



RIVER FOREST ZONING BOARD OF APPEALS

MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Wednesday, August 9, 2018 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on May 10, 2018.
- III. Approval of the Findings of Fact for the variations requested for 631 Edgewood Place, on May 10, 2018.
- IV. Hearing for Text Amendment to Sections 10-3-1 (Definitions), 10-20-1 (Height) and 10-21-3 (Appendix A/Land Use Chart) of the Zoning Ordinance regarding Small Cell Antennae
- V. Variation Request for 342 Park Avenue – Garage Height
- VI. Variation Requests for 342 Park Avenue – Addition to Residence
- VII. Variation Request for 514 Ashland Avenue
- VIII. Adjournment

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
May 10, 2018**

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, May 10, 2018 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman Martin, Members Berni, Dombrowski, Lucchese, O'Brien, Ruehle, and Swindal

Absent: None.

Also Present: Clifford Radatz, Secretary

II. PUBLIC HEARING - VARIATION REQUEST FOR 631 EDGEWOOD PLACE

Chairman Martin explained the public hearing was being held because the Board of Trustees remanded this matter to the Zoning Board to consider another design for the garage in question.

Secretary Radatz swore in all parties wishing to speak.

In response to a request from Chairman Martin, Mr. Radatz outlined the differences in the applications that have been submitted to the Zoning Board of Appeals. Mr. Radatz summarized how the lot in question is unusual, due to the shape and diagonal sides of the property.

Under the previous plan three variations were requested for side yard setback, combined side yard setback, and for the setback to the roof overhang. Under the previous plan submitted to the Zoning Board of Appeals, the westerly corner of the proposed garage would be 3 ft. from the property line and the roof overhang would be 1 ft. 8 inches off the property line. To comply with the zoning ordinance, the overhang would need to be 3 ft. off the property line. The proposed side yard setback was 3 ft. off the property line. To comply with the zoning ordinance, the side yard setback to the building must be 10% of lot width or 9.5 ft. for this lot. The proposed combined side yard setback was 17 ft. To comply with zoning, the combined side yard setback must be 25% of the lot width or over 20 ft. for this lot. The revised plan that was submitted moves the garage further away from the south westerly property line so that the westerly corner of the garage is 5 ft. off the property line. This brings the roof overhang into compliance with the zoning ordinance by making it at least 3 ft. off the property line. It also reduces the variations that were requested to the side yard setback and the combined side yard setback.

Maureen Huston, 631 Edgewood Place, started her presentation and agreed with everything Mr. Radatz said, but added that she cannot put garage in the rear third of the property due to the power lines because ComEd refuses to move the lines. She cannot put the garage in the north end of the property line due to its proximity to the neighboring house. She cannot attach the garage to

the house because it would eliminate all of the fenestrations on the first and second floor, taking all of their southerly windows. For the additional problem with drainage she brought in an engineer, Mr. Schloff, to discuss moving the garage further back in yard and issues with drainage. She also pointed out flaws with the other proposals as one would violate ComEd's distance requirements. She said the other violates setback requirements which she states Mr. Radatz would have to address. Because it is not a rectangular lot she required a lot of assistance finding the lines.

Robert Schloff, Engineer, stated pushing the structure back into the lot does not make any sense. His approach is to not fill in anything that would cause distress to somebody else. He states he does not want a project to just work, but it should look nice and blend.

Member Ruehle stated that the property has a low area in the back that water sits in and asks what would be required to move that body of water off the property. Mr. Schloff answered if they filled anything in, they will have to dig out something else to make a place for the water to flow. He could even out and flatten the property but that would "box up the property" and take away what he calls "the soft lines and natural contours." Member Ruehle asked where would there be a logical discharge point. Mr. Schloff noted that the lowest parts of the yard are to the sides of the house. There are two ways to get water past the house. The first way is to cut a notch and lower it down and the other way would be to pipe it to the south west, where there is a drain but this would be a long way. It would go to the street and then wherever it is lowest so probably to the drain that is approximately 150 ft. to the southwest.

Chairman Martin asked Mr. Schloff if all the analysis has to do with difficulties of moving the garage further back towards the back of the lot. Mr. Schloff answered the issue is if the garage is moved back towards the rear, then there will be more pond area to restore.

Chairman Martin asked about the flooding impacts on the property if the garage is built where proposed.

Member Berni and Mr. Schloff discussed if the property will absorb water with the structure being erected or if the area would lose some of the absorbent quality of the property. Mr. Schloff explained that the water would need to be directed to the driveway so that it could end up in the street.

Member Berni asked if building the garage further back will help reduce the ponding, to which Mr. Schloff explained that it would reduce ponding if they fill it in, and building a structure would fill it in.

Chairman Martin clarified that the Board should be discussing moving the garage closer to the existing house structure, not pushing it farther back into the ponding area. The Board never suggested moving the garage structure father back into the ponding area. He and Kevin Horan, 623 Edgewood Place, discussed the removal of the trees to allow room for a driveway on the south side of the property.

