culvert%20Replacement%20RoadSection4f.pdf>

Based on the May 30, 2019 meeting, in order to expedite the implementation of the proposed improvements which would benefit the FPDKC, the Department requests the FPDKC to consider the donation of the necessary land acquisition. After the comment period has ended, the Department will notify the FPDKC of any comments received and submit the final Section 4(f) *de minimis* documentation for your concurrence.

Please review the enclosed Section 4(f) *de minimis* documentation for a more detailed description of Section 4(f) properties that will be affected. The Department requests a response within 60 days of receipt of this letter in order to maintain its project schedule.

Mr. John Goreth
April 13, 2022
Page 3

If you have any questions or need additional information, please contact
Melissa Au, Project Manager, at (847) 705-4717 or via email
melissa.au@illinois.gov.

Very truly yours,

Jose Rios, P.E.
Region One Engineer



By:
Steven E. Schilke, P.E.
Project and Environmental Studies Section Chief

Enclosure

cc: Elton C. Orozco, City of Geneva
Richard Babica, City of Geneva



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

October 25, 2022

Ms. Jennifer-Rooks Lopez
Chief of Planning and Land Management
Forest Preserve District of Kane County
1996 S. Kirk Road, Suite 320
Geneva, IL 60134

Dear Ms. Lopez:

The Illinois Department of Transportation (Department) is in the process of finalizing preliminary engineering and environmental studies (Phase I) for the improvement of IL 31 over an unnamed ditch, south of Fargo Boulevard, in the City of Geneva, Kane County. This improvement is included in the Department's FY 2023-2028 Proposed Highway Improvement Program. Current engineering efforts are targeted to enable a contract letting in the middle years of the multi-year program contingent upon plan readiness, land acquisition, and funding availability through future annual legislative appropriations. This will serve as a Letter of Intent between the Forest Preserve District of Kane County (FPDKC) and the Department confirming your concurrence with the proposed improvement plan and the maintenance responsibilities for the subject project.

The general scope of work for this improvement consists of culvert replacement. The proposed improvements also include bus pads, sidewalk improvements, ADA curb ramps, and the addition of a midblock crossing at IL 31 and Fargo Boulevard. The proposed roadway geometry is enclosed for your information.

Based on previous coordination with the FPDKC, specific items identified by the Department requiring future maintenance by the FPDKC include the eastern culvert connection and the masonry wall.

Culvert, Headwall, and Masonry Wall Maintenance

The FPDKC has an existing culvert that extends from a junction chamber on the east side of IL 31 under the parkway to inside the Fabyan Villa Forest Preserve. As part of the replacement of the Department's culvert under IL 31, the FPDKC has requested the Department replace their culvert to improve drainage and reduce erosion on their property. The Department has agreed to replace the FPDKC's culvert to meet the drainage needs, minimize erosion, and to address the condition of the failing masonry wall on top of the culvert, at the Department's cost. In exchange, the easements needed for the project are to be donated to the Department. The FPDKC will continue to assume long-term responsibility for the administration, control, reconstruction, and maintenance of the eastern culvert and masonry wall. The existing and proposed culvert lies beneath an existing limestone wall and avoidance of the resource is not feasible.

To facilitate the improvements, the Department will remove and replace approximately 20 feet of the limestone wall in accordance with its historic features to the extent possible. The rebuilt section of the stone wall will reuse the existing limestone blocks to match the existing wall. Any necessary replacement blocks must be reviewed and approved by the State Historic Preservation Officer. Should the FPDKC have any information available that can assist the Department to ensure the replaced wall maintains the current features, receipt of this information would be greatly appreciated.

Land Acquisition

The proposed improvements will require the acquisition of 0.2321 acres of permanent easement and 0.0446 acres of temporary easement on the east side of IL 31 from the Fabyan Villa Forest Preserve, which is an FPDKC property (See attached exhibits). This will result in the removal of approximately 5 trees on FPDKC property within the proposed permanent and temporary easements. The easements are required for proposed drainage work, grading work, removal and replacement of the existing culvert, construction access, and future maintenance access to the culvert.

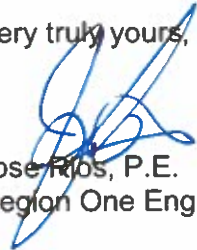
Per our coordination meetings on May 30, 2019, and September 19, 2022, and letter dated April 13, 2022, in order to facilitate and expedite the implementation of the proposed improvements which would benefit the Fabyan Villa Forest Preserve, the Department requests the FPDKC donate the necessary easements.

Summary of Estimated Costs

Based on the available information and coordination during the Phase I process, there is no cost to the FPDKC for the proposed culvert replacement and masonry wall removal and replacement. At the end of this Letter of Intent, there is an area where you can state your concurrence to the participation items outlined above. This Letter of Intent will be used as a basis during Phase II, contract plan preparation, to develop a project agreement between the Forest Preserve District of Kane County and the Department. Please return an original signed copy of this letter within 90 days so that the Department may maintain its project schedule.

If you have any questions or need additional information, please contact me or Carlos Feliciano, Consultant Studies Unit Head, at (847) 705-4106 or via email carlos.feliciano@illinois.gov.

Very truly yours,

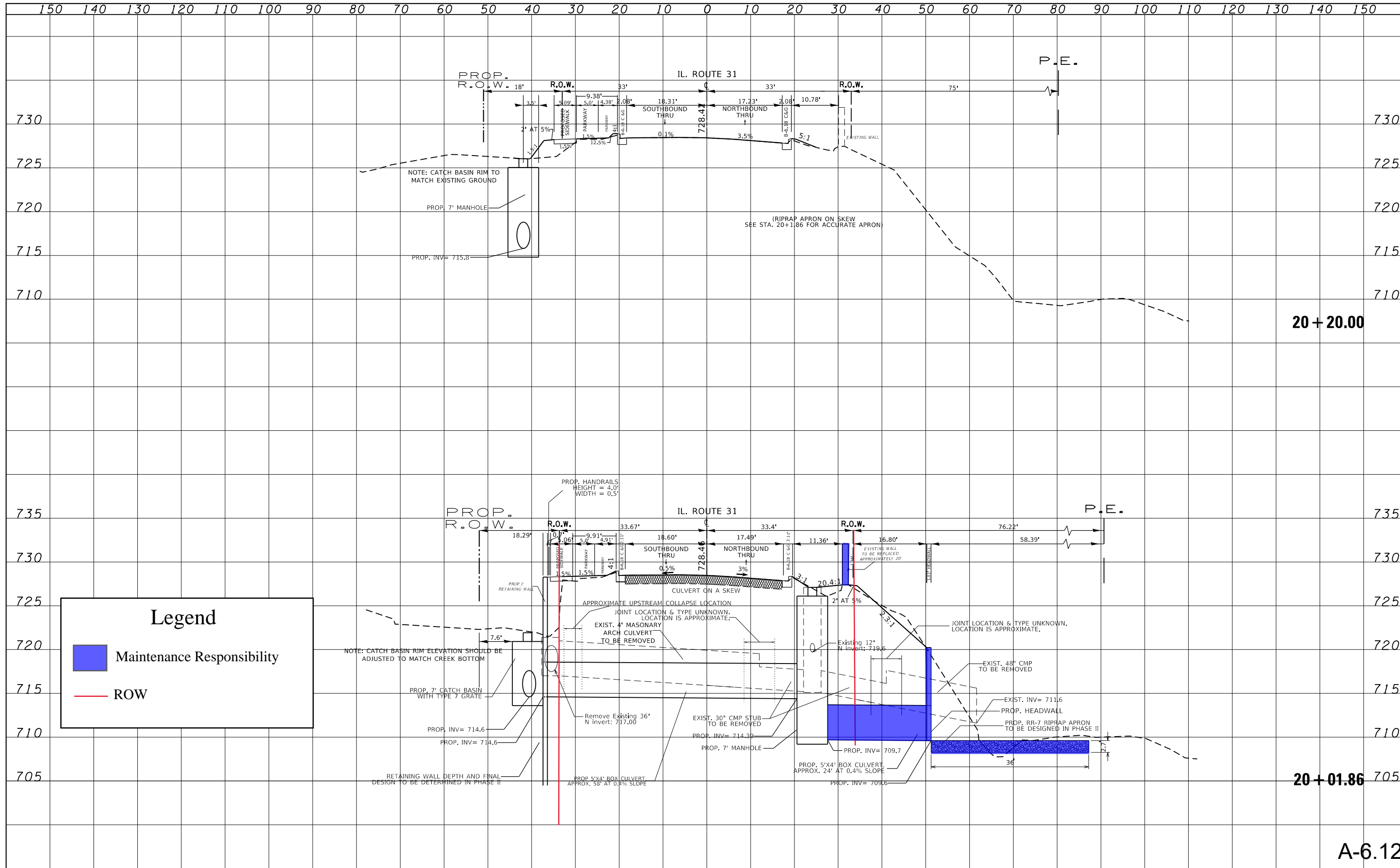


Jose Rios, P.E.
Region One Engineer

Attachments

DATE	
BY	
SURVEYED	
PLOTTED	
TEMPLATE	
AREAS CHECKED	
FINL SURVEY	
NOTE BOOK	
NO.	

