

535 Thatcher Certificate of Appropriateness Application

In order to apply for a Certificate of Appropriateness (COA), the Village requires the following information;

1. Applicant's name

JULIA AND DANIEL POTTER

2. Owner's name, if different

SAME

3. Street Address and legal description

535 THATCHER AVENUE. THE LEGAL DESCRIPTION IS ON THE PLAT OF SURVEY, ATTACHED.

4. A site plan and elevation drawings

A BLUEPRINT, CAD DRAWING, AND TOPOGRAPHICAL SURVEY OF THE PROPERTY WERE PROVIDED WITH THE PERMIT APPLICATION. DO YOU NEED THEM SUBMITTED AGAIN? PLEASE JUST LET ME KNOW.

5. A brief description and photos of the structure

PHOTOS OF EXISTING GARAGE ATTACHED. THE GARAGE WAS NOT BUILT AT THE SAME TIME AS THE HOUSE, BUT WE DON'T HAVE AN EXACT DATE. BRIEF RELEVANT HISTORY: THE BACK 39' FEET OF OUR PROPERTY WAS SOLD TO OUR BACK-DOOR NEIGHBOR IN THE EARLY 1900s TO, ACCORDING TO VILLAGE RECORDS FOR PASTURE LAND FOR THEIR LIVESTOCK. WE PURCHASED IT BACK IN 2009. THAT IS WHY THE CURRENT STRUCTURE IS NOT ON THE BACK LOT LINE. THE NEW GARAGE IS PROPOSED ON THE NEW BACK LOT LINE.

THE STRUCTURE STARTED TO FALL DOWN IN 2020. THE PANDEMIC PUT THINGS ON HOLD, THEN WE STARTED THE PROCESS AGAIN IN 2021. THE STRUCTURE CONTINUES TO DETERIORATE AND WE WOULD LIKE TO GET A NEW GARAGE IN PLACE BEFORE THE WINTER. THE CURRENT STRUCTURE IS BEING HELD UP BY STRAPS DRILLED THROUGH THE GARAGE AND WRAPPED AROUND TWO NEARBY TREES (PHOTO ATTACHED). WE HAVE NOT PARKED CARS IN IT FOR TWO YEARS. THE FENCE WILL BE REPLACED AS SOON AS THE GARAGE IS DONE.

6. A detailed description of the proposed demolition, together with pictorial renditions indicating how the proposed changes will affect the property

THE PROPOSED GARAGE BLUEPRINT WAS FILED WITH THE PERMIT. I HAVE ALSO INCLUDED OUR OWN VERY ROUGH RENDITIONS (NOT FROM AN ARCHITECT!) OF THE PROPOSED GARAGE AND NEW LANDSCAPING. WE TRIED TO MATCH THE LOOK OF OUR HOME, MAINTAIN AS MUCH GREEN SPACE AS POSSIBLE (USING, FOR EXAMPLE, PERMEABLE PAVERS FOR THE TURN-AROUND), WHILE ALSO KEEPING TO CURRENT CODE AND MAKING USE OF CURRENT, MORE DURABLE MATERIALS.

7. Identification of any architect or developer involved in the project

BLUE SKY BUILDERS ARE CONTRACTED FOR THIS PROJECT. MCADAM LANDSCAPING WILL DO THE LANDSCAPING. THE FENCE WILL BE DONE BY BESPOKE. THE NEW DRIVEWAY WILL BE DONE BY ANDREAS & SONS OR MCCARTHY.

8. Any information as requested by the Village Administrator or HPC

N/A

Photos







PLAT OF SURVEY of

THE NORTH 50 FEET OF THE WEST 180 FEET OF LOT 37 IN FOWLER BRUNER AND BODIN SUBDIVISION OF THE WEST 26 1/2 ACRES OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

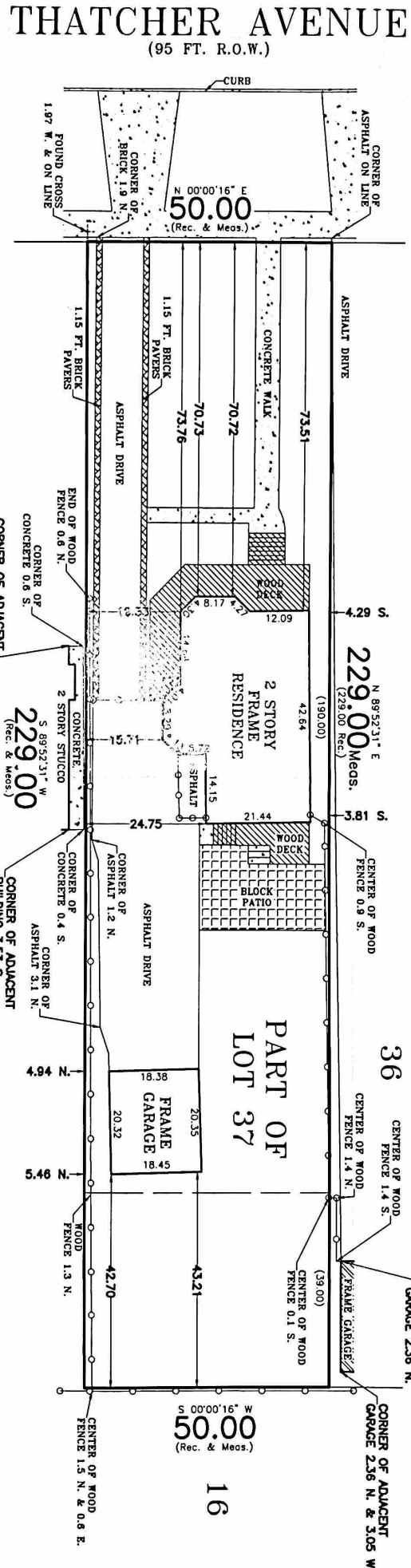
ALSO:

