# 553 Thatcher Avenue

# Certificate of Appropriateness Application

June 1, 2023

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

1. Applicant's name:

**Jon Olof Bergstrom, Sher-Bergstrom Architects, Inc.**

2. Owner's name, if different:

**Tyler and Kerry Kirk**

3. Street Address and legal description:

**553 Thatcher Avenue. The legal description is on the plat of survey, attached.**

4. A site plan and elevation drawings:

**A site plan, civil drawings, plans and exterior elevation drawings were submitted with the permit application. However, an enlarged site demolition plan, enlarged new site plan of the rear of the property and exterior elevations of the new attached garage addition are included for your use and review (exterior elevations to scale with main house, but shown not to scale due to drawing size). If other drawings are required please let us know.**

5. A brief description and photos of the structure:

**The existing garage is not original to the house. The exact date is not know, but the original home had a stable for horses and eventually overtime, the present garage was built for modern cars. In detail, the existing garage is a one-story, wood framed, stucco veneered three (3) car garage with low sloped hip roof. There are two (2) modern era metal garage doors and no service door (safety issue). The interior of the garage is in poor condition. There are several temporary post and beam supports holding up the roof structure which allows for no car storage. Also, the garage walls are made out of plaster and lath which is crubbling or missing and the existing concrete slab floor has numerous cracks and major settlement. The owners just purchased the property last September and look forward to completing this portion of their renovations. They look forward to being the stewards of this property for the foreseeable future. Photo's of the existing garage are attached.**

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

**The existing garage will be removed due to age, postponed maintenance and overall unsafe conditions of the garage. The garage was added at a later date then the main house. In addition, the existing garage is placed in the rear southeast corner of the property and the existing driveway is on the north side of the property that causes a long and large driveway across the whole width of the rear property (see attached photographs). With the new attached garage and placing the attached garage along the north face of the existing home we created a large and open rear yard that brings benefit to the owners and surrounding neighbors. The present garage location will now become part of the overall large yard. The owners plan a nice metal fence along the property perimeter and will provide new sod and landscaping after work is complete.**

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

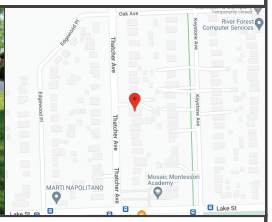
**Sher-Bergstrom Architects, Inc. is the architect of record.**

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

**We will provide any information requested by the HPC.**

EXACTA Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011




**PROPERTY ADDRESS:**
553 THATCHER AVENUE, RIVER FOREST, ILLINOIS 60305

**SURVEY NUMBER:** 2205.4566

**DATE SIGNED:** 06/10/22 | **FIELD WORK DATE:** 6/27/2022

**REVISION DATE(S):**
(REV.2 6/27/2022) (REV.1 6/10/2022)

**POINTS OF INTEREST**
1. CONCRETE OVER PROPERTY LINE

STATE OF ILLINOIS
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

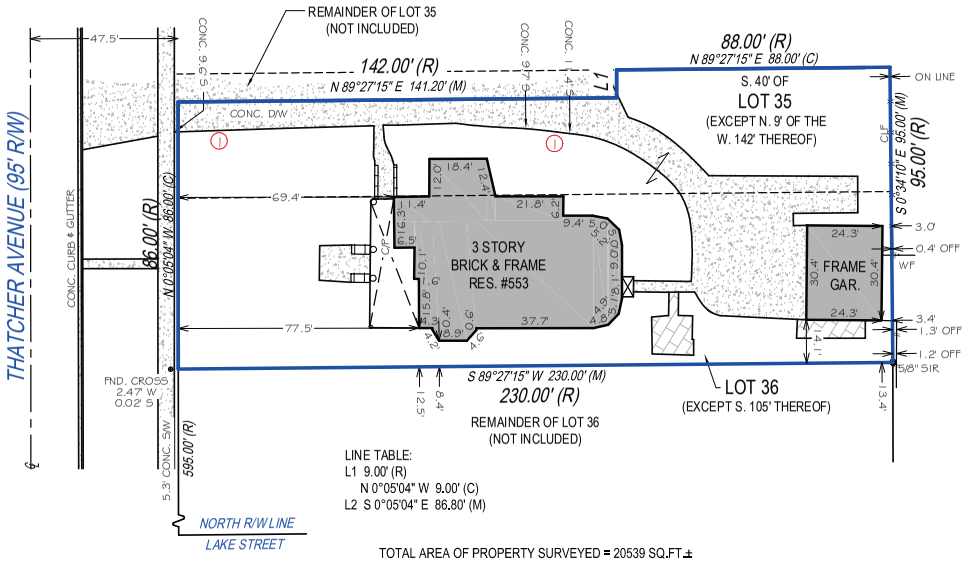
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008


EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
*PLS# 184008059*
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450