DATE	
BY	
SURVEYED	
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TEMPLATE	
AREAS CHECKED	
ORIGINAL SURVEY	
NOTE BOOK	
NO.	



Legend

Maintenance Responsibility

ROW

FILE NAME =	USER NAME = Aumm	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	CROSS SECTIONS IL. ROUTE 31 OVER DITCH (0.05 MI SO FARGO BLVD.)	F.A.U. RTE. 3887	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
pw:\idot-pw.bentley.com\PWIDOT\Documents\IDOT	Offices\District 1\Projects\P104818\CADDData\	DRAWN 104818-sh-t-xssht..IL31.dgn	REVISED -					KANE	7	4
PLOT SCALE = 20.0013 "/> <td>CHECKED -</td> <td>REVISED -</td> <td></td> <td></td> <td colspan="2" style="text-align: center;">CONTRACT NO.</td> <td></td> <td></td>	CHECKED -	REVISED -					CONTRACT NO.			
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FABYAN FOREST PRESERVE

IDOT Fabyan Villa Exhibit

Forest Preserve District of Kane County
1996 S. Kirk Road, Suite 320
Geneva, IL 60134



IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

A-7

**IDOT, FPDKC & CITY OF GENEVA
COORDINATION MEETINGS**

MINUTES OF MEETING

Subject: Illinois Route 31 (Batavia Ave.) over Ditch 0.05 mi s/o Fargo Blvd.

Date: Tuesday, May 28, 2019

Time: 2:30 P.M. - 3:30 P.M.

Place: Illinois Department of Transportation
Programming Conference Room / 4th floor
201 W Center Court
Schaumburg, IL 60196

Attendees:

Carlos Feliciano	IDOT Bureau of Programming – P&ES
Melissa Au	IDOT Bureau of Programming – P&ES
Moe Kawash	IDOT Bureau of Programming – P&ES
Perry Masouridis	IDOT Bureau of Programming – Hydraulic
Ahmad Rashidianfar	IDOT Bureau of Programming – Hydraulic
Brian Schiber	City of Geneva
Richard Babica	City of Geneva

The purpose of the meeting was to present IDOT’s proposed improvement at Illinois Route 31 (Batavia Avenue) over Ditch, 0.05 miles south of Fargo Boulevard., located in the City of Geneva in Kane County.

The area surrounding the improvement is mostly composed of residential and commercial properties to the west and north. The Fabyan Forest Preserve is located to the east and is composed of a farm, greenhouses, windmill, Japanese Gardens, arbors and grotto, and pools and ponds. The Fabyan Forest Preserve was once part of the large country estate of George and Nelle Fabyan in the early 1900’s developed into an estate called “Riverbank”. In 1907, the Fabyans contracted Frank Lloyd Wright to redesign the farmhouse into a larger home they called “The Villa”. After the Fabyans passed in 1936 and 1939, the Forest Preserve District of Kane County purchased 235 acres of the estate and created the preserve. In 1979 The Windmill was listed on the National Register of Historic Places and in 1984 The Villa was also listed.

Illinois Route 31 (Batavia Ave) is functionally classified as a Minor Arterial under the jurisdiction of the Illinois Department of Transportation (IDOT), is not designated as a Strategic Regional Arterial Route (SRA) and is not part of the National Highway System (NHS). Illinois Route 31 is not a designated truck route, and it is not recommended as a bicycle route on neither the Illinois Official Bicycle Map nor Chicagoland Bicycle Federation Map.

Illinois Route 31 has a cross section of one lane in each direction with a painted median and a northbound left turn lane to Fargo Blvd. The posted speed limit is 40 mph. The existing ADT along IL Route 31 is 9,550 (2017). There is existing sidewalk along the west side of IL Route 31, continuous curb and gutter on the west side, and intermittent curb and gutter on the east side.

Meeting Minutes

May 28, 2019

Page 2

The existing structure carrying Illinois Route 31 over an unnamed ditch (0.05 miles south of Fargo Blvd) is a 36" – 48" masonry arch culvert. The culvert is estimated to be 100-125 years old. The existing culvert's last inspection in 2017 noted that it was in reasonably good shape underneath IL Route 31 but the west end underneath the sidewalk, west of the roadway, has completely collapsed. According to the property owner adjacent to the culvert, the collapse of the end of the masonry arch culvert occurred over 17 years ago. The collapse was temporarily resolved using steel plates. The sidewalk over the structure does not appear to be in imminent danger of collapse although it is being undermined and is currently in a partially vaulted condition. In addition, at some point the culvert was extended on the east end using multiple CMPs, the smallest 3' in diameter. The drainage appears adequate during normal flow events, but the property owner mentioned that overland flow conveyed by this culvert is occasionally enough to submerge the end of the culvert with several feet of water.

The proposed scope of work is anticipated to consist of culvert replacement. It was initially recommended in 2017 by IDOT's Bureau of Maintenance to replace only the western 10 feet of the culvert that collapsed under the sidewalk. However, since 2017 the culvert has continued to deteriorate and IDOT's Hydraulics Unit recently inspected the culvert and stated it was in progressing poor condition. IDOT's Hydraulics Unit also ran some hydraulic models and the culvert itself has drainage capacity issues. Therefore, a complete removal and replacement of the culvert seems to be the best solution. The scope of work also includes sidewalk removal and replacement as well as providing ADA compliant curb ramps within the project limits. Since there are no existing bicycle accommodations at this location, the City stated they were not interested in providing any with the improvement and concur with just the proposed sidewalk. An on-site meeting with IDOT, the Kane County Forest Preserve, and City of Geneva will take place on May 30, 2019.

Also mentioned in the meeting was construction staging. It is likely that a detour may be required since the existing culvert is in poor condition and stage construction may not be feasible. If a detour is utilized, Fargo Boulevard may need to be closed during this time. The City officials were in agreement with the reasons for a potential detour. Further coordination will occur as details are developed.

The City of Geneva is planning a city-wide drainage study as well, but they do not anticipate starting the study until mid-August 2019.

By: Carlos A. Feliciano / Melissa Au / Moe Kawash – IDOT



Illinois Department of Transportation

Attendance Roster

Bureau: Programming Section: Project & Environmental Studies

Project/Topic: IL 31 over Ditch (0.05 miles s/o Fargo Blvd)

Date: May 28, 2019

Time: 2:30 pm

Location: IDOT District 1, Programming Conference Room

	Attendees	Representing	Phone Number	Email Address
1.	Moe KawasL	IDOT-Programming	847-705-4086	Mohammed.KawasL@illinois.gov
2.	Melissa An	IDOT- Programming	847-705-4074	Melissa.An@illinois.gov
3.	Ricu BABICA	CITY OF GENEVA	847-232-1501	RBABICA@GENEVA.IL.US
4.	BRIAN SCHIBER	"	630-232-1501	BSCHIBER@GENEVA.IL.US
5.	PERRY MASOURIDIS	IDOT/PROG/HXD	847-705- 4474	eleftherios.masouridis@illinois.gov
6.	AHMAD RASHIDIANFAR	IDOT/PROG./HYD.	847-705-4720	ahmad.rashidianfar@illinois.gov
7.	CARLOS FELICIANO	IDOT)PROG)STUDIES	847.705.4106	CARLOS.FELICIANO@ILLINOIS.GOV
8.				
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MINUTES OF MEETING

Subject: Illinois Route 31 (Batavia Ave.) over Ditch 0.05 mi s/o Fargo Blvd.