Mr. Horan objected to the proposed placement of the structure and stated the further back the structure is moved into the rear third of the lot, the less variances will be needed and he is not

certain why they cannot build closer to power lines since his garage is within 36 inches of those lines. Ms. Huston stated the ComEd issue was not raised when she built garage next door. She continued that re-grading is not a possibility because they would displace too much of the water. She also cannot afford to do a permeable driveway, but she could install an underground pipe to a bubbler to the front, where water would run off into the street.

Members Berni, Ruehle, and Chairman Martin, as well as Ms. Huston discussed the removal of the trees in the front yard. Ms. Huston stated that she will probably be taking out the smaller oak tree in the front yard, closest to 623 Edgewood Place to make room for the driveway, though she does not know when exactly yet.

Ms. Huston and Member Ruehle discussed how moving the building another 4 ft. 7 inches towards the house would avoid any variances but Ms. Huston had concern for ventilation and light, as well as fire wall issues if they were to move the garage closer. If the garage was built that close to the house it would take away any view out of the southern windows and almost all the light coming in, which she would want to avoid.

Chairman Martin asked if there was anyone else who would like to address the Board. Hearing none, he closed the public portion of the hearing.

Member O'Brien asked what the reasonable distance between a garage and building would need to be. Secretary Radatz explained the building code requires 15 feet between a garage and another structure. If it is under 15 ft. but over 10 ft. away a heat detector must be installed in garage. When it is under than 10 ft., but still over 5 ft., the inside of the garage must be lined with gypsum board. Adding a layer of gypsum board around the inside of garage adds 20 minutes in the event of a fire and buys time for the Fire Department to arrive. If the distance is less than 5 ft. it is required that the outside of garage be made with non-combustible materials.

Secretary Radatz explained that they are just dealing with this at a zoning level now and no plans have been submitted with details.

Chairman Martin asked if the garage could be moved closer to the house without increasing the Building Code requirement to which Secretary Radatz answered the distance between the two structures could be reduced to 5 ft. from 6 ft. Member Ruehle noted that then the roof eave is 3 ft. beyond that and 2 ft. from the structure. Member Ruehle then stated that every foot that one structure is closer to another the more you increase risk of spread of fire and there is a trade-off of setback versus fire safety.

A MOTION was made by Member Ruehle and SECONDED by Member Dombrowski that the Zoning Board of Appeals recommend to the Board of Trustees that the current variation be granted as shown in the drawing labeled D1.

Ayes: Members Ruehle and Dombrowski

Nays: Members Swindal, O'Brien, Lucchese, Berni and Chairman Martin

Motion failed.

Chairman Martin stated that he finds that standards 1 and 8 have not been met.

A MOTION was made by Chairman Martin and SECONDED by Member O'Brien that the Zoning Board of Appeals recommend to the Board of Trustees that the requested variation not be granted.

Ayes: Members Swindal, O'Brien, Lucchese, Berni and Chairman Martin

Nays: Members Ruehle and Dombrowski

Motion passed.

III. ADJOURNMENT

A MOTION was made by Member Ruehle and SECONDED by Member Dombrowski to adjourn the meeting at 8:16 p.m.

Ayes: Berni, Lucchese, O'Brien, Ruehle, Swindal, Chairman Martin, Dombrowski

Nays: None.

Motion passed.

Respectfully Submitted:

Clifford Radatz, Secretary



Frank Martin, Chairman
Zoning Board of Appeals

Date: 5/25/2018

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
CERTAIN VARIATIONS RELATED TO A PROPOSED DETACHED GARAGE
AT 631 EDGEWOOD PLACE**

WHEREAS, petitioner Maureen Huston (the “Petitioner”), owner of the property located at 631 Edgewood Place in the Village of River Forest (the “Subject Property”), requested certain variations from the Village of River Forest’s setback requirements pursuant to Section 10-9-7 of the Village of River Forest Zoning Code (the “Zoning Ordinance”) related to the construction of a detached two-car garage. The variations sought for the proposed detached garage included a variation to locate the garage five (5) feet from the side lot line rather than the minimum required side yard setback of 9.58 feet, and a variation to allow a proposed combined side yard setback of 19.02 feet rather than the 23.95 foot combined setback required by the Zoning Code (collectively, the “Variations”). The Subject Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

WHEREAS, the Village of River Forest Zoning Board of Appeals (the “Board”) held a public hearing on the question of whether the requested Variations should be granted on May 10, 2018 as required by Section 10-5-4(E) of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”). At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the Board; and

WHEREAS, the Board also held public hearings on February 8, 2018 and March 8, 2018 on the question of whether a previously submitted petition for Zoning Variations at the Subject Property should be granted and, by a vote of 6 – 1, recommended to the Village President and Board of Trustees that the requested Variations for the Subject Property be denied; and

WHEREAS, the Village Board of Trustees considered the Board’s recommendation at its April 9, 2018 meeting and remanded the matter back to the Board for consideration of an application for Zoning Variation at the Subject Property showing a modified plan that would require fewer and reduced zoning variations; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was mailed to surrounding property owners; and