SurveySTARS

2205.4566
BOUNDARY SURVEY
COOK COUNTY




LINE TABLE:
L1 9.00' (R)
N 0°05'04" W 9.00' (C)
L2 S 0°05'04" E 86.80' (M)

TOTAL AREA OF PROPERTY SURVEYED = 20539 SQ.FT.±

N

40 0 20 40
GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**
**PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES**

**PROPERTY ADDRESS:**
553 THATCHER AVENUE, RIVER FOREST, ILLINOIS 60305

**SURVEY NUMBER:** 2205.4566

**CERTIFIED TO:**
KERRY KIRK AND TYLER KIRK; CHICAGO TITLE INSURANCE COMPANY; NEIGHBORHOOD LOANS, INC. .

**DATE OF SURVEY:** 06/10/22

**BUYER:** KERRY KIRK AND TYLER KIRK

**LENDER:** NEIGHBORHOOD LOANS, INC.

**TITLE COMPANY:**

**COMMITMENT DATE:** | **CLIENT FILE NO:** 22GSC267112HH

**LEGAL DESCRIPTION:**
THE SOUTH 40 FEET (EXCEPT THE NORTH 9 FEET OF THE WEST 142 FEET THEREOF) OF LOT 35 AND LOT 36 (EXCEPT THE SOUTH 105 FEET THEREOF) IN FOWLER BRUNNER AND BODIN'S SUBDIVISION OF THE WEST 26 1/2, ACRES OF THE NORTHWEST 1/4 OF SECTION 12 AND THE EAST 13 1/2 ACRES OF THE NORTHEAST 1/2 OF SECTION 11 LYING NORTH OF LAKE STREET, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. *(SEE SURVEYOR'S NOTE BELOW)

**FLOOD ZONE INFORMATION:**

**GENERAL SURVEYORS NOTES:**

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

**SURVEYORS LEGEND:**

**LINETYPES**
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

**SURFACE TYPES**
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

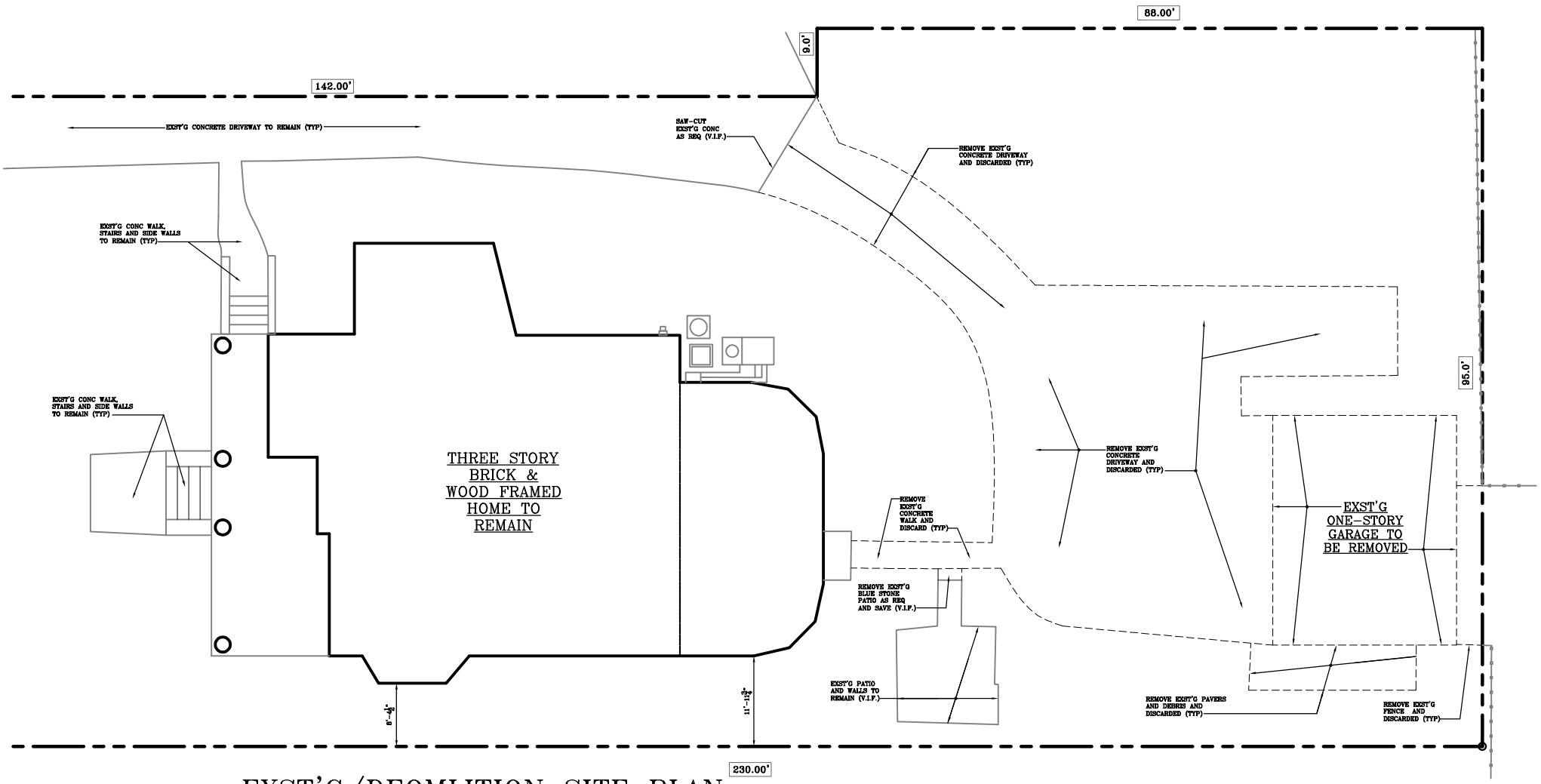
**SYMBOLS**
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