Date: Thursday, May 30, 2019

Time: 2:30 P.M. – 4:00 P.M.

Place: Fabyan Villa Museum – Forest Preserve District of Kane County
1925 S. Batavia Ave.
Geneva, IL 60134

Attendees:

Carlos Feliciano	IDOT Bureau of Programming – P&ES
Melissa Au	IDOT Bureau of Programming – P&ES
Moe Kawash	IDOT Bureau of Programming – P&ES
Ahmad Rashidianfar	IDOT Bureau of Programming – Hydraulics
Zach Tegge	Forest Preserve District
John Goreth	Forest Preserve District
Ken Anderson	Forest Preserve District
Jeremy Jensen	Forest Preserve District
Brian Schiber	City of Geneva
Richard Babica	City of Geneva

The purpose of this on-site meeting was to present IDOT’s proposed improvement at Illinois Route 31 (Batavia Avenue) over Ditch, 0.05 miles south of Fargo Boulevard, located in the City of Geneva in Kane County to the Kane County Forest Preserve.

The area surrounding the improvement is mostly composed of residential and commercial properties to the west and north. The Fabyan Forest Preserve is located to the east and is composed of a farm, greenhouses, windmill, Japanese Gardens, arbors and grotto, and pools and ponds. The Fabyan Forest Preserve was once part of the large country estate of George and Nelle Fabyan in the early 1900’s developed into an estate called “Riverbank”. In 1907, the Fabyans contracted Frank Lloyd Wright to redesign the farmhouse into a larger home they called “The Villa”. After the Fabyans passed in 1936 and 1939, the Forest Preserve District of Kane County purchased 235 acres of the estate and created the preserve. In 1979 The Windmill was listed on the National Register of Historic Places and in 1984 The Villa was also listed.

Illinois Route 31 (Batavia Ave) is functionally classified as a Minor Arterial under the jurisdiction of the Illinois Department of Transportation (IDOT), is not designated as a Strategic Regional Arterial Route (SRA) and is not part of the National Highway System (NHS). Illinois Route 31 is not a designated truck route, and it is not recommended as a bicycle route on neither the Illinois Official Bicycle Map nor Chicagoland Bicycle Federation Map.

Illinois Route 31 has a cross section of one lane in each direction with a painted median and a northbound left turn lane to Fargo Blvd. The posted speed limit is 40 mph. The existing ADT along IL Route 31 is 9,550 (2017). There is existing sidewalk along the west side of IL Route 31,

Meeting Minutes

May 30, 2019

Page 2

continuous curb and gutter on the west side, and intermittent curb and gutter on the east side. There is a driveway just south of the culvert that is for staff use only but, they mentioned that people with disabilities are directed to use this entrance to view the Villa, as the other entrance is not ADA accessible due to stairs.

The existing structure carrying Illinois Route 31 over an unnamed ditch is a 36" – 48" masonry arch culvert. The existing culvert was in reasonably good shape underneath IL Route 31 but the west end underneath the sidewalk, west of the roadway, has completely collapsed. According to the property owner adjacent to the culvert, the collapse of the end of the masonry arch culvert occurred over 17 years ago. The collapse was temporarily resolved using steel plates. The sidewalk over the structure does not appear to be in imminent danger of collapse although it is being undermined and is currently in a partially vaulted condition. There's a manhole junction box on the east side of the roadway where the stone arch culvert ties into. At some point the culvert was extended east of this structure using multiple CMPs, the smallest 3' in diameter. This extension was presumably installed by the Kane County Forest Preserve due to the deterioration of the eastern slope wall. These extensions have very steep slopes which in conjunction with the amount of water coming from the west create high speed water flow that likely leads to erosion issues downstream. It may be possible to repair the culvert up to the junction chamber on the east parkway but that would not address the stone wall that's noted by the Forest Preserve as nearing collapse or the stream erosion issues noted by the Kane County Forest Preserve on the Fabyan Villa Estate. At the meeting the Kane County Forest Preserve was open to requesting their board to donate easements needed to replace their culvert and fix the stone wall.

It was initially recommended in 2017 by IDOT's Bureau of Maintenance to repair the culvert and replace only the western 10 feet of the culvert that collapsed under the sidewalk. However, since 2017 the culvert has continued to deteriorate and IDOT's Hydraulics Unit recently inspected the culvert and stated it was in poor condition. IDOT's Hydraulics Unit also ran hydraulic models and noted that the culvert itself has capacity issues and high water velocities due to the constricted space in the eastern additions and the amount of attributable area coming into the structure. Therefore, the improvement will likely be up-scoped from culvert repair to replacement due to the deterioration and stream erosion issues. The scope of work also includes providing ADA compliant curb ramps within the project limits. It is likely that a detour will be required since the existing culvert is in poor condition and stage construction may not be feasible. If a detour is utilized, Fargo Boulevard may need to be closed during this time and there is a possibility that the driveway just south of the culvert into The Villa may need to be closed as well.

Also mentioned in the meeting was the likely need for a Section 4f DeMinimis and a Section 106 Report given that the scope of work may have impacts on the recreational features of the Forest Preserve as well as the potential land acquisition adjacent to a property registered in the National Register of Historic Places. Replacing the culvert may affect the operations of the tours through the detour, easements for the replacement, and impacts to the stone wall along the property. The Kane County Forest Preserve was not aware of a masonry expert that they could use to build the stone wall in the same way it was originally built by Col. Fabyan when he developed the estate. The Department may be able to salvage the existing stone and reuse it to build a similar wall if it doesn't collapse before the improvement goes to construction. There is a sinkhole that is compromising the integrity of the stone wall which may lead the walls collapse as the Kane County Forest Preserve noted that a tree is likely helping the wall stay up.

Meeting Minutes

May 30, 2019

Page 3

The Department will continue their preliminary studies to determine whether the culvert can be repaired or replaced and will coordinate with the Kane County Forest Preserve regarding easements, a Section 4f DeMinimis Report, and a Section 106 Report as they are developed.

By: Carlos A. Feliciano / Melissa Au / Moe Kawash – IDOT

MEETING MINUTES

Subject: IL 31 (Batavia Ave.) over Ditch, 0.05 mi s/o Fargo Blvd

Date: September 19, 2022

Time: 12:00 PM – 1:00 PM

Place: Virtual WebEx Meeting

Attendees:

Carlos Feliciano	IDOT Bureau of Programming – P&ES
Melissa Au	IDOT Bureau of Programming – P&ES
Karla Sanchez	IDOT Bureau of Programming – P&ES
Perry Masouridis	IDOT Bureau of Programming – Hydraulics
Ahmad Rashidianfar	IDOT Bureau of Programming – Hydraulics
Kevin Olson	IDOT Bureau of Programming – Hydraulics
Steve Mastny	IDOT Bureau of Maintenance
Jennifer-Rooks Lopez	Kane County Forest Preserve
Rich Babica	City of Geneva
Brian Davids	City of Geneva
Bob VanGyseghem	City of Geneva

1. General Discussion

The purpose of the meeting was to discuss the proposed improvements, cost participation and maintenance responsibilities, and right-of-way requirements for the proposed culvert improvement in the City of Geneva (City). This was the second meeting with the City and the Forest Preserve District of Kane County (FPDKC) to discuss the IL 31 over Ditch improvement.

