



PUBLIC NOTICE

A special meeting of the Historic Preservation Commission is set for December 5, 2017 at 7:00 p.m. in the Auditorium of Lincoln Elementary School, 511 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. PUBLIC HEARING – Application #17-01 - Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 747 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- IV. DISCUSSION AND DELIBERATION - Application #17-01 - Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 747 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- V. DECISION REGARDING CERTIFICATE OF APPOPRIATNESS - Application #17-01 - Certificate of Appropriateness application for the DEMOLITION of the single family residence located at 747 William Street, River Forest, IL, a structure listed on the Village survey of architecturally or historically significant properties.
- VI. Other Business
- VII. Adjournment

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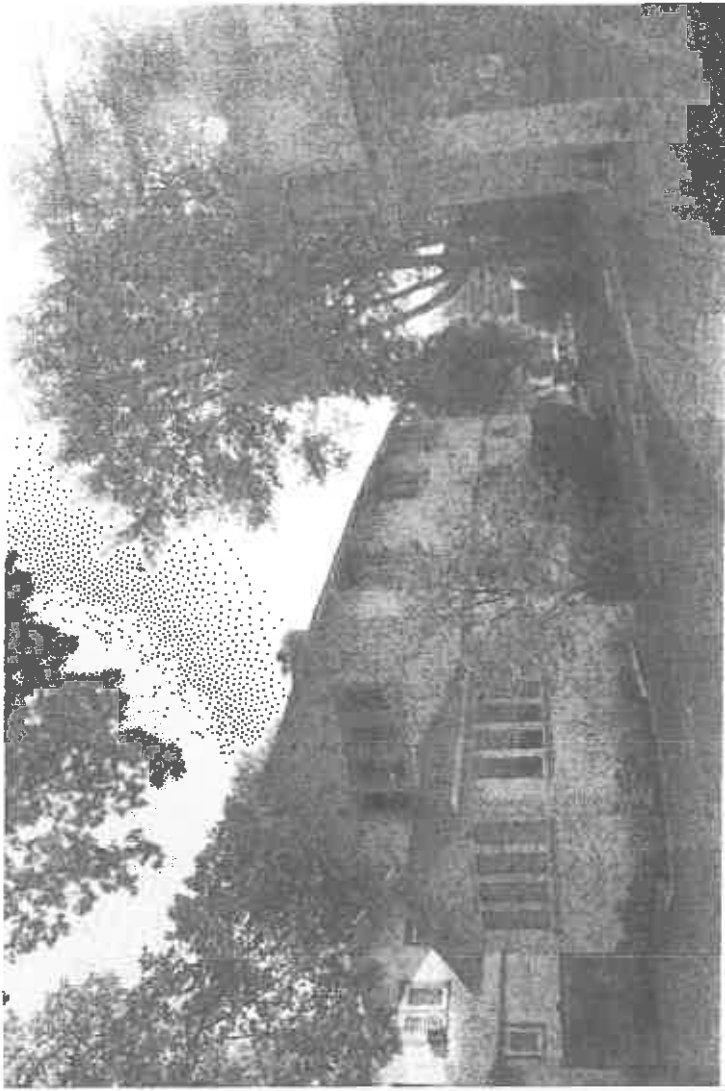
SEP 22 2017