**ABBREVIATIONS**
**(C)** - Calculated
**(D)** - Deed
**(F)** - Field
**(M)** - Measured
**(P)** - Plat
**(R)** - Record
**(S)** - Survey
**A/C** - Air Conditioning
**AE** - Access Easement
**ANE** - Anchor Easement
**ASBL** - Accessory Setback Line
**B/W** - Bay/Box Window
**BC** - Block Corner
**BFP** - Backflow Preventer
**BLDG** - Building
**BLK** - Block
**BM** - Benchmark
**BR** - Bearing Reference
**BRL** - Building Restriction Line
**BSMT** - Basement
**C** - Curve
**C/L** - Center Line
**C/P** - Covered Porch
**C/S** - Concrete Slab
**CATV** - Cable TV Riser
**CB** - Concrete Block
**CH** - Chord Bearing
**CHIM** - Chimney
**CLF** - Chain Link Fence
**CME** - Canal Maintenance Easement
**CO** - Clean Out
**CONC** - Concrete
**COR** - Corner
**CS/W** - Concrete Sidewalk
**CUE** - Control Utility Easement
**CVG** - Concrete Valley Gutter
**D/W** - Driveway
**DE** - Drainage Easement
**DF** - Drain Field
**DH** - Drill Hole
**DUE** - Drainage & Utility Easement
**ELEV** - Elevation
**EM** - Electric Meter
**ENCL** - Enclosure
**ENT** - Entrance
**EOP** - Edge of Pavement
**EOW** - Edge of Water
**ESMT** - Easement
**EUB** - Electric Utility Box
**F/DH** - Found Drill Hole
**FCM** - Found Concrete Monument
**FF** - Finished Floor
**FIP** - Found Iron Pipe
**FIPC** - Found Iron Pipe & Cap
**FIR** - Found Iron Rod
**FIRC** - Found Iron Rod & Cap
**FN** - Found Nail
**FN&D** - Found Nail & Disc
**FRRSPK** - Found Rail Road Spike
**GAR** - Garage
**GM** - Gas Meter
**ID** - Identification
**IE/EE** - Ingress/Egress Easement
**ILL** - Illegible
**INST** - Instrument
**INT** - Intersection
**IRRE** - Irrigation Easement
**L** - Length
**LAE** - Limited Access Easement
**LB#** - License No. (Business)
**LBE** - Limited Buffer Easement
**LE** - Landscape Easement
**LME** - Lake/Landscape Maintenance Easement
**LS#** - License No. (Surveyor)
**MB** - Map Book
**ME** - Maintenance Easement
**MES** - Mitered End Section
**MF** - Metal Fence
**MH** - Manhole
**MHWL** - Mean High Water Line
**NR** - Non-Radial
**NTS** - Not to Scale
**NAVD88** - North American Vertical Datum 1988
**NGVD29** - National Geodetic Vertical Datum 1929
**OG** - On Ground
**ORB** - Official Records Book
**ORV** - Official Record Volume
**O/A** - Overall
**O/S** - Offset
**OFF** - Outside Subject Property
**OH** - Overhang
**OHL** - Overhead Utility Lines
**OHWL** - Ordinary High Water Line
**ON** - Inside Subject Property
**P/E** - Pool Equipment
**PB** - Plat Book
**PC** - Point of Curvature
**PCC** - Point of Compound Curvature
**PCP** - Permanent Control Point
**PI** - Point of Intersection
**PLS** - Professional Land Surveyor
**PLT** - Planter
**POB** - Point of Beginning
**POC** - Point of Commencement
**PRC** - Point of Reverse Curvature
**PRM** - Permanent Reference Monument
**PSM** - Professional Surveyor & Mapper
**PT** - Point of Tangency
**PUE** - Public Utility Easement
**R** - Radius or Radial
**R/W** - Right of Way
**RES** - Residential
**RGE** - Range
**ROE** - Roof Overhang Easement
**RP** - Radius Point
**S/W** - Sidewalk
**SBL** - Setback Line
**SCL** - Survey Closure Line
**SCR** - Screen
**SEC** - Section
**SEP** - Septic Tank
**SEW** - Sewer
**SIRC** - Set Iron Rod & Cap
**SMWE** - Storm Water Management Easement
**SN&D** - Set Nail and Disc
**SQFT** - Square Feet
**STL** - Survey Tie Line
**STY** - Story
**SV** - Sewer Valve
**SWE** - Sidewalk Easement
**TBM** - Temporary Bench Mark
**TEL** - Telephone Facilities
**TOB** - Top of Bank
**TUE** - Technological Utility Easement
**TWP** - Township
**TX** - Transformer
**TYP** - Typical
**UE** - Utility Easement
**UG** - Underground
**UP** - Utility Pole
**UR** - Utility Riser
**VF** - Vinyl Fence
**W/C** - Witness Corner
**W/F** - Water Filter
**WF** - Wood Fence
**WM** - Water Meter/Valve Box
**WV** - Water valve