THE EAST 39 FEET OF THE NORTH 50 FEET OF LOT 37, IN FOWLER, BRUNER AND BODIN'S SUBDIVISION OF THE WEST 26-1/2 ACRES OF THE NORTHWEST QUARTER OF SECTION 12 AND THE EAST 13-1/2 ACRES OF THE NORTHEAST QUARTER OF SECTION 11, LYING NORTH OF LAKE STREET, IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1"=20'



ADDRESS: 535 THATCHER AVENUE, RIVER FOREST, ILLINOIS.
P.L.N. 15-11-209-017 & 15-11-209-018



GENERAL NOTES:

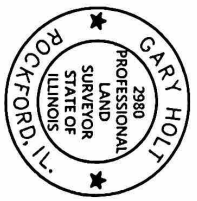
- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS, WERE NOT SET, AT THE CLIENT'S REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



Field Work Completed	05/19/22	FLD CREW:	CD/CR
Land Area Surveyed	11.44952 Sq. Ft.	C.O.:	RU
Drawing Revised	11.44952 Sq. Ft.		



SURVEY ORDERED BY: JULIE POTTER
I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ILLINOIS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE STANDARD PRACTICES FOR BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF MAY A.D. 2022
GARY HOLT - LIC# 035-002980 - EXPIRES ON 11/30/22
P.S.I. NO. 221175