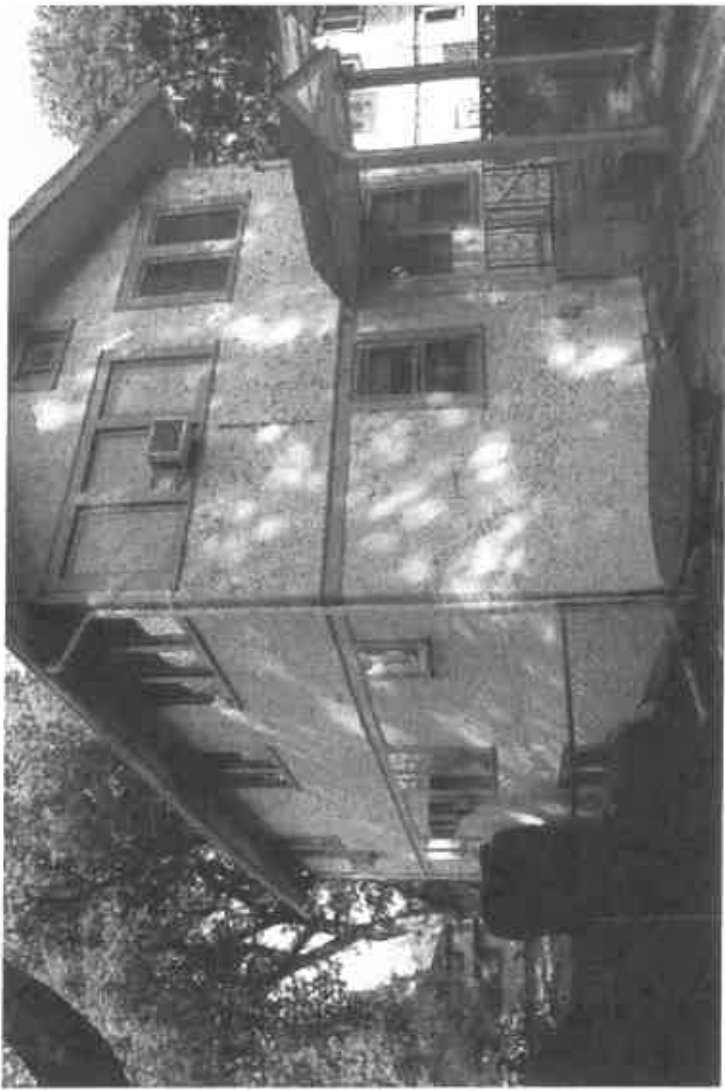
VILLAGE OF RIVER FOREST

September 20, 2017

Application for the Certificate of Appropriateness.

1. **Applicant's name:** Robert A. Sarvis, 826 Monroe Ave. River Forest, IL, Mark Sullivan, 146 Gale Ave. River Forest, IL
2. **Owners name if different from applicant:** N/A
3. **Street Address:** 747 William Ave. River Forest, IL 60305
4. **A site plan and front side, side and rear elevation drawings:** We do not have elevation drawings. Our intention is to demolish the structure, and build a new home. The building is structurally unsound and to rehabilitate it is not a possibility nor is it feasible.
5. **A brief description and photographs of the structures, buildings and landscape features of the site:** 747 William is a two-story structure with a basement. The building is approximately 1800 sq. feet. There is a two-car garage as well as a shed. The lot is mostly flat with and measures approximately 50'x183'. The most distinguishing feature of the land is the beautiful tree on the parkway. Photographs of the property are attached.
6. **A detailed description of the proposed alteration or demolition, together with pictorial renditions indicating how to what extent such proposed changes will affect the subject property:** Our intention is to demolish the structure. Architectural renderings have not been started as of yet. We were waiting to hear from the HDC after our initial meeting on September 11 at the property. The new home will be designed to be in character with surrounding homes and to fit in the style of River Forest architecture.
7. **Identification of any architect or developer involved in the project:** Pat Magner of the firm Magner-Manalang will be the architect. The developer is Mayborn Development, LLC, which is owned by the property owners, Robert Sarvis and Mark Sullivan.
8. **Such other relevant information as requested by the Village Administrator or as the Commission may require:** There has not been anything additional that has been requested.