**JOB SPECIFIC SURVEYOR NOTES:**
FOWLER BRUNNER AND BODIN'S SUBDIVISION HAS BEEN REVISED. ORIGINAL LOT WIDTHS HAVE BEEN CHANGED TO 160' AND DES PLAINES STREET RE-LOCATED.AND RE-NAMED OAK AVENUE. (NO PLAT FOUND)

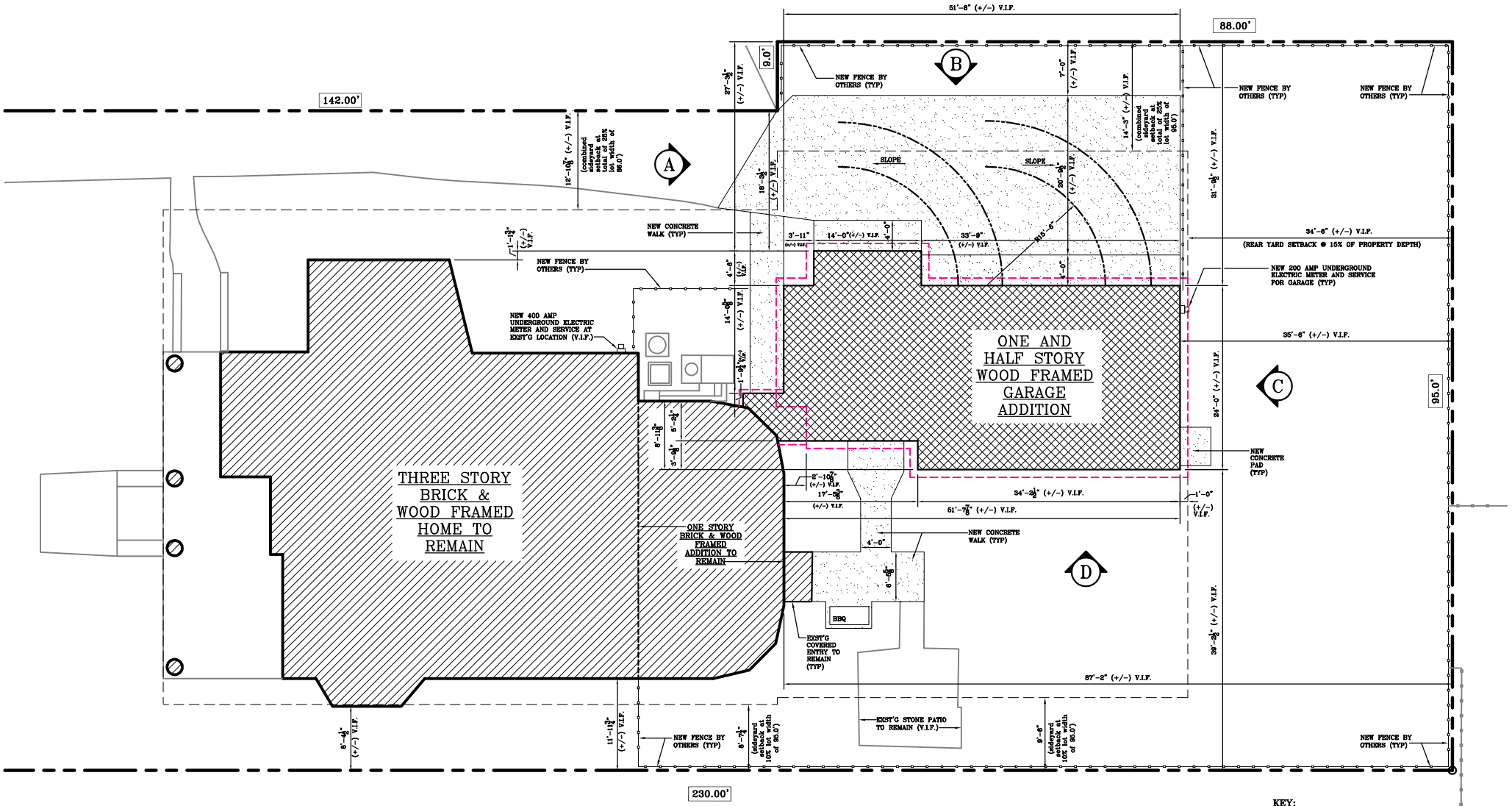
EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
*PLS# 184008059*
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**