2. Discussed Items

i. Project Overview:

The Department introduced the project and discussed the preliminary scope of work which is to remove and replace the existing 4' masonry arch culvert with a 5'x4' box culvert approximately 92' in length. There is an existing masonry wall along the Fabyan Forest Preserve on IL 31 that is presumed to have been built by Colonel Fabyan. The existing and proposed culverts lie beneath the existing masonry wall and avoidance of the resource is not feasible. The wall sits on top of a FPDKC culvert that connects to IDOT's culvert. The wall is currently slanted and falling due to settlement on the Forest Preserve's property as well as due to the wall's own deterioration. The FPDKC had previously requested the replacement of their culvert to improve drainage and reduce erosion along the creek on their property. This will require the replacement of the masonry wall over the culvert. Approximately 20 feet of the limestone wall will need to be removed and replaced in accordance with its historic features by corresponding specialists. The Department asked the FPDKC if they had a specific contractor who replaces the wall according to its historic features. The FPDKC stated they did not. However, it was mentioned that the FPDKC had a wall analysis performed and a copy of the report would be forwarded to the Department.

ii. Cost Participation

The next items discussed were cost participation and maintenance responsibilities. Carlos stated that the Department would remove and replace the culverts beneath IL 31 and the masonry wall as well at the Department's cost but the eastern most culvert, headwall, and the masonry wall would be the FPDKC's maintenance responsibility after construction. The FPDKC agreed to these maintenance responsibilities.

The Department also discussed the proposed storm sewers on the west side of IL 31 which will also be installed at the Department's cost but will be the City's maintenance responsibility after construction which the City agreed to. The Department also mentioned that the proposed sidewalk on the west side of IL 31 would be the City's maintenance responsibility as well and the City agreed.

iii. Right-of-Way

The final items discussed were the right-of-way and easements the Department will require for the culvert replacement. The proposed improvements will require ROW and temporary easements (TE) from 2 parcels on the west side of IL 31 in addition to permanent easements (PE) and temporary easements (TE) on the east side of IL 31 from the FPDKC. Carlos showed the ROW plan view exhibit and mentioned that the Department would need to extend the PE as drawn on the exhibit approximately 10' past the driveway on the east side of IL 31 for construction purposes and maintenance work. The easements are required for proposed drainage work, grading work, the construction of the proposed culverts, for future maintenance of the culvert, to provide access for construction equipment, and for the construction of the rip rap apron. The FPDKC requested a copy of the updated ROW exhibits to review with their Board of Commissioners.

The Department also mentioned that they will need a formal "concept" signature as concurrence to the Section 4f by the FPDKC when the final Section 4f letter is sent. By signing, the FPDKC is not agreeing to the easement transfer but rather that the Department followed the Section 4f process under Federal regulation. This is one of the items needed to obtain Design Approval for the Department's project and to move on to obtain the Land Acquisition Plat and land documents in Phase II that would require the Commission's approval to make the transfer official.

iv. Next Steps:

The Department will prepare and send Letters of Intent (LOI) which discuss cost participation and maintenance responsibilities to the FPDKC and the City.

The FPDKC will send a copy of the masonry wall analysis to the Department.

Prepared By:
IDOT – Carlos Feliciano/Melissa Au/ Karla Sanchez

MEETING MINUTES

Subject: IL 31 (Batavia Ave.) over Ditch, 0.05 mi s/o Fargo Blvd
Date: December 13, 2022
Time: 11:00 AM – 12:00 PM
Place: Virtual WebEx Meeting
Attendees:

Carlos Feliciano	IDOT Bureau of Programming – P&ES
Melissa Au	IDOT Bureau of Programming – P&ES
Karla Sanchez	IDOT Bureau of Programming – P&ES
Jennifer-Rooks Lopez	Kane County Forest Preserve

1. General Discussion

This was the third meeting with the Forest Preserve District of Kane County (FPDKC) to discuss the IL 31 over Ditch improvement. The purpose of the meeting was to discuss the proposed easements along with the Letter of Intent and Section 4(f). The FPDKC also asked for clarification on their maintenance responsibilities.

2. Discussed Items

i. Project Overview:

The Department introduced the project and discussed the preliminary scope of work which is to remove and replace the existing 4' masonry arch culvert with a 5'x4' box culvert approximately 92' in length. There is an existing masonry wall along the Fabyan Forest Preserve on IL 31 that is presumed to have been built by Colonel Fabyan. The existing and proposed culverts lie beneath the existing masonry wall and avoidance of the resource is not feasible. The wall sits on top of a FPDKC culvert that connects to IDOT's culvert. The wall is currently slanted and falling due to settlement on the Forest Preserve's property as well as due to the wall's own deterioration. The FPDKC had previously requested the replacement of their culvert to improve drainage and reduce erosion along the creek on their property. This will require the replacement of the masonry wall over the culvert. Approximately 20 feet of the limestone wall will need to be removed and replaced in accordance with its historic features by corresponding specialists. The Department asked the FPDKC if they had a specific contractor who replaces the wall according to its historic features. The FPDKC stated they did not. However, it was mentioned that the FPDKC had a wall analysis performed and a copy of the report would be forwarded to the Department.

ii. Permanent Easement

The FPDKC requested clarification on the Department's need for the proposed permanent easement as well as the change in easement acreage. The permanent easement is needed for future access and culvert maintenance. If the FPDKC required assistance in the future for culvert maintenance or inspection, the Department would need the permanent easement in order to enter the FPDKC's property. Without this permanent

easement, any major issue such as blockage in the culvert would be FPDKC's responsibility. The FPDKC agreed to the proposed permanent easement.

iii. Next Steps

The level of clearance needed in the permanent easement during construction is still to be determined. The area near the culvert is fairly heavily wooded and thus the Department will have to determine what kind of access is needed.

The Department will prepare and send the final Section 4(f) Report and further assess what clearance is needed.

Prepared By:

IDOT – Carlos Feliciano/Melissa Au/ Karla Sanchez

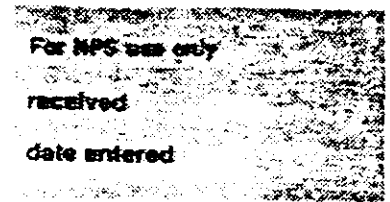
IL 31 over Ditch
0.05 mi s/o Fargo Boulevard
City of Geneva
Kane County, IL

A-8

OTHER RESOURCE INFORMATION

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet: Geographical Data

Item number 10

Page 2

and the west is 142' from the west foundation of the villa. These boundaries were selected to include the stone wall and entry gate on the west boundary which runs parallel to Illinois Rt. #31. The other boundaries were selected to permit an adequate amount of open space around this large house even after the verandas are reconstructed, while excluding most of the other structures and artifacts surrounding it on the Fabyan (Estate) Forest Preserve.



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

FEB 14 1984

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning February 5, 1984 and ending February 11, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

- CALIFORNIA, Los Angeles County, Lloyd, Harold, Estate (Greenacres), (02/09/84)
- ILLINOIS, Adams County, Quincy, One Thirty North Eighth Building, 130 N. 8th St. (02/09/84)
- ILLINOIS, Cook County, Chicago, Conway Building, 111 W. Washington St. (02/09/84)
- ILLINOIS, Cook County, Chicago, Loucks, Charles N., House, 3926 N. Keeler Ave. (02/09/84)
- ILLINOIS, Cook County, Wilmette, Linden Avenue Terminal, 330 Linden Ave. (02/08/84)
- ILLINOIS, Kane County, Geneva, Fabyan Villa, 1511 S. Batavia Ave. (02/09/84)
- ILLINOIS, Will County, Lockport vicinity, Fitzpatrick House, IL 53 (02/09/84)
- INDIANA, Hendricks County, Danville, Wilson-Courtney House, 10 Cartersburg Rd. (02/09/84)
- INDIANA, Huntington County, Huntington, Hotel LaFontaine, 200 W. State St. (02/09/84)
- INDIANA, Tippecanoe County, Lafayette, Waldron-Beck House and Carriage House, 829 N. 21st St. (02/09/84)
- MINNESOTA, Hennepin County, Minneapolis, Chadwick, L.L., Cottages, 2617 W. 40th St. (02/09/84)
- MINNESOTA, Hennepin County, Minneapolis, Wesley United Methodist Church, 101 E. Grant St. (02/09/84)
- MINNESOTA, Ramsey County, St. Paul, Arlington Hills Library (Carnegie Libraries of St. Paul TR), 1105 Greenbrier St. (02/10/84)
- MINNESOTA, Ramsey County, St. Paul, Riverview Branch Library (Carnegie Libraries of St. Paul TR), 1 E. George St. (02/10/84)
- MINNESOTA, Ramsey County, St. Paul, St. Anthony Park Branch Library (Carnegie Libraries of St. Paul TR), 2245 W. Como Ave. (02/10/84)
- MINNESOTA, St. Louis County, Duluth, Fitger Brewing Company, 600 E. Superior St. (02/09/84)
- MISSOURI, Atchison County, Rock Port, Dopf, John Dickinson, Mansion, 407 Cass St. (02/08/84)
- MONTANA, Flathead County, Apgar, Bull Head Lodge and Studio, off Going-to-the-Sun-Rd. (02/06/84)
- NEW JERSEY, Atlantic County, Atlantic City, Segal Building, 1200 Atlantic Ave. (02/09/84)
- NEW MEXICO, Bernalillo County, Albuquerque, Anaya, Gavino, House (Albuquerque North Valley MRA), 2939 Duranes Rd., NW (02/09/84)
- NEW MEXICO, Bernalillo County, Albuquerque, Barela, Adrian, House (Albuquerque North Valley MRA), 7618 Guadalupe Trail, NW (02/09/84)
- NEW MEXICO, Bernalillo County, Albuquerque, Candelarias Chapel-San Antonio Chapel, 1934 Candelaria Rd., NW (02/09/84)
- NEW MEXICO, Bernalillo County, Albuquerque, Chavez, Juan de Dios, House (Albuquerque North Valley MRA), 205 Griegos Rd., NW (02/09/84)
- NEW MEXICO, Bernalillo County, Albuquerque, Chavez, Juan, House (Albuquerque North Valley MRA), 7809 4th St., NW (02/09/84)