LEGEND

A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST

NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

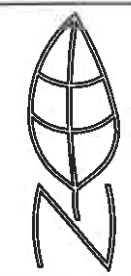
PLAT OF SURVEY

OF

THE NORTH HALF OF LOT 37 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

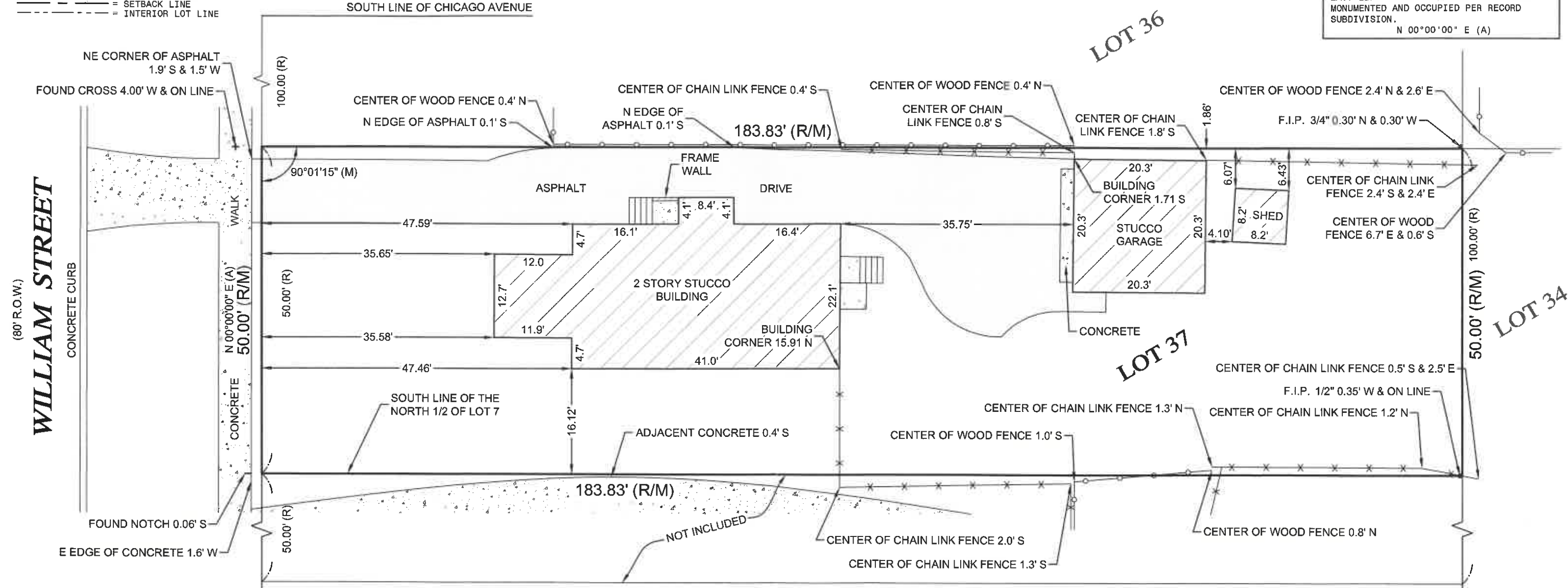
AREA OF SURVEY:

CONTAINING 9191.5 SQ. FT. OR 0.21 ACRES MORE OR LESS



BASIS OF BEARING:
 EAST LINE OF WILLIAM STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
 N 00°00'00" E (A)

—x—x— = CHAIN LINK FENCE
 —o—o— = WOOD FENCE
 —|—|— = METAL FENCE
 —△—△— = VINYL FENCE
 - - - - = EASEMENT LINE
 - - - - = SETBACK LINE
 - - - - = INTERIOR LOT LINE



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }
 COUNTY OF DUPAGE }SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 4TH DAY OF AUGUST, A.D., 2017, AT LISLE, ILLINOIS.

J. C. Morrison

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2018
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 747 WILLIAM STREET
 RIVER FOREST, ILLINOIS

CLIENT JODIANN NOWICKI PACER ATTORNEY AT LAW

FIELDWORK DATE (CREW) 08/02/2017 (MD/PC)
 DRAWN BY: LV REVISED: JOB NO. 17-07-0420



VILLAGE OF RIVER FOREST
 400 Park Avenue, River Forest, Illinois 60305
 Phone: 708-366-8500 Fax: 708-366-3702
 Email: building@river-forest.us

Village Use Only

Date Received: _____
 Total Fee: _____
 Form of Payment _____
 Payment Date: _____
 Permit # _____
 Plumbing Disconnect Date: _____
 Date Issued: _____
 Date Forwarded to HPC: _____

APPLICATION FOR DEMOLITION PERMIT

Project Address: 747 WILLIAM STREET Property Index Number: 15-

Owner: MAYBORN DEVELOPMENT Phone: [REDACTED] Email: [REDACTED]

Owner's Address (if different): 826 MONROE AVE.

Building Type: Residence, Commercial/Other: SINGLE FAMILY

Cost of Demolition: _____ Sq Footage of Demolition _____ Permit Fee: _____

Submittals Required:

- | | |
|--|---|
| Plat of Survey | Cook County Demolition Permit (312-603-8200) |
| Asbestos Report | Verification of Nicor Disconnect (888-642-6748) |
| Fees, Bonds & Deposits (\$1 per sq. ft.) | Verification of ComEd Disconnect (800-334-7661) |
| Hydrant Meter (\$1,000 deposit) | Plumbing Permit (water & sewer - see bottom of page)* |
| Protection Plan for Public & Parkways | Meter returned - (Public Works Department) |
| Grading Plan | Other: _____ |

Contractor	License	Bond	Name	Mailing Address	Phone or Email
Demolition			TBD.		
Scavenger					

By signing this document you acknowledge and agree that all information provided is true and accurate on your behalf. You further acknowledge and agree to terms, policies and conditions listed in the conditions, and notices found in the River Forest Village Code.