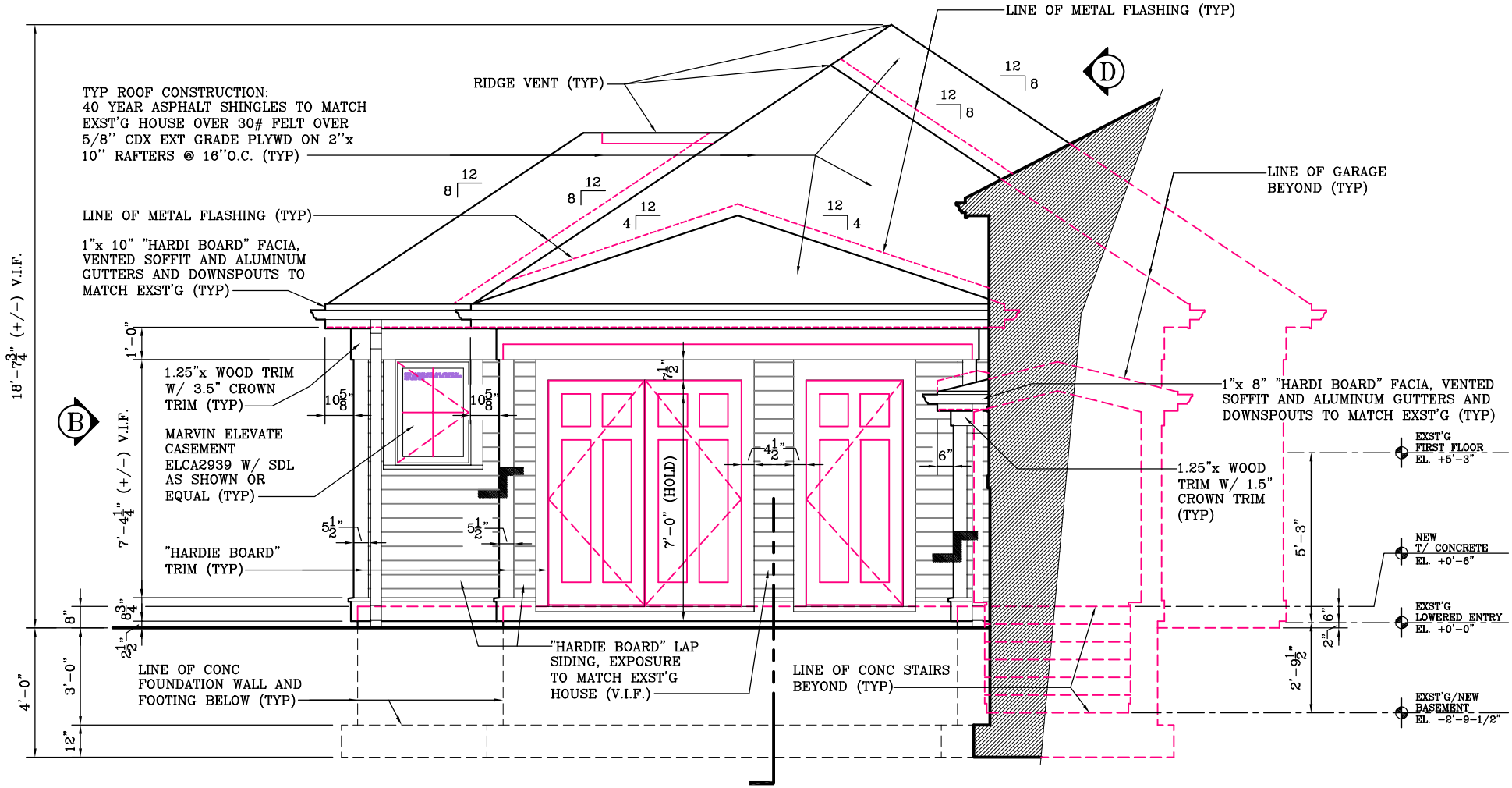

# EXST'G/DEOMLITION SITE PLAN

SCALE: N.T.S.



