



## PUBLIC NOTICE

A special meeting of the Historic Preservation Commission is set for June 17, 2019 at 7:00 p.m. in the first floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. PUBLIC HEARING – Application #19-02: Certificate of Appropriateness application for the DEMOLITION of the GARAGE located at 755 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- IV. DISCUSSION AND DELIBERATION - Application #19-02: Certificate of Appropriateness application for the DEMOLITION of the GARAGE located at 755 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- V. DECISION REGARDING CERTIFICATE OF APPROPRIATENESS - Application #19-02: Certificate of Appropriateness application for the DEMOLITION of the GARAGE located at 755 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- VI. Other Business
- VII. Adjournment

LEGAL NOTICE  
HISTORIC PRESERVATION COMMISSION  
RIVER FOREST, ILLINOIS

APPLICATION FOR DEMOLITION PERMIT

Public notice is hereby given that a Public Hearing will be held by the Historic Preservation Commission of the Village of River Forest, County of Cook, State of Illinois on Monday, June 17, 2019 at 7 p.m. in the first floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

Application #19-02: Certificate of Appropriateness application for the DEMOLITION of the GARAGE located at 755 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.

The applicant is: Lydia Manning

Residents are welcome to attend the June 17, 2019, Historic Preservation Commission meeting and will be provided an opportunity to address the Historic Preservation Commission regarding the proposed project. All interested persons will be given the opportunity to be heard at the Public Hearing. A copy of the application and meeting agenda can be found at Village Hall and on the Village website at [www.vrf.us](http://www.vrf.us). If you cannot attend the Historic Preservation Commission meeting but would like to provide comments to the Historic Preservation Commission, you may submit comments in writing, via letter or email. Comments must be received no later than Friday, June 14, 2019 and can be sent to [jpape@vrf.us](mailto:jpape@vrf.us) or 400 Park Avenue, River Forest, Illinois 60305. Please call 708-366-8500 with questions.

Jonathan Pape  
Staff Liaison  
Historic Preservation Commission

# **Certificate of Appropriateness Application**

**755 William**

**Garage Demolition**

## HPC Application

May 9, 2019

Applications for approval as a local landmark shall be filed with the Village Administrator in writing and shall include the following:

1. Name of applicant:

Lydia Manning

2. Name of owner:

Lydia Manning

3. The legal description and common street address of the property:

755 William St., River Forest, IL 60304

PIN 15-12-203-001

THE NORTH HALF OF LOT 36 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4. See attached pictures of the garage structure – front facing on Chicago Ave. Site plan attached.
5. This garage is a building where realistically one car could be parked or perhaps two very small cars. It is located behind the house near the rear of the lot at 755 William. The garage faces Chicago. It has irremediable structural problems including major cracks, leaking, and cracked/sloped floors. Additionally, the front wooden framing (added at some point after 1913) is rotting as is the roofing structure. It has been inhabited by racoons which has caused considerable damage to rear roof of the structure. Furthermore, it is a potential safety issue because it is not structurally sound and likely has asbestos.
6. Most importantly to note, while the garage will be demolished (torn down), each brick from the original 1913 structure will be removed individually, cleaned, saved/preserved and used to complete the addition of on the back of the house at 755 William. A new garage will be erected in its place, one that is sound, appealing and that aligns architecturally with those existing prairie style design on 755 William.
7. Patrick Magner/ Magner-Manalang Architects