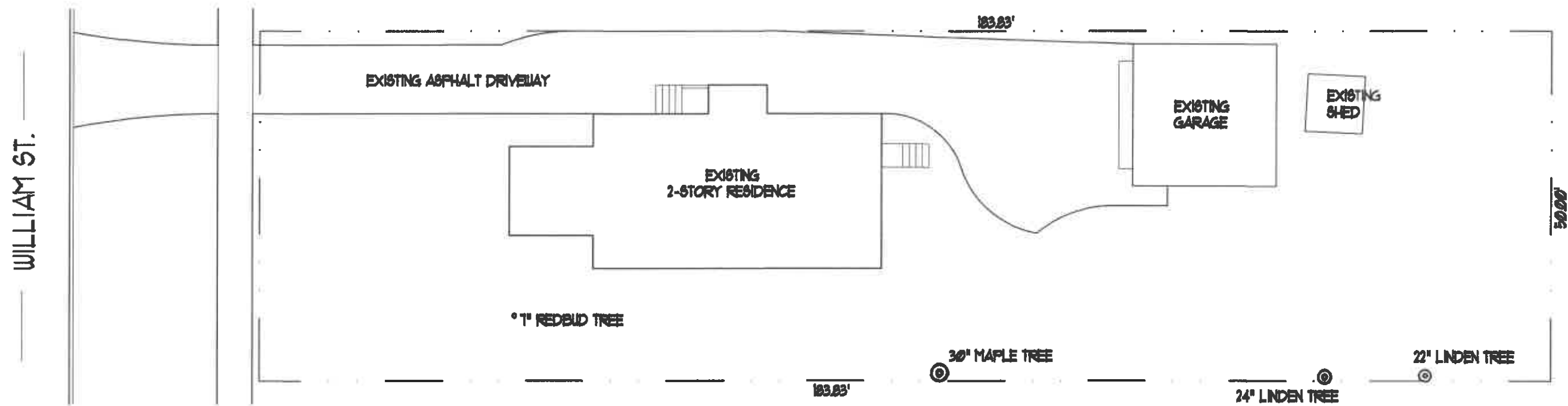
SIGNED: [Signature]
 Property Owner

DATE: 9/13/17

Approved By _____
 Inspector

***DISCONNECT WATER & SEWER BEFORE DEMOLITION OF THE BUILDING:**

- Street opening (\$150.00 per opening) – to shut off corporation stop at the main and cap
- Parkway opening (\$100 per opening) – to remove top of B-Box (buffalo box)
- Plumbing inspection required before back fill (24 hour notice required)
- Owner's plumber may televise the sewer to determine if it can be used for the new construction and shall provide a recording of the inspection to the Village.
- If sewer CAN be re-used, plumber shall cut off and cap the sewer inside property line.
- If sewer CANNOT be re-used, plumber shall cut off and cap the sewer lateral in the street at the sewer main.
- A detailed grading plan is required for demolitions, see the Village website for more details