2nd

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received JAN - 9 1984
date entered

1. Name FABYAN VILLA

historic Fabyan Villa

and/or common Fabyan Museum

2. Location Fabyan Forest Preserve

street & number 1511 S. Batavia Avenue, Rt. 31 (Ill. State Hwy) not for publication

city, town Geneva N/A vicinity of Congressional District #14

state Illinois code 012 county Kane code 089

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no (see add.)	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Kane County Forest Preserve Commission Mr. Philip Elfstrom, Pres.

Kane County Government Center Kane County Forest Preserve

street & number 719 S. Batavia Ave. Executive Committee

city, town Geneva vicinity of state Illinois 60134

5. Location of Legal Description

courthouse, registry of deeds, etc. Kane County Government Center - Recorder's Office

street & number 719 S. Batavia Ave.

city, town Geneva state Illinois 60134

6. Representation in Existing Surveys

Inventory of Historic Structures in Kane County

title Prepared by Ill. Historic Structures Survey has this property been determined eligible? yes no

Ill. Dept. of Conservation

date October, 1972 federal state county local

depository for survey records Geneva Public Library - listed under Geneva in Kane

County

city, town Geneva state Illinois

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good to	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date N/A
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Fabyan Villa is a country house designed in 1907 by Frank Lloyd Wright for George Fabyan, a prosperous Chicago cotton trader, for his extensive Fox River estate in Geneva, Illinois. Incorporating a smaller previously existing structure, the three story frame house features unique Wrightian decorative elements which stand out in a matrix of details which Wright used repeatedly during this period. Because the Villa has not suffered a long series of owners, its architectural details are in excellent condition and missing features can be repaired relatively inexpensively and authentically with the help of the extensive documentation available.

Basically cruciform in plan, this large (over 5000 sq. ft.) structure incorporates an earlier house on its north and west sides. Wright's preliminary drawings for the Villa (photos 19,20,21) delineate the previously existing structure which probably dictated the gabled roof line of the Villa. This roofline, unusual for Wright, probably inspired the highly original decorative details which distinguish the house. Very broad eaves, stuccoed and banded with several elevations of wood trim emphasize the roof form. The angle of the roofline is taken up, embellished decoratively and used throughout the house. A simple polygonal design echoing the central lines of the house is used on numerous pillars. Wright's decorative ingenuity is particularly evident in the five sets of second story windows which are based on variations of this theme (photos 15,17,18). Set in a stucco surface banded with elaborate woodwork, details in their double glazing create a different effect inside and out, as though Wright had a surplus of ideas for this house. These elegant effects were originally enhanced by an exterior color scheme wherein the windows themselves were light colored and the remainder of the decorative woodwork dark (photos 2,3,4).

Clapboard sides the exterior of the house from which verandas originally projected on the north, south and east sides (photos 2,3,4). These were anchored by massive concrete piers (the two on the east, extant) topped by rectangular planters. The foundation remains for a spindle fence wall (partially remaining) extending south from the west wing of the house (photo 2).

The ground floor is divided into five large and four small rooms for staff and utilitarian functions (photo 19). This area is in poor condition and the original exterior entrance has been hidden partially by an enclosure for a spiral fire escape staircase added in 1979. Removing the staircase and enclosure could restore the original appearance with few repairs. Recent heating duct work obscures the living quarter nature of this floor. New heaters and extra florescent lighting are visible on the first floor as well.

On the first floor, the original butler's pantry with its copper sink and fittings is intact. It adjoins the kitchen whose wooden floor is framed by red tile on the periphery. The task of refinishing the walls, floor and woodwork of the kitchen and pantry to their original condition and colors has been accomplished largely by volunteer labor. The first floor bedroom is more like other Wright rooms of the period than any other in the house. The woodwork, window seat and shape of the fireplace are similar to those in the nearby Gridley house of the same year; the walls were originally covered in a woven grass cloth of which a

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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date entered

Continuation sheet DESCRIPTION Item number 7 Page 2

small amount remains. Leaded diamond paned windows repeat symmetrically those on the west side of the living room as well as its window seat. From the ceiling project great hooks which supported a hanging bed, a reminder of the Fabyans who had other hanging furniture. Oak furniture built for the room remains. Off this bedroom is a luxurious 1907 bathroom containing original sink, sitzbath, watercloset and an unconventional round shower surrounded by concrete walls cast with exposed mica as a decorative element. As far as we have been able to determine, the Fabyan Villa is the only place where Wright used this aggregate.

Of the four fireplaces, the two in the new wing are Frank Lloyd Wright originals, whereas the other two are Wrihtian modifications (photo 13). None are of the Roman brick Wright used so extensively. Great beams decorate the ceiling of the living room. The dining room, decorated and separated from a hall formed by a low spindle screen, adjoins a large porch which overlooks the Fox River on the east.

A roofed entryway leads to a heavy oak door, split, Dutch style. The entryroom has a closet, built-in mirror and bench. Adjoining the kitchen is a less formal entryroom. Ice for the icebox was delivered directly to the kitchen through a special small door which can still be seen. The woodwork (string coursing, base boards and corner finishing), oak on the first floor and fir in the kitchen, pantry, ground and second floors, is similar to that of other nearby Wright homes contemporary with it, and is in excellent condition. Most of the period light fixtures are in place.

A door now encloses the main staircase to the second floor, and paneling encloses the top of the staircase which previously opened to a grand second floor hall. Combination aluminum windows (photo 12) have replaced the paned casement windows of the wood shingled second floor porch (originals, extant). All of these elements could simply be removed to accomplish restoration.

The striking windows described earlier dominate the three main rooms of the second floor, (photos 15,17,18). Beneath the east and west windows of both the north and south rooms are window seats indicated in a Wright detail drawing (#22). Additional visual interest is added by the ceiling lines which conform to the gabled roof. These rooms are both the most beautiful and original in the house.

The Villa sits high on a 245 acre site (map 2) to which George and Nelle Fabyan, the original owners, made many interesting additions, including a Dutch Windmill (a National Register listing) across the river, a Japanese garden (largely restored), houses for workers, and various structures in classical and Egyptian styles. Across Route 31 is the Riverbank Acoustical Laboratory built by Fabyan to support research in cryptography, sound and architectural acoustics.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1907	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates March 25, 1907 Builder/Architect Frank Lloyd Wright

Statement of Significance (in one paragraph)

The Fabyan Villa was designed by Frank L. Wright at the height of his Prairie House period. The smaller previously existing structure around which it was built posed constraints upon the architect but also seemed to have inspired highly original decorative details which provide a rare opportunity to analyse Wright's creative genius at work. At the same time the Villa shares many elements with other Wright homes contemporary with it...elements which may be construed as basic fabric of a Wright Prairie House and interesting as such. Wright received this commission from George Fabyan, a colorful and interesting personality whose employment of one of the most innovative architects of the day was consistent with the wide ranging interests he pursued and supported on his large estate surrounding the Villa. Because the Villa was acquired by the Kane County Forest Preserve District in 1939 after the death of the Fabyans', it has been spared the modifications of a string of successive owners interested in modernization. It preserves the remains of a prosperous 1907 lifestyle as well as a piece of significant architecture.