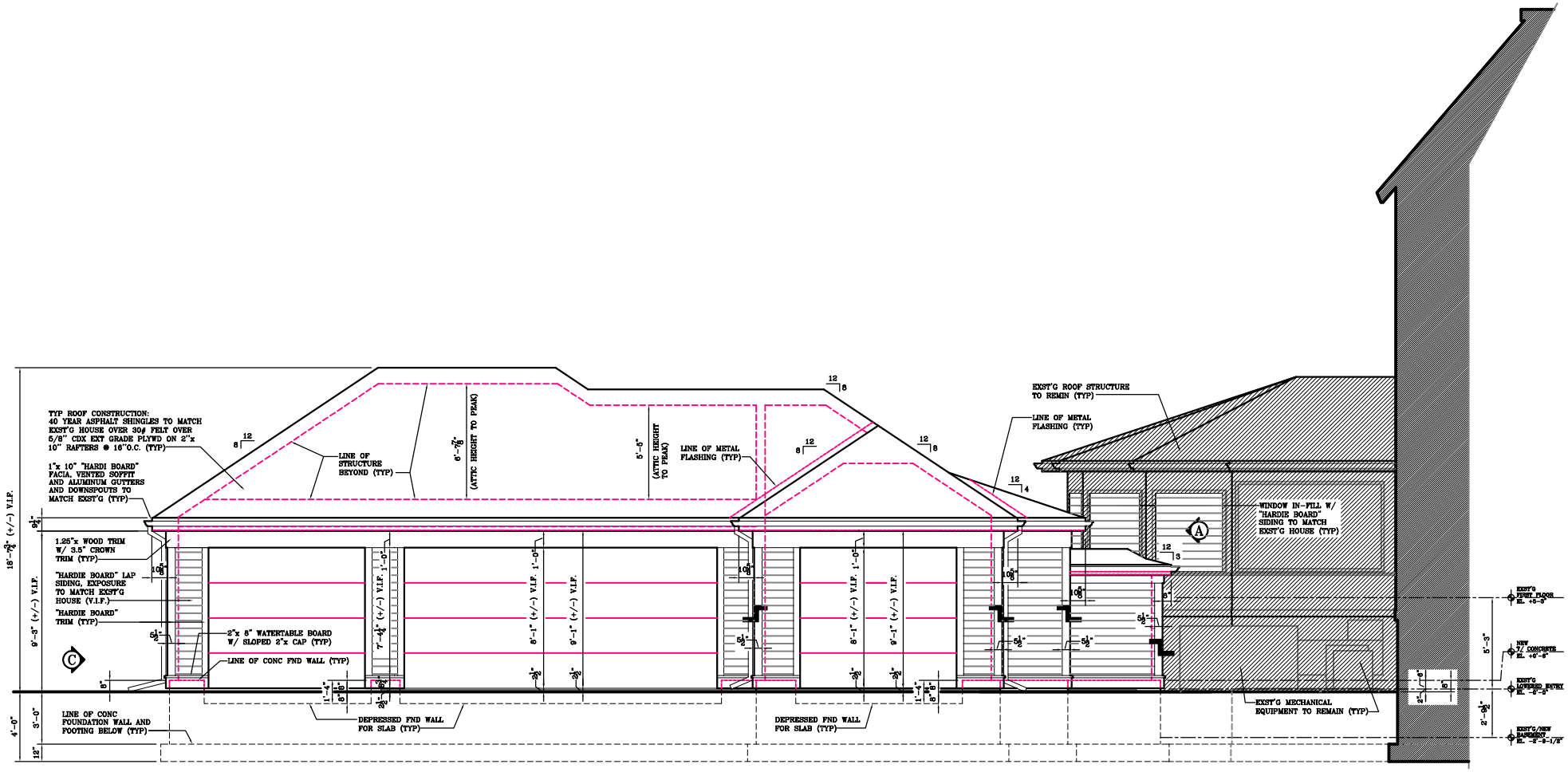

# NEW SITE PLAN

SCALE: N.T.S.




# A WEST ELEVATION

SCALE: N.T.S.