EXISTING SITE PLAN

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

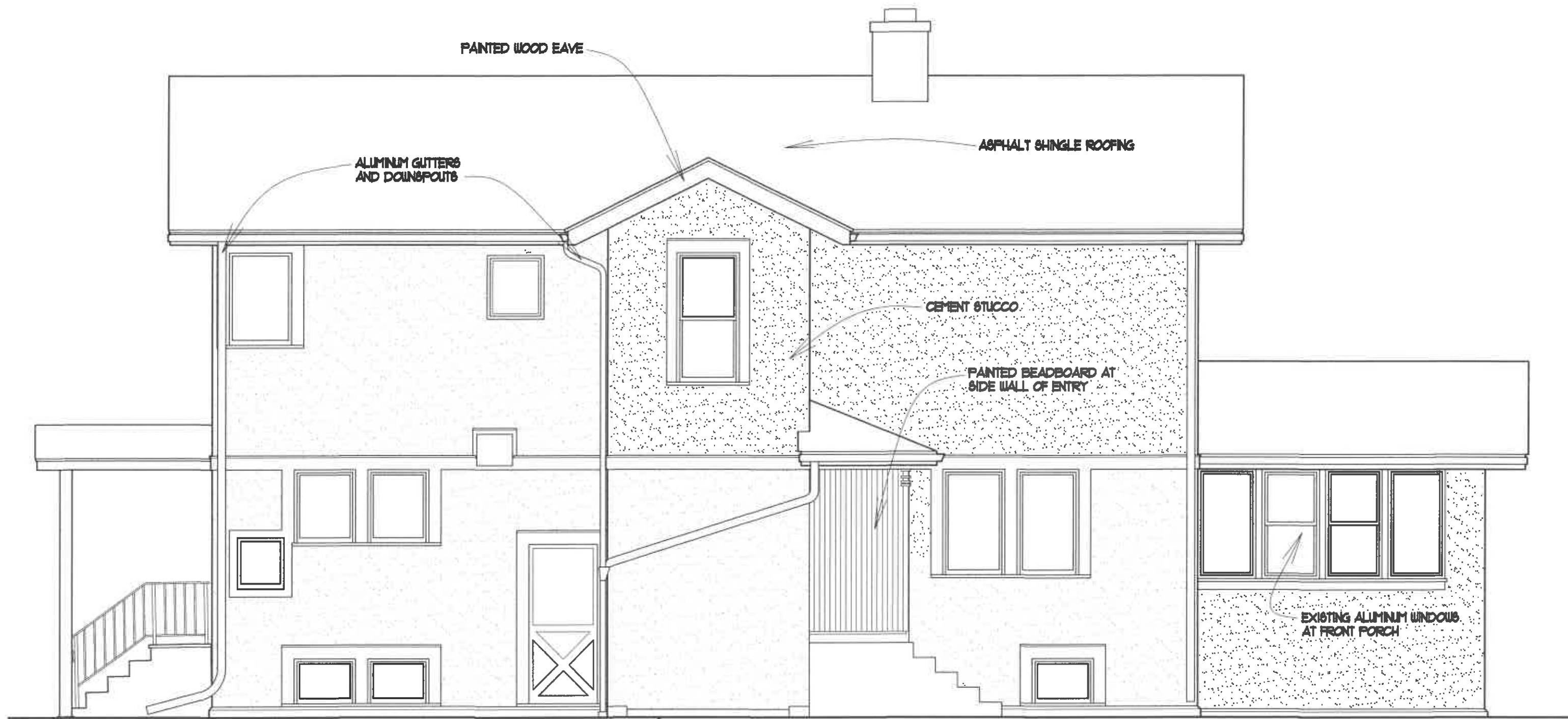
**747 William St.
River Forest, IL**



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"