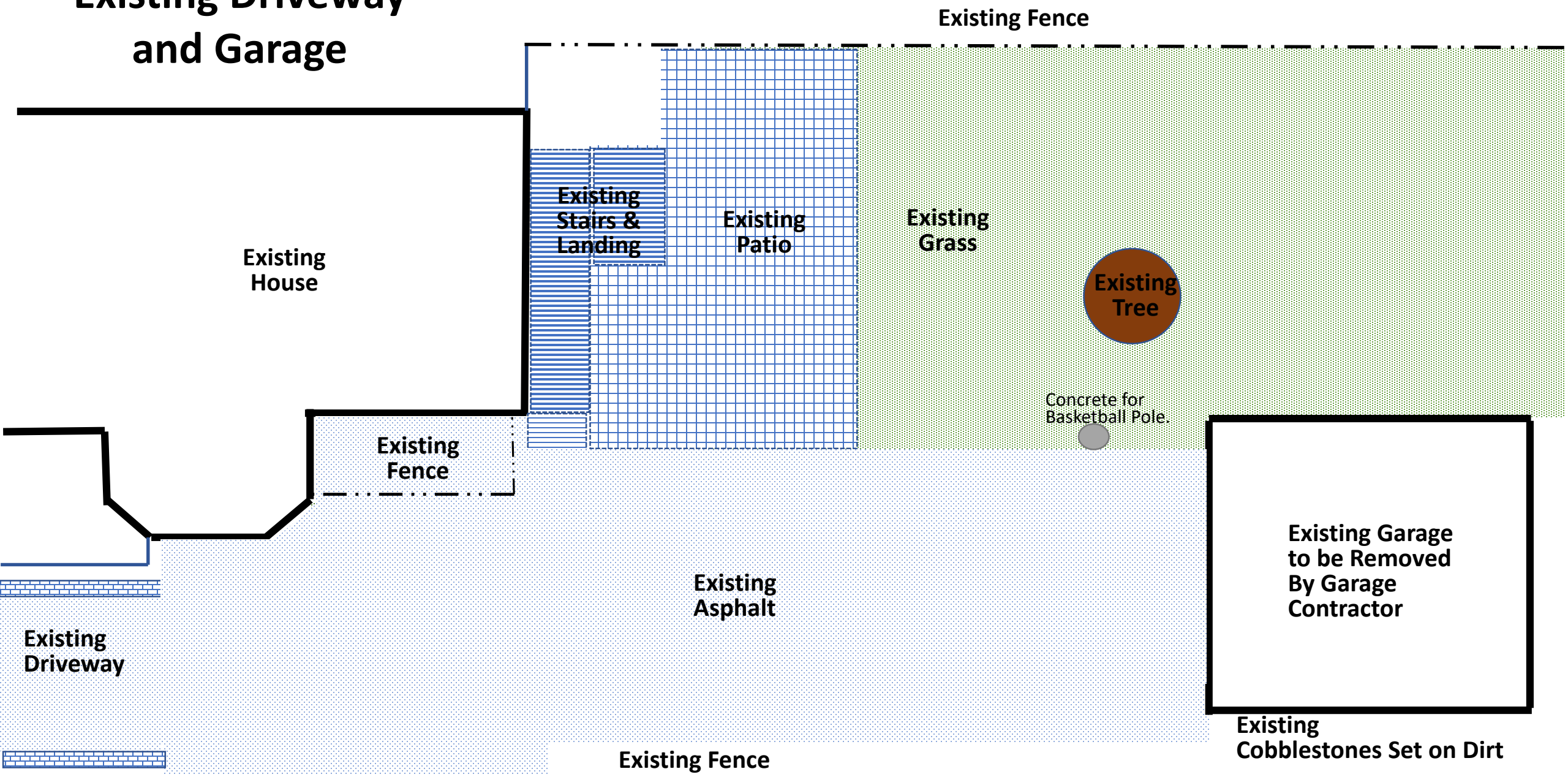
*Proportions are
Very Close*

*Colors not a
match*

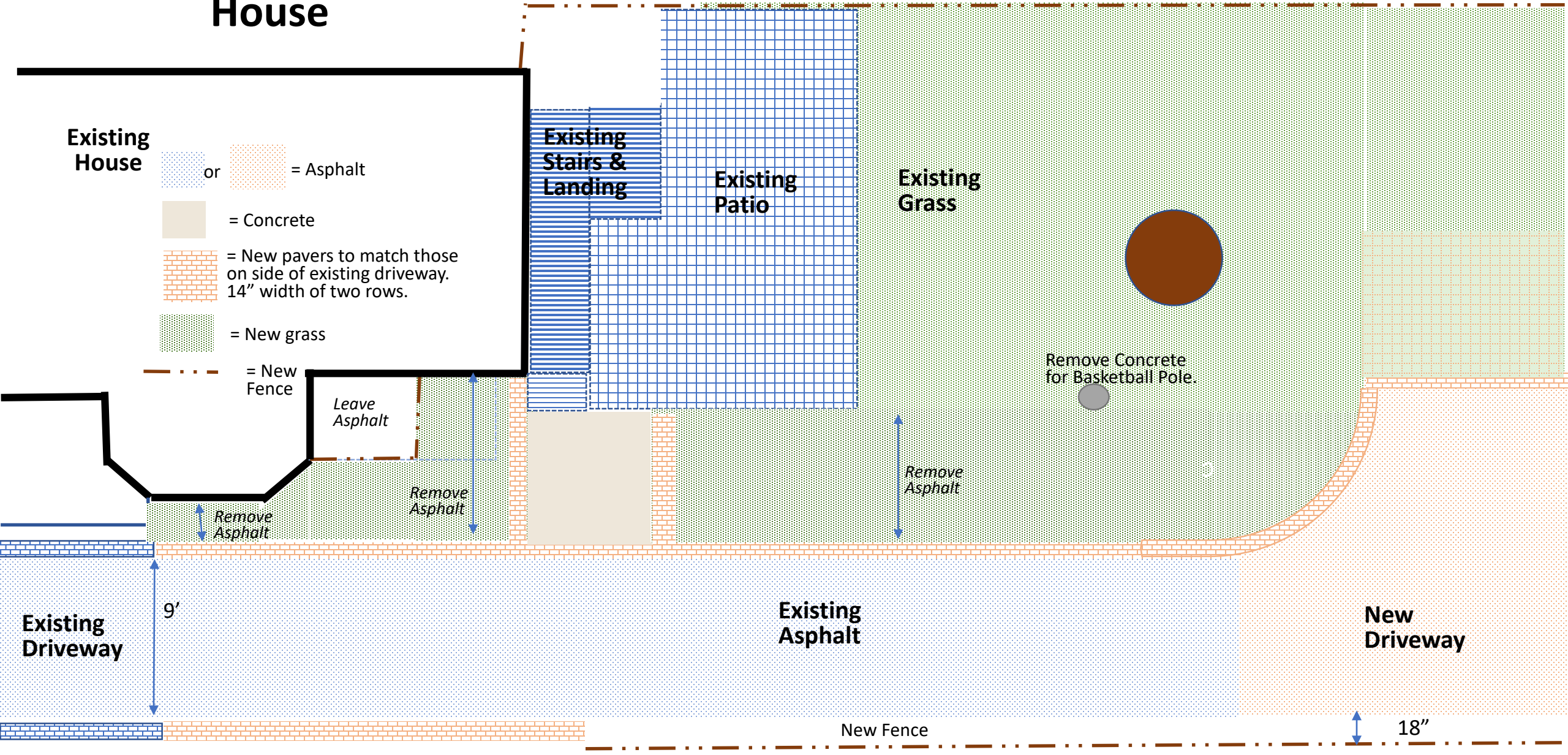
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Existing Driveway and Garage



New Driveway Near Rear of House



New Garage With 5' Setback