Wright began the Fabyan project with a gable roofed el-shaped frame house in place. His addition created a familiar cruciform plan emphasized horizontally by three sweeping verandas. The gabled roof seemed to have inspired a new element in Wright's decorative repertoire; a collection of beautiful peaked window designs which repeat and embellish the roof line. A six sided polygonal design emerges in these windows and is repeated on the pillars throughout. Interestingly, this motif emerged more tentatively in the 1906 Beachy house, also gable roofed and incorporating an earlier structure, but housing conventional rectangular windows under the roofline. The clapboard siding, perhaps an inheritance from the earlier house, is unusual for Wright at this period, and the rectangular spindles he used on the verandas and fence wall harken back to his works of a decade earlier such as his clapboard sided Chicago Avenue houses in Oak Park.

Within the Villa on the first floor emerge more familiar Wrightian formulae. Walls which have never had their stained plaster painted reveal an ochre color Wright often favored. The spindle pierced staircase copies that of nearby Hoyt house of a year earlier. The dropped spindle wall which creates a hallway between the kitchen and dining room is a variation on a favored format. The woodwork details are the same as those of the Gridley house and could have been produced at the same time at the same mill.

Fortunately the house preserves, complete, a luxurious 1907 bathroom whose unusual circular shower is lined with an innovative concrete aggregate. The pantry with its copper sink and fittings and servants call box gives an idea of how the Fabyans lived.

George Fabyan, who engaged Wright to construct the Villa also had Wright remodel and add to a large Italianate house on the estate to serve as the Fox Valley Country Club, a \$7000 project. This enthusiastic client hired an

9. Major Bibliographical References

Darlene Larson and Laura Hiebert, Geneva, Illinois...A History of Its Times and Places-Chapter:"The Fabyan Legacy". Geneva Public Library Geneva Public Library District-Publisher, 1977, (and sources quoted therein). (See continuation sheet)

10. Geographical Data

Acreage of nominated property 1.025

Quadrangle name Aurora North

Quadrangle scale 1:24000

UTM References Illinois

A 16 391120 4631611010
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification The acreage consists of a rectangular plot 190' (N/S) x 233.75' (E/W). The south boundary is 61.5' from the south foundation of the villa, the north boundary is 43.8' from the north foundation of the villa; the east boundary is 59.25' from the east foundation (lower entry); (cont.)

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Darlene Larson, President
Patricia MacLachlan, Restoration Chairman

organization FRIENDS OF FABYAN

date October 5, 1983

street & number 1102 Dunstan Rd.

telephone 312-232-2378
312-232-2273

city or town Geneva

state Illinois

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Dain Fenney*

title *Director*

date 12/30/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date

2/9/84

Keeper of the National Register

Attest:

A-8.7

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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date entered

Continuation sheet SIGNIFICANCE Item number 8 Page 2

architect who complimented his own progressive interests. Settling in Geneva in 1905 after earning a fortune in the textile industry, Fabyan and his wife, Nelle, developed "Riverbank", as their estate became known, into a lively, scientific, commercial and cultural community.

In 1913, Fabyan founded Riverbank Laboratories (whose buildings are across Route 31 west of the Villa) where important acoustical research began under Wallace Sabine, later Paul Sabine, and continues to this day. He supported research in cryptology, and when World War I erupted, Riverbank was the only place in the country where work on codes was being done. Patriotically, Fabyan made his facilities available to the United States government which trained at least one hundred members of the U. S. Signal Corps there. Riverbank has a claim as the birthplace of the CIA and is the institution which nurtured the early work of William Friedman, hired initially as a geneticist for the estate. Friedman left Riverbank in 1921 for Washington and in 1930 became the first head of the Signal Intelligence Service. He is credited with leading the task force which broke the Japanese PURPLE code in 1941. Other military efforts were fostered on the estate as well. Col. George Fabyan had served as a diplomat for Theodore Roosevelt during the negotiations which ended the Russo-Japanese War in 1905. He was also an Aide de Camp to Governors Yates and Dunne of Illinois, serving in various capacities.

Frank L. Wright must have been enthusiastic about a client who sought innovative ways of making concrete on the site. The Fabyans hired a full-time sculptor to ornament the grounds with cast concrete sculptures much of which remains as testimony to their eclectic taste. Horticulture and animal husbandry were also pursued with scientific zeal. Floral greenhouses produced new breeds and were a commercial success. Mrs. Fabyan bred prize winning cattle which also provided dairy products for the entire estate whose employees varied between sixty and one hundred. They also had a poultry business and raised many varieties of pigeons. The Dutch windmill across the river was erected to provide wholesome grain as well as an impressive presence. A private zoo and aviary, Japanese garden and swimming pools added to the quality of life of this lively community where visitors from afar were frequently entertained and townsfolk were welcome, as long as they stayed off the grass!

Today the grass is no longer sacred, but because the County acquired the estate after the death of the Fabyans', the acreage is still open to all and the aura of another age and the grand designs of the Fabyans linger. The Fabyans and their legacy have sparked an interest of a group formed three years ago, "Friends of Fabyan", affiliated with a parent group, Restorations of Kane County. Presently the group is preparing for the rebuilding of the north and south verandas of the Villa which will provide the horizontal underpinnings needed to offset the broad eaved roofline of the house. The group's long range plan is to restore the Villa completely to its 1907-1910 condition and to foster the preservation of this former estate.

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National Park Service

National Register of Historic Places Inventory—Nomination Form

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date entered

Continuation sheet

Item number 9

Page 2

MAJOR BIBLIOGRAPHICAL REFERENCES -

L. K. Eaton, Two Chicago Architects and Their Clients, M.I.T. Press, Cambridge, Mass. 1969.

Ronald Clark, The Man Who Broke Purple, Little, Brown & Co., Boston, 1977.

James Bamford, The Puzzle Palace, Houghton-Mifflin Co., Boston, 1982.

Who Was Who in America (1897-1942), Vol. 1, p. 380, 1943.

Fox Valley Country Club, Membership Prospectus, circa 1908

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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received
date entered

Continuation sheet: Geographical Data Item number 10 Page 2

and the west is 142' from the west foundation of the villa. These boundaries were selected to include the stone wall and entry gate on the west boundary which runs parallel to Illinois Rt. #31. The other boundaries were selected to permit an adequate amount of open space around this large house even after the verandas are reconstructed, while excluding most of the other structures and artifacts surrounding it on the Fabyan (Estate) Forest Preserve.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Fabyan Villa
Kane County
ILLINOIS

Working No. JAN 9 1984
Fed. Reg. Date: 2/5/85
Date Due: 2/9/84 - 2/23/84
Action: ACCEPT
Entered in CRS National Register: RETURN
Federal Agency: 2/9/84

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

Fabyan Villa
Kane County
ILLINOIS

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property
Quadrangle name
UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

A-8.12

Comments for any item may be continued on an attached sheet

Missing Core Documentation

Property Name

Fabyan Villa

County, State

Kane, IL

Reference Number

84001128

The following Core Documentation is missing from this entry:

Nomination Form

Photographs (Missing Photograph 19)

USGS Map



FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Unknown photographer
Date - approx. 1909-1915
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

Northwest view - Camera-SE

#1



A-8.16

FABYAN VILLA

Fabyan Forest Preserve

2. Geneva, Il. 60134
3. Unknown photographer
4. date - approx. 1909-1915
5. archives - Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.
6. West view - camera-E
7. #2



A-8.18

1. FABYAN VILLA
Fabyan Forest Preserve
2. Geneva, Illinois
3. Photographer-unknown
4. Date - approx. 1910-1920
5. Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.
6. SE view - camera-NW
7. #3



A-8.20

FABYAN VILLA

Fabyan Forest Preserve
Geneva, Illinois 60134

Unknown photographer

Date - approx. 1915-1925

Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

Southeast view - Camera-NW

#4



A-8.22

FABYAN VILLA

Fabyan Forest Preserve

Geneva, Il. 60134

Darlene Larson, photo.