**747 William St.
River Forest, IL**

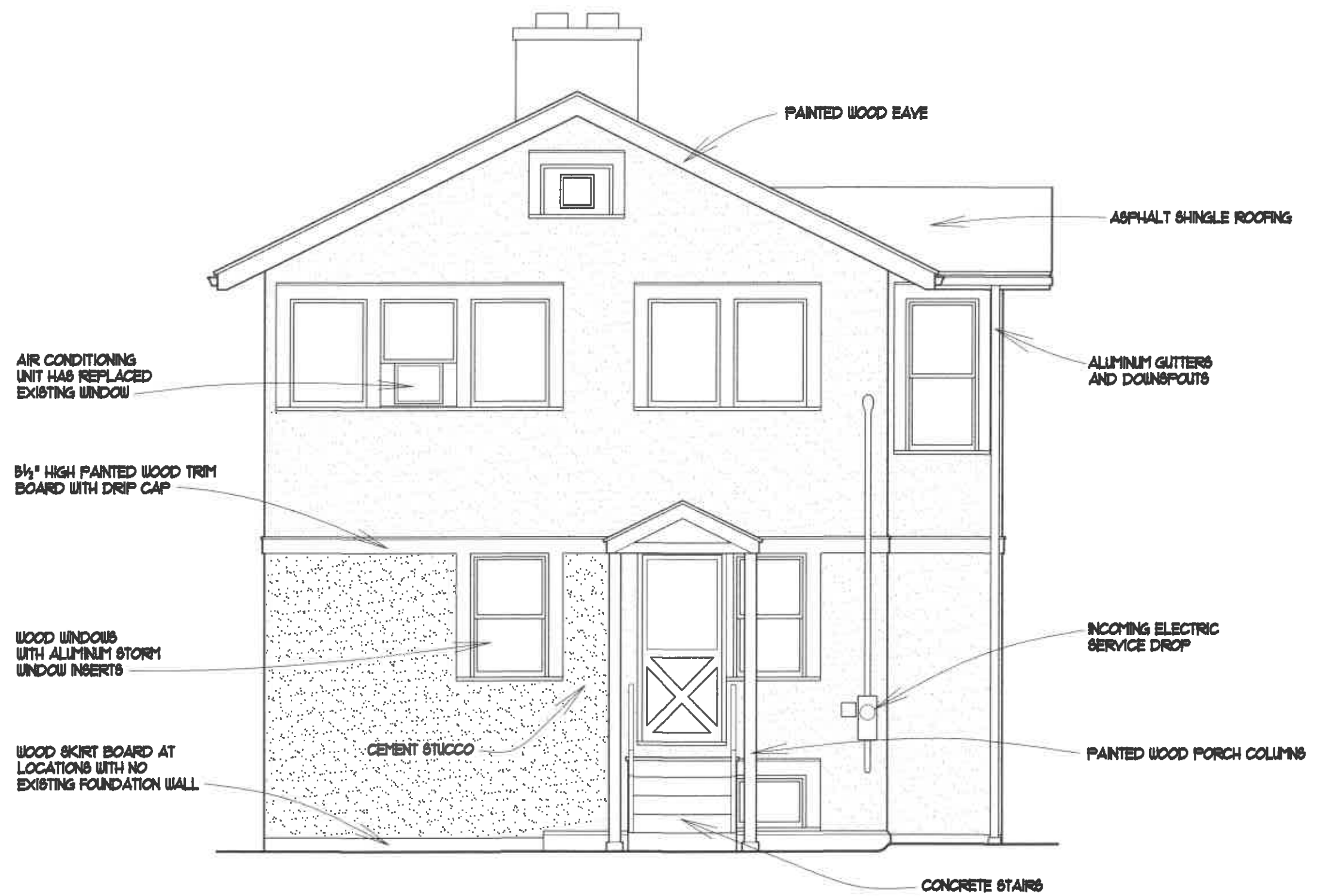


WOOD SKIRT BOARD AT
LOCATIONS WITH NO
EXISTING FOUNDATION WALL

EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"