# B NORTH ELEVATION

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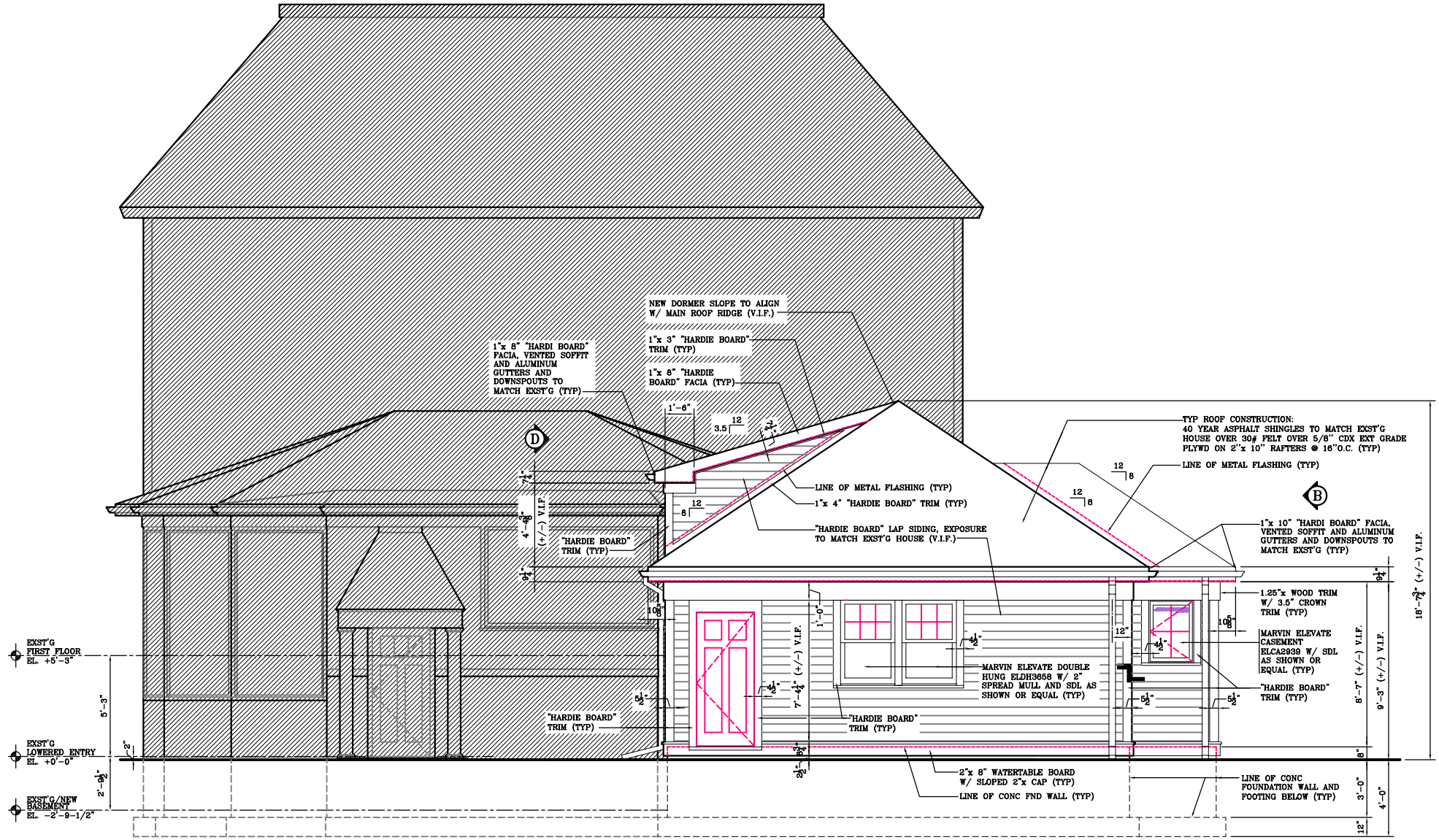


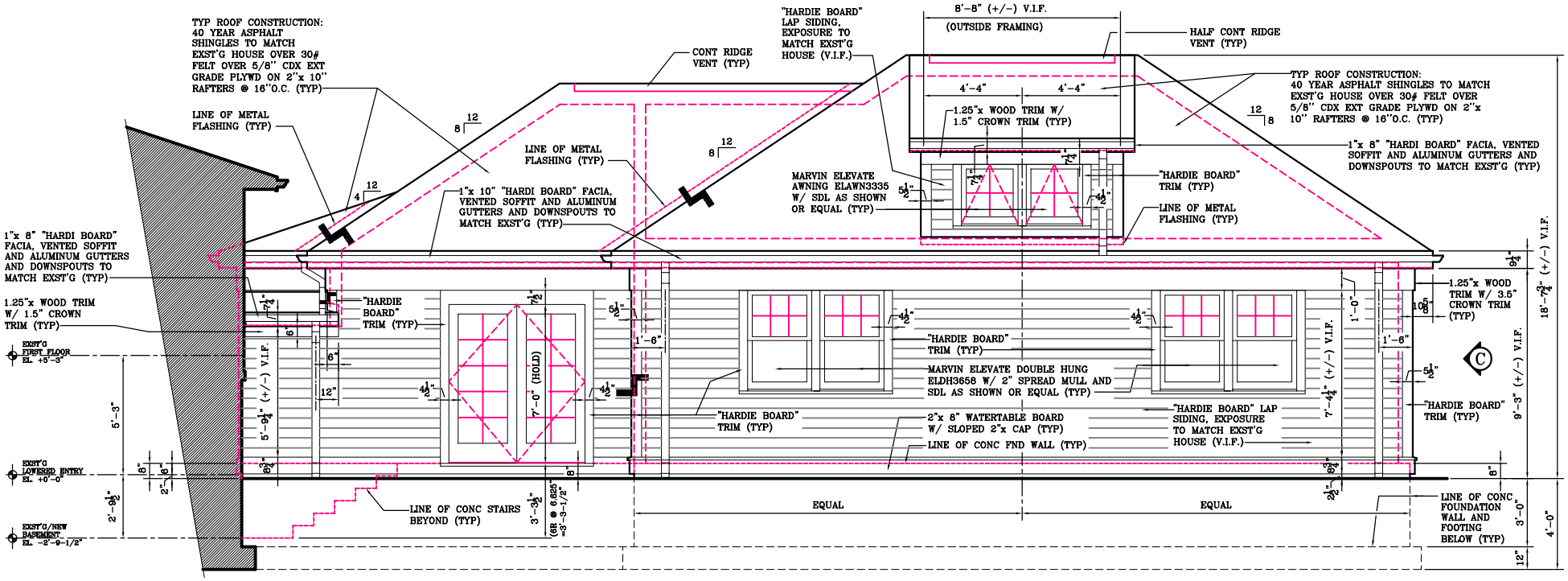

# C EAST ELEVATION

SCALE: N.T.S.