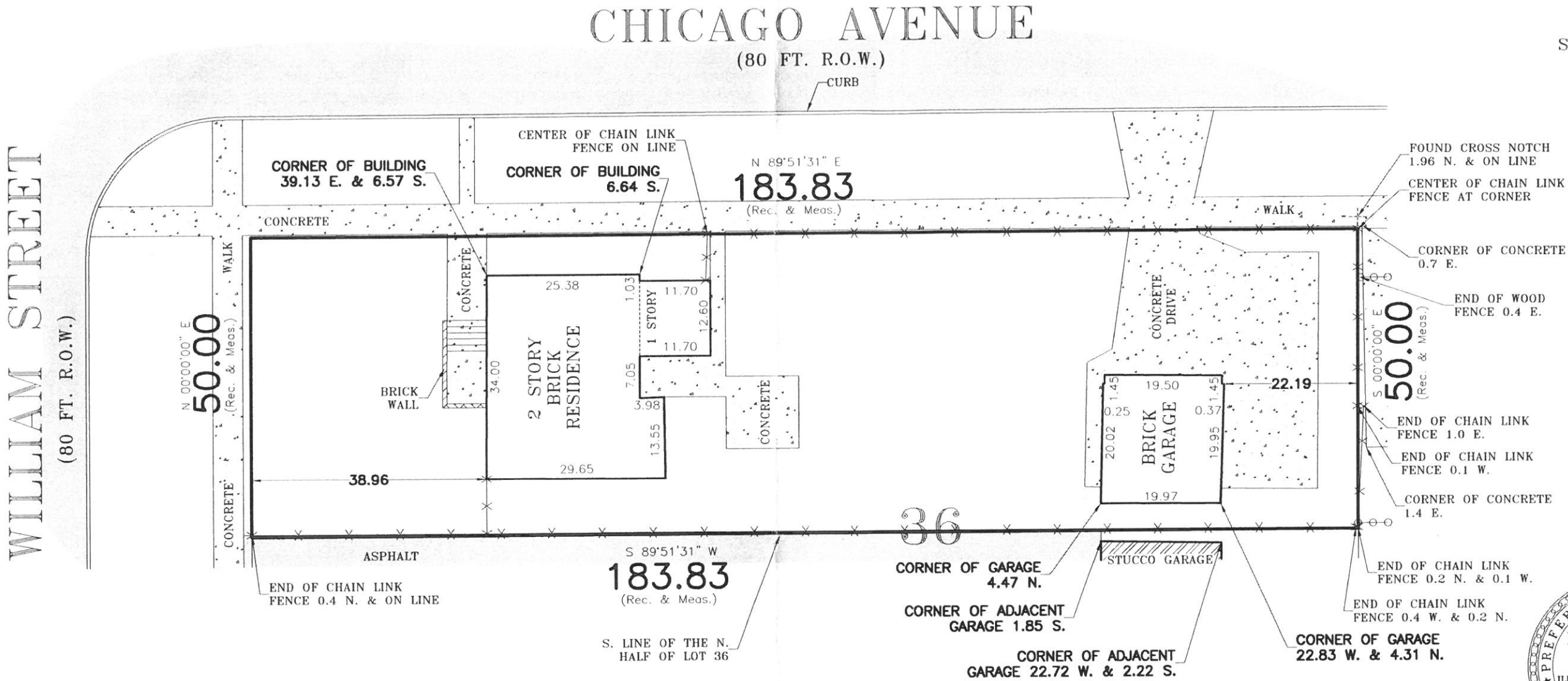
PLAT OF SURVEY  
of

THE NORTH HALF OF LOT 36 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 755 WILLIAM STREET, RIVER FOREST, ILLINOIS.  
P.I.N. 15-12-203-001



SCALE: 1"=20'



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 CLIENTS 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.

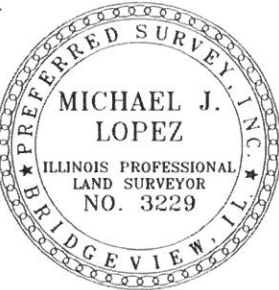
STATE OF ILLINOIS )  
COUNTY OF COOK )

SURVEY ORDERED BY: D. CHASE GENTILE  
I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A 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  
12TH DAY OF SEPTEMBER A.D. 2018

MY LICENSE EXPIRES ON 11/30/18

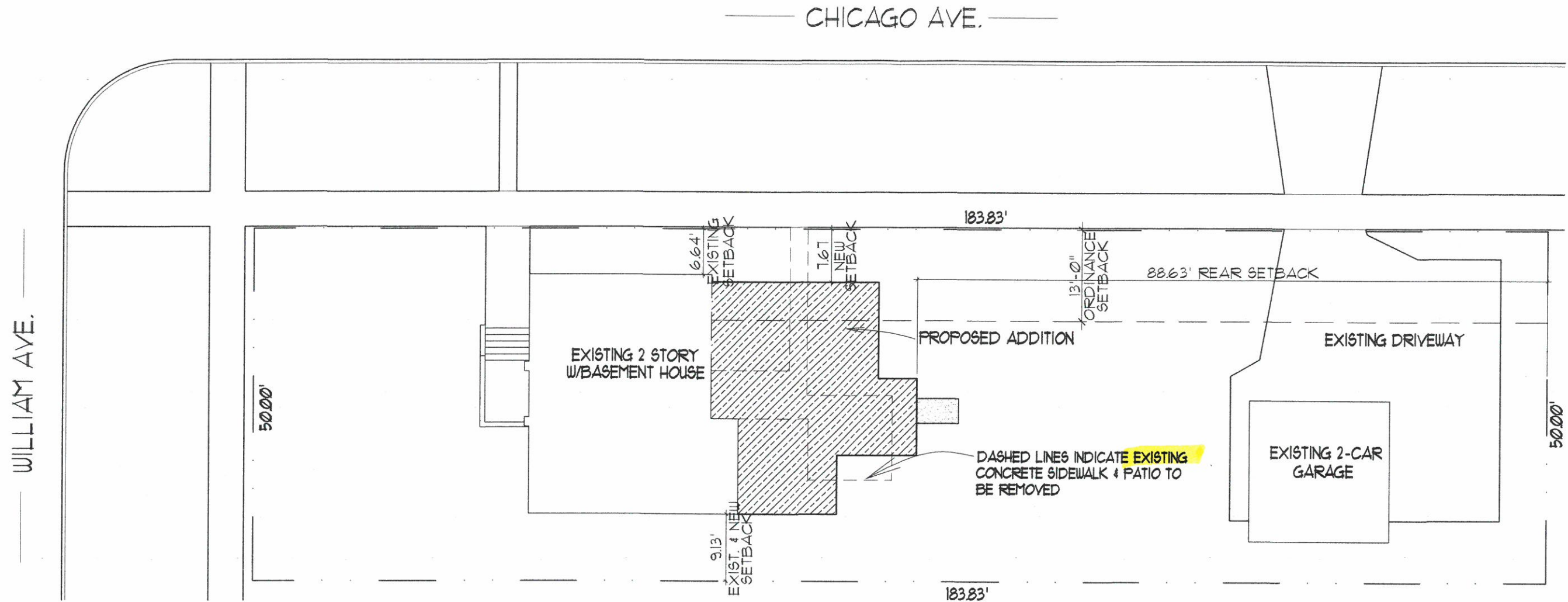
P.S.I. NO. 182721



Professional Design Registration #184-002795

**Preferred**  
SURVEY, INC  
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7855  
www.psisurvey.com

Field Work Completed	09/10/2018	FLD. CREW:	AM2/TZ
Land Area Surveyed	9,191.5 Sq. Ft.	CAD:	SG
Drawing Revised			



## SITE PLAN

SCALE: 1/16" = 1'-0"

**Manning Residence**  
**755 William Ave.**  
**River Forest, IL**



Existing Garage





Existing Garage





Existing Garage