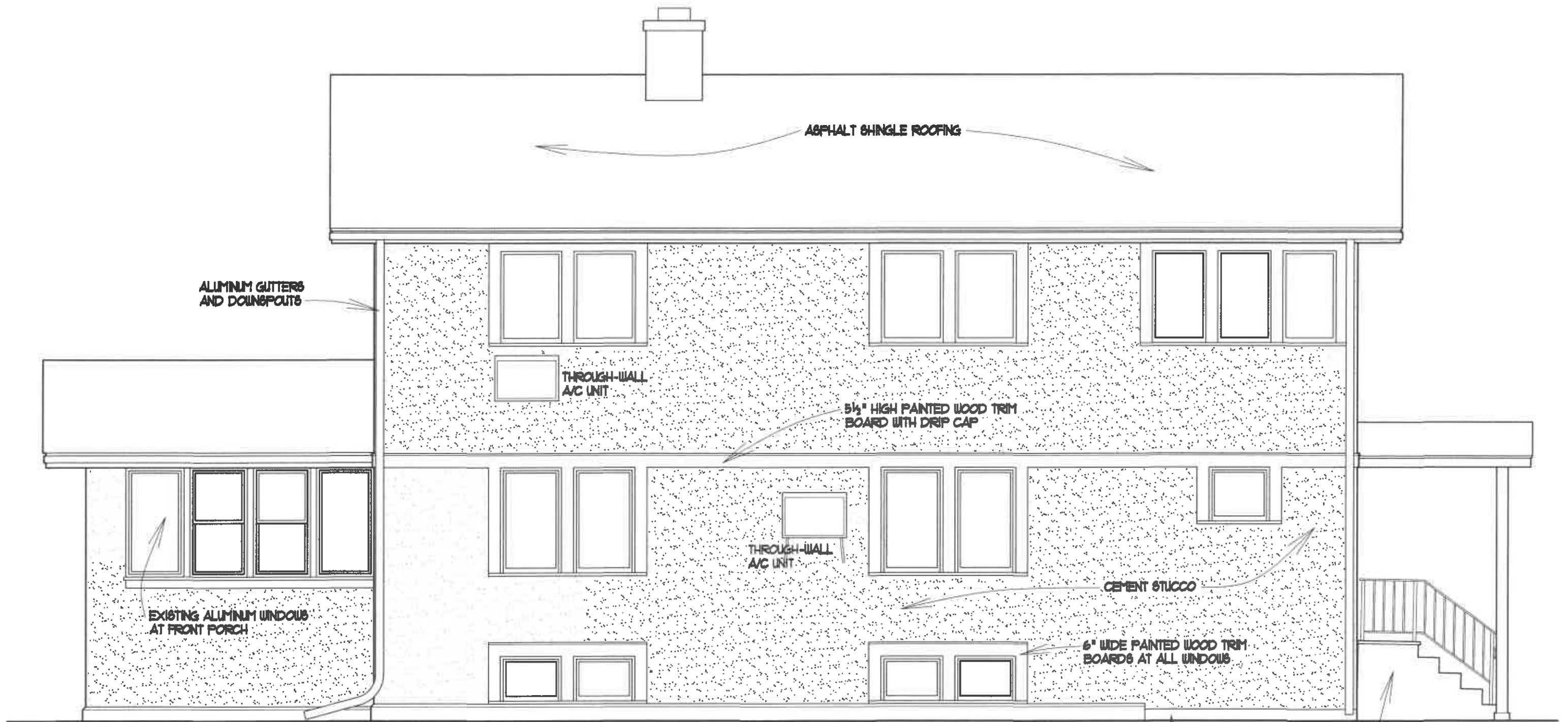
**747 William St.
River Forest, IL**



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

**747 William St.
River Forest, IL**



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

**747 William St.
River Forest, IL**

WOOD SKIRT BOARD AT
LOCATIONS WITH NO
EXISTING FOUNDATION WALL

CONCRETE STAIRS

MAGNER – MANALANG ARCHITECTS

915 AUGUSTA ST. – 1st FLOOR
OAK PARK, ILLINOIS 60302- 1678

(708) 383-7744
FAX (708) 383-7797

October 24, 2017

Mr. Tom Zurowski, Chairman
Historic Preservation Commission
Village of River Forest
400 Park Avenue
River Forest, IL 60305

Re: 747 William Ave.

Dear Mr. Zurowski:

At the request of the Historic Preservation Commission, I am providing the following structural assessment of the existing single family residential building located at 747 William Avenue. Mr. Rob Sarvis, the owner of the building, asked me to provide this information to the Commission.

The existing building has an 8" wide concrete block foundation wall which is approximately 52" high from the basement floor to the top of the wall, with a 2 x 4 wood stud wall on top of the block extending upwards. While there are no openings where I can visually see the exterior wall framing above the first floor, I strongly suspect that the exterior walls are balloon-framed, which would have been standard construction practice at the time this building would have been constructed. Buildings of this era also will only have headers above windows and doors consisting of (2) 2 x 4's laid flat (Photograph #1) which are not adequate for carrying loads above and also will not keep openings square and plumb.

Because the foundation walls are not continuous from the bottom of the basement to the first floor joists, the joint where the wood framing sits on top of the block is a weak connection and does not laterally brace the foundation wall. This is especially the case in block foundation walls, where the mortar between blocks is the only thing holding the wall together. (Grouted or reinforced foundation walls were not the standard for home foundations in the era of this building.) In this type of condition, soil bearing pressure against the outside of the foundations can cause the top of wall to 'tip' inward. This condition is most evident on the north side of the house where the driveway is right up against the top of the foundation. I put a level against the foundation wall in the back half of the basement and found the wall to be tilted inward 2-1/2" in the 52" of wall height.

In two locations in the rear of the house, there are significant diagonal cracks in the block wall. Moisture in the wall has eroded the mortar and the joints are opening up. (Photographs #2 and #3) The front half of the basement has been finished with wood furring strips and plywood paneling, so without removing the finish materials in that area, I am unable to

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OCT 25 2017
VILLAGE OF RIVER FOREST

October 24, 2017
Mr. Tom Zurowski, Chairman
Historic Preservation Commission
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determine the status of the foundation wall in that area. However, having visited the house again earlier today, which is the second consecutive day of rain, there is wetness on the floor in the northwest corner of the basement, so my suspicion is that there is likely cracking there as well. As similar to the condition noted above, that side of the house is directly adjacent to the driveway.

In the front half of the house, an interior column was removed which supported the main center beam. (Photograph #4) In addition, in the crawl space under the front sun porch, the beam is supported by a short jack post resting on wood blocking laid on the dirt floor. (Photograph #5). Note that the post is not located at the location where beams overlap - it is about 18" away. This is causing one part of the beam to sag, which can be seen in Photograph #6. The combination of the missing interior column and the poorly supported sun porch beam has caused the wood knee wall on top of the foundation wall at the west wall of the basement to tip outward approximately 2-1/2" in the 32" of wall height. In both the first floor living room and the second floor bedroom above this part of the house, there is a very significant slope in the floor going downhill to the west of about 2-1/2" to 3". The sloping clearly has occurred due to the shifting of the structure below.

One side note: referring again to Photograph #4, note that the support wall around the crawl space under the porch is brick and not block as is the case with the greater part of the house. This was done at some point later in the life of the home and is not original to the structure. Unless some excavation is done on the outside of this wall, there is no way to know if this was installed down to a supporting foundation depth or just added to keep animals from living under the porch. Given the serious slope in the floor of the sun porch, my suspicion is that the latter of these is likely the case. It is also interesting to note that the insulation that was installed is placed horizontally, not vertically between any type of stud wall framing. That validates that this space must have been open underneath and then infilled later.