Sept. 1983

Archives - Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

NW view - camera-SE

#5



A-824

FABYAN VILLA

Fabyan Forest Preserve
Geneva, Illinois 60134

Staff Davis, photo.

Sept. 1983

Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

East view - camera-W

#6



A-826

FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Darlene Larson, photo.
Sept. 1983
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.
NW view - camera-SE

#7



FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Darlene Larson, photo.
Sept. 1983
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

NW view - camera-SE

#8



A-8.30

FABYAN VILLA

Fabyan Forest Preserve

Geneva, Illinois 60134

Darlene Larson, photo.

Sept. 1983

Archives-Friends of Fabyan

1102 Dunstan Rd., Geneva, Il.

West view- camera-E

#9



A-8.32

FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Darlene Larson, photo.
Sept. 1983
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

SW view- camera-NE

#10



A-8.34

FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Dave Nebel, photo.
March, 1980
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

South view - camera N

#11



A-836

FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Dave Nebel, photo.
March 1980
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

East view - camera NW

#12



A-8.38

FABYAN VILLA

Fabyan Forest Preserve
Geneva, Illinois 60134

Darlene Larson, photo.

Sept. 1983

Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

1st floor-south bedroom
Camera-SE

#13



A-8.40

FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Darlene Larson, photo.
Sept. 1983
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.
1st floor-south bedroom
Camera-East

#14



A-8.42

FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Darlene Larson, photo.
Sept. 1983
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.
2nd floor-west bedroom
Camera-W

#15



A-8.44

FABYAN VILLA

Fabyan Forest Preserve
Geneva, Illinois 60134

Darlene Larson, photo

Sept. 1983

Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

2nd floor-south bedroom
Camera-West

#16



A-8.46

FABYAN VILLA

Fabyan Forest Preserve
Geneva, Illinois 60134

Darlene Larson, photo.

Sept. 1983

Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

2nd floor-south bedroom
Camera-East

#17

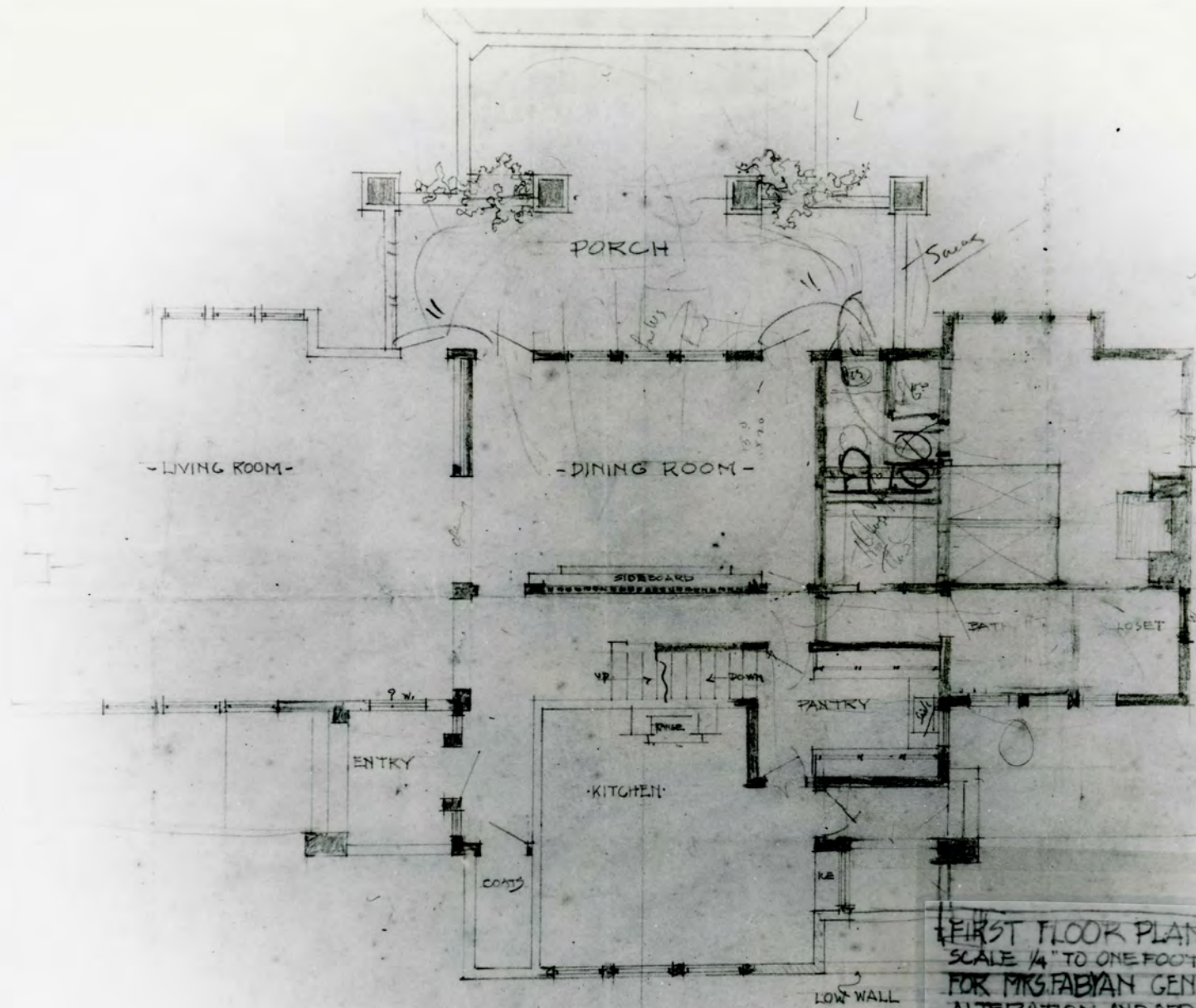


A-8.48

FABYAN VILLA
Fabyan Forest Preserve
Geneva, Illinois 60134
Staff Davis, photo.
Sept. 1983
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

2nd floor- North bedroom
Camera-East

#18



FIRST FLOOR PLAN -
 SCALE 1/4" TO ONE FOOT
 FOR MRS. FABIAN GENEVA - III.
 - ALTERATION AND ADDITION -
 FRANK LLOYD WRIGHT ARCHITECT
 OAK PARK ILLINOIS MARCH 25 '07