KEY:

EXISTING TO REMAIN

NEW CONSTRUCTION



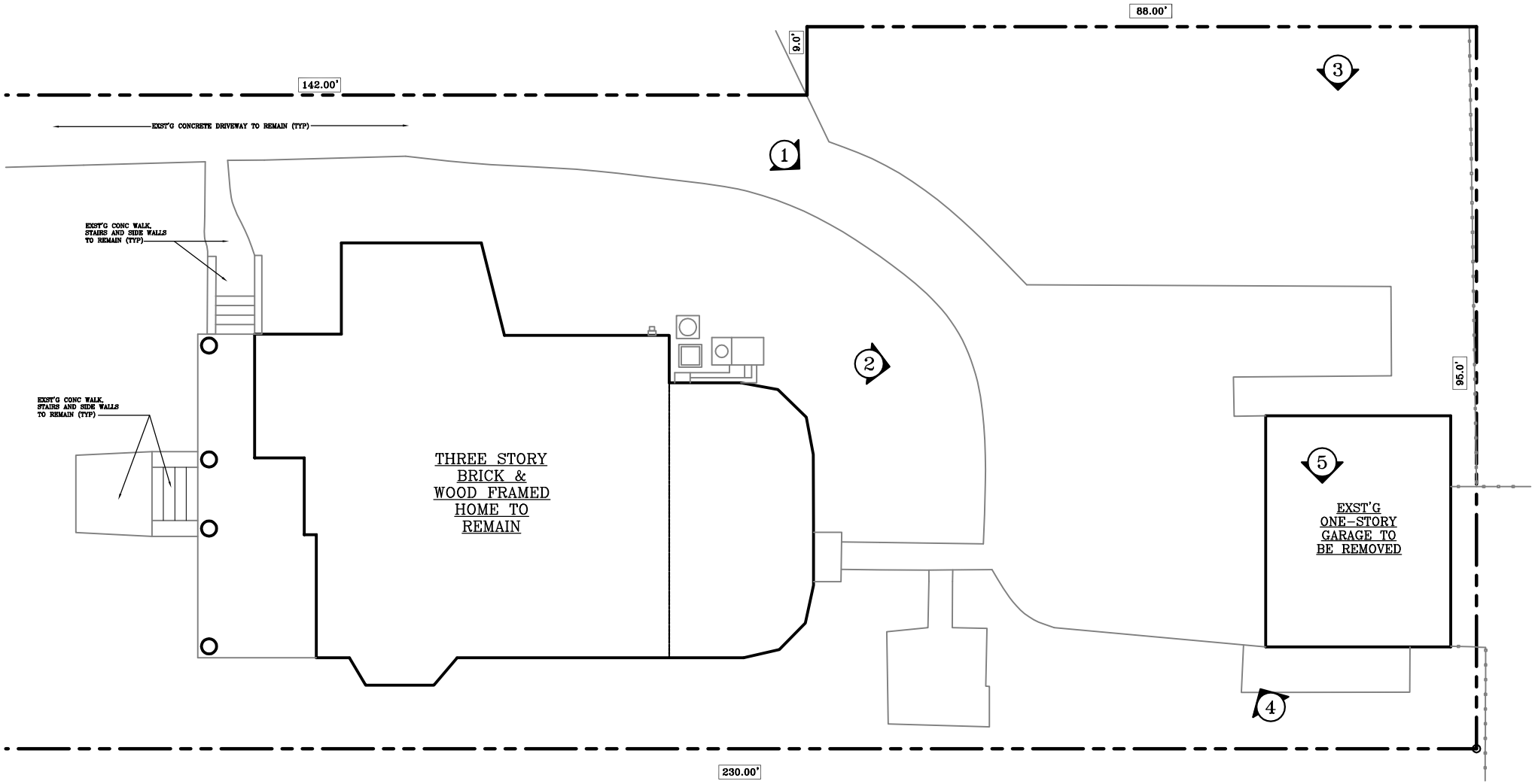

# D SOUTH ELEVATION

SCALE: N.T.S.

**KEY:**

EXISTING TO REMAIN

NEW CONSTRUCTION




# PHOTO LOCATION PLAN

SCALE: 1"=10'-0"

PICTURE #1

PICTURE #2

PICTURE #3

PICTURE #4

PICTURE #5