The southeast corner of the building was also originally constructed as a porch. As is the case with the front sun porch, this area was enclosed at some point in history. Photograph #7 shows a hodgepodge of posts, screw jacks and blocks which shore up the floor in this area, and Photograph #8 shows the outside southeast corner held up by a temporary post and screw jack. The block of stone or concrete at this corner likely only extends a short distance below grade as the floor in the both the first and second floor rooms above this area slope almost 3" in 10 feet. Photograph #9 showing the wall of the second floor room above is evidence of how much this corner has dropped.

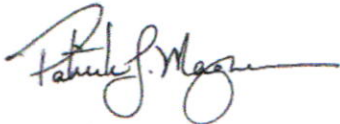
Throughout the basement, the floor slab has cracked and heaved significantly. Having seen this at other projects, this generally occurs from a combination of ground water pressure on the underside of the slab and lateral displacement of the foundations. (Photographs #10 and #11) Given the cracking and tipping of the walls in the portions of the basement where the foundations have not been concealed, I suspect that there must have been a substantial

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Mr. Tom Zurowski, Chairman
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amount of movement in the northwest corner of the building as the floor in that corner has lifted up as much as 2-3/4" at a portion of the floor.

Finally, for your information, I have held an architectural license in both Illinois and Wisconsin for 35 years. I have had my own architectural practice in Oak Park since 1989, with a significant focus of my work being residential addition and remodeling projects in the area. In the years that I have been in business, I have worked on approximately 350 buildings in Oak Park and River Forest combined. I have received several historic preservation awards from the Village of Oak Park and have worked on numerous historically significant buildings in the Village. I make a point of this so as to state that I have an appreciation for older buildings. However, I also recognize when a structure has outlived its usefulness and when restoration is not a viable option. That is the case with this building. The extent of structural issues in the foundations is so significant that there is really no value in trying to salvage or repair them. These issues have caused so much displacement in the wood framing above that to level floors and walls would be an extraordinary task. I appreciate that in old homes people accept that not everything is square and level, but when the floor of a room slopes 3" in ten feet, that is beyond the realm of "charm".

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick J. Magner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

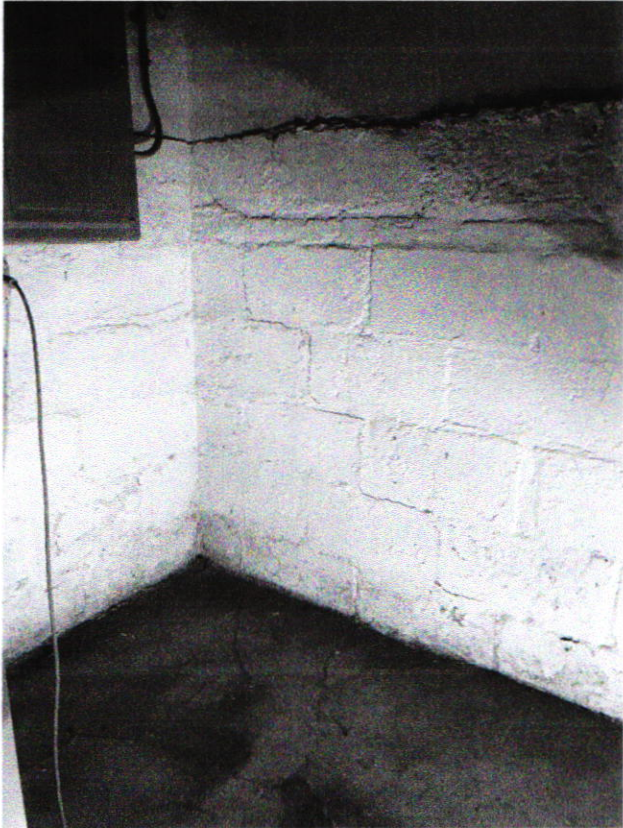
Patrick J. Magner
Magner-Manalang Architects



Photograph #1 - (2) flat 2 x 4's used as a header



Photograph #2 - Foundation wall crack, southeast corner



Photograph #3 - Foundation wall crack, east wall



Photograph #4 - location where column removed. Pier visible in floor.



Photograph #5 - shoring below front sun porch



Photograph #6 - unsupported beam end under sun porch



Photograph #7 - shoring & posts below southeast corner area



Photograph #8 - support at southeast corner of building



Photograph #9 - south exterior wall above shored area in southeast corner



Photograph #10 - heaved floor slab in northwest corner of basement



Photograph #11 - heaved floor slab in southeast corner of basement