FABYAN VILLA PRELIMINARY PLANS
Frank L. Wright, March 25, 1907

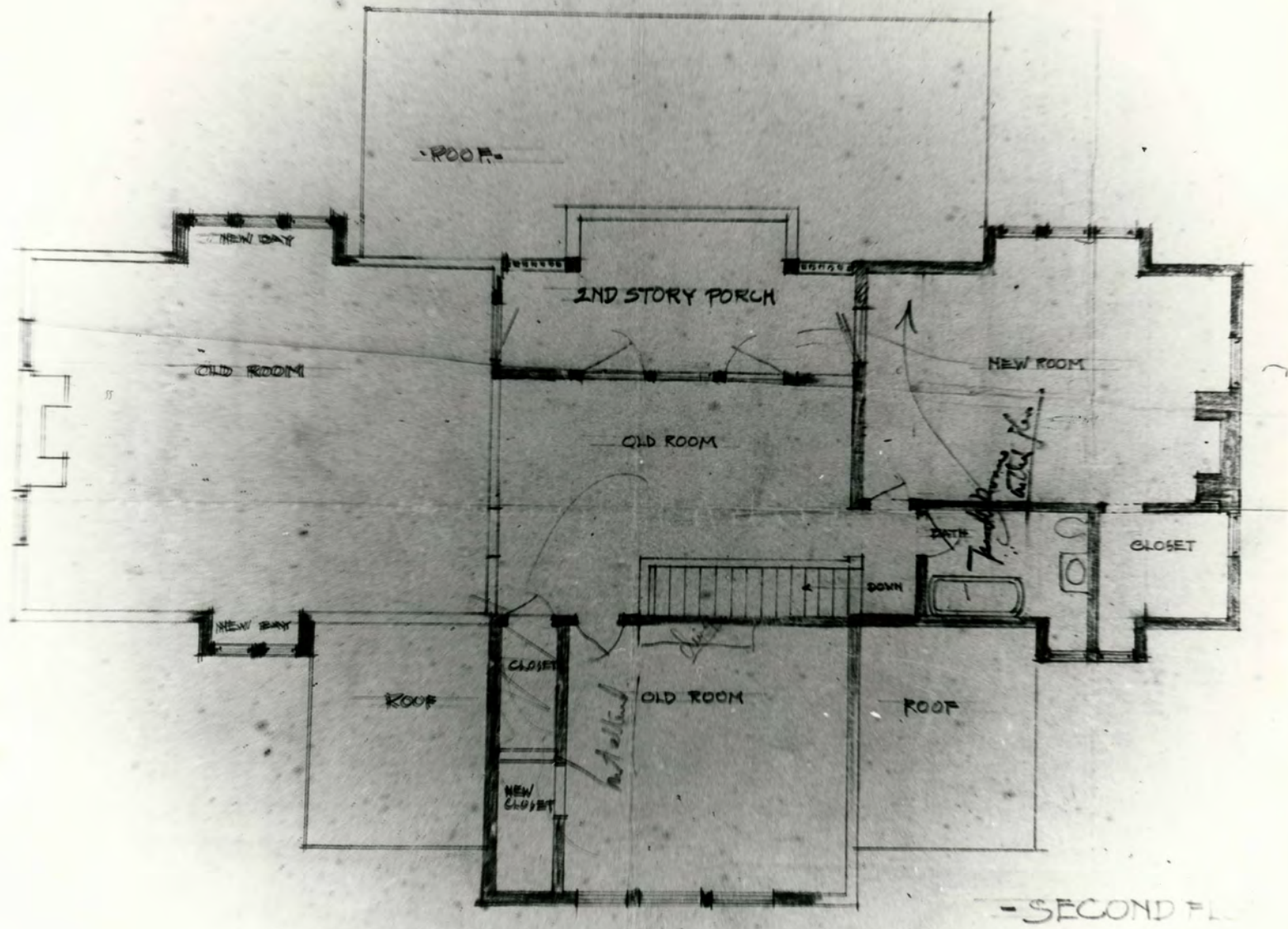
Photographed- Talieson West
Scottsdale, Az.

1981

Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

1st Floor Plan

#20

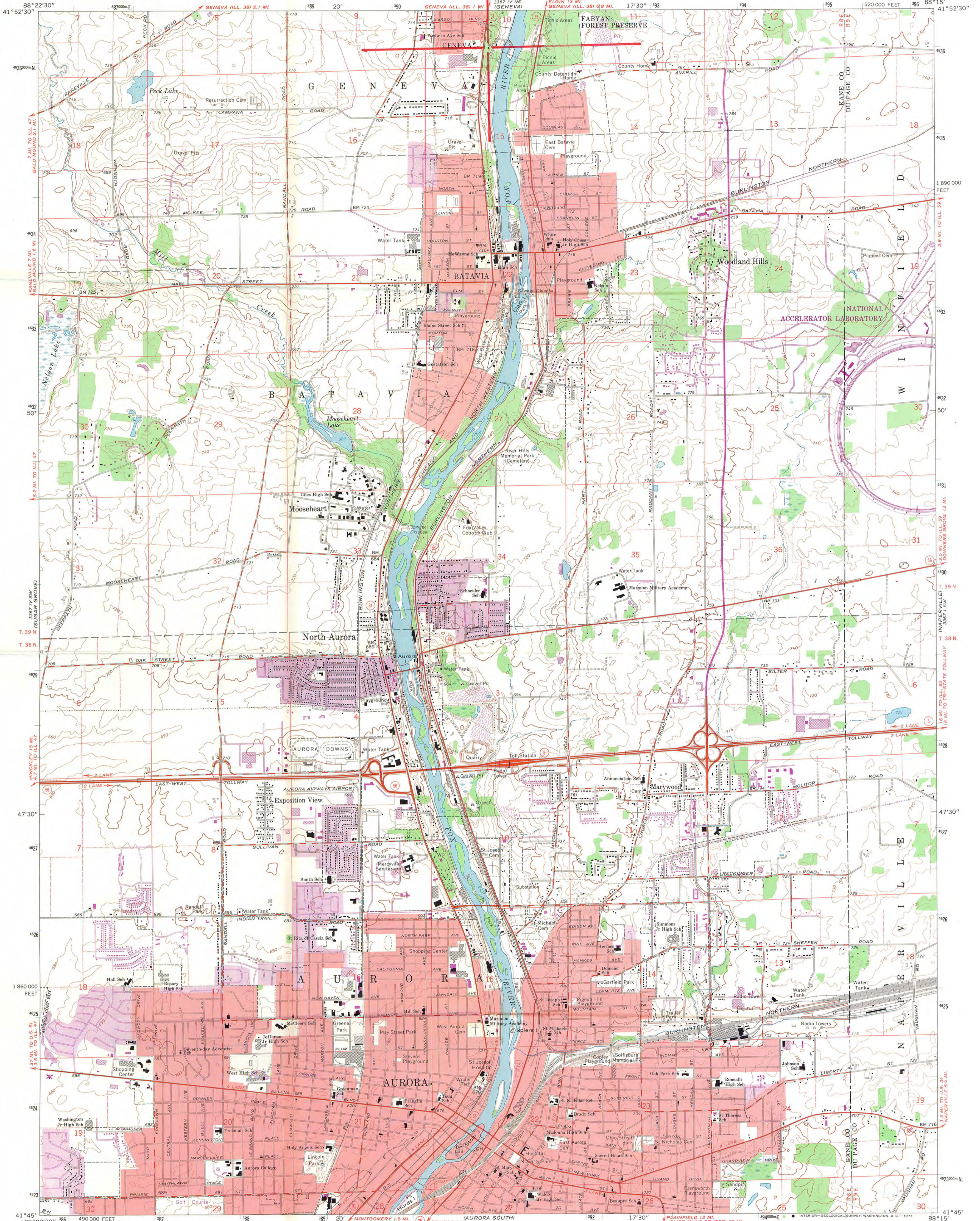


FABYAN VILLA PRELIMINARY PLANS
Frank L. Wright, March 25, 1907
Photographed - Talieson West
Scottsdale, Az.

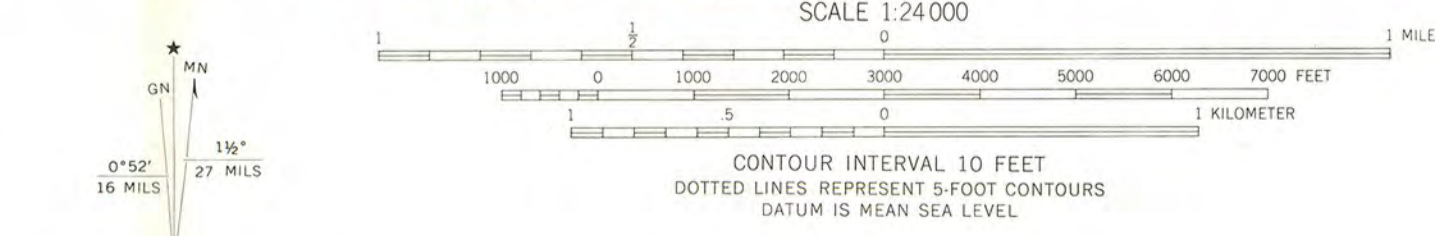
1981
Archives-Friends of Fabyan
1102 Dunstan Rd., Geneva, Il.

2nd floor plan

#211



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Planimetry by photogrammetric methods from aerial photographs taken 1963. Topography by planetable surveys 1948. Revised 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on Illinois coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled from aerial photographs taken 1972. This information not field checked
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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AND BY THE STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

AURORA NORTH, ILL.
SE/4 GENEVA 15' QUADRANGLE
N4145—W8815/7.5
1964
PHOTOREVISED 1972
AMS 3367 IV SE—SERIES W863