WHEREAS, at the public hearing on May 10, 2018, the Petitioner provided information and testimony regarding the requested Variation, testifying, among other things, that the proposed location of the garage was the only place that would work on the Subject Property due to the odd configuration of the Property (seven (7) sided lot), the presence of the few remaining mature trees on the Property (additional 8 trees on the Property lost over the years due to disease), that the natural grading of the property and surrounding properties results periodically in standing water in the rear yard, and the presence of a Commonwealth Edison main power line through the rear of

the Subject Property (which requires a 10-foot clearance from all structures and would cost approximately \$40,000 to relocate);

WHEREAS, at the public hearing on May 10, 2018, an objecting neighbor adjacent to the side of the Subject Property where the proposed garage would be constructed testified, among other things, that they would not have purchased their property if they had known a garage would be constructed so close to the property line, that the proposed garage would impact their views and compromise the safety of their children, and would create a shadow on their property; and

WHEREAS, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, by a vote of 5 – 2, recommends to the Village President and Board of Trustees that the requested Variations for the Subject Property be **DENIED**.

NOW, THEREFORE, the Board makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

FINDINGS OF FACT

1. **The physical surroundings, shape, or topographical conditions of the Subject Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** While the Subject Property is unique due to the fact that it has seven (7) sides, and has a main Commonwealth Edison power line running through the rear of the Property, which limits the ability to locate structures at the rear of the Property, the Petitioner knew or should have known when purchasing the Property that the existing old stable would collapse at some point and that the Commonwealth Edison main power lines existed. The fact that a garage requiring smaller variations could be built if one mature tree on the Edgewood Street side of the property were removed and the proposed garage moved slightly closer to the existing house amounts to a mere inconvenience as opposed to a specific hardship. A majority of the Board found this standard had not been met;

2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village’s Zoning Regulations, for which no compensation was paid.** The physical condition of the lot is longstanding. A majority of the Board found this standard had been met;

3. **The conditions of the Subject Property upon which the petition for Variation is based may not be applicable generally to other property within the same zoning classification.** While the seven (7) sided lot and main Commonwealth Edison power line are unique conditions, the proposed Variations are only necessary due to the presence of mature trees near the front property line that could, if necessary, be removed, a condition that is generally applicable to other properties as well. A majority of the Board found this standard had not been met;

4. **The purpose of the Variation is not based predominately upon a desire for economic gain.** The purpose of the Variations is to site a detached two-car garage on the Property, consistent with Village requirements. The Board found that this standard had been met;

5. **The granting of the Variation is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Subject Property is located.** The proximity of the proposed garage to the adjacent property is problematic as it can be located closer to main living structure at 631 Edgewood, thereby reducing the proximity to the neighboring property. A majority of the Board found this standard had not been met;

6. **The granting of the Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.** The neighbor's concerns regarding the proximity, from a light, safety and general impact standpoint, of the proposed garage to their property were noted. A majority of the Board found this standard had been met;

7. **The granting of the Variation will not unduly tax public utilities and facilities in the area of the Subject Property.** The garage and its related Variations will not unduly tax utilities or facilities. The Board found that this standard was met;

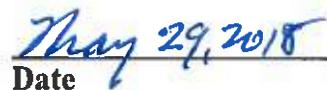
8. **There are no means other than the requested Variation by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Property.** A majority of the Board found this standard had not been met, as the removal of one mature tree would allow the proposed garage to be constructed closer to the primary living structure without connecting it to the home, without impeding the view/air circulation of the home on the south side, and thereby reducing the severity of the variation required to construct the garage. The proposed garage could be moved more than a foot closer to the existing structure without requiring that the outside of the garage be made with non-combustible materials.

RECOMMENDATION

The Board, by a vote of 5-2 found that because certain of the various standards for the granting of a variation were not met, as detailed above, recommends to the Village President and Board of Trustees that the proposed Variations for construction of the detached two-car garage on the Subject Property in the R-2 Single-Family (Detached) Residential Zoning District be DENIED.



Frank Martin
Chairman



Date



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: August 2, 2018

To: Chairman Martin and Zoning Board of Appeals

From: Lisa Scheiner, Assistant Village Administrator

Subj: Proposed Zoning Code Text Amendments – Small Wireless facilities

Issue: Governor Rauner signed SB1451 into law which provides for regulations regarding small (cell) wireless technology. On July 9, 2018, the Village Board adopted an ordinance which created a “new” Chapter 16: Small Wireless Facilities within Title 8 (Public Ways and Property) of the Village Code. The Ordinance went into effect on August 1, 2018 in compliance with SB1451. As a result, the Village is required to amend the Zoning Ordinance to reflect the changes in state law that make small wireless technology a permitted use in the C-1 Commercial Zoning District and a special use in all other Zoning Districts. At its July 9, 2018 meeting, the Village Board also authorized the Village Administrator to file application for the proposed text amendment. The Zoning Board of Appeals will hold a public hearing on August 9, 2018 to consider text amendments to the River Forest Zoning Ordinance regarding the placement and regulation of small wireless facilities in conformance with the Small Wireless Facilities Deployment Act. Notice of the hearing was posted in compliance with Section 10-5-5 of the River Forest Zoning Ordinance.

Analysis:

The Village of River Forest is requesting text amendments to Section 10-13-1 (Definitions) to amend certain definitions and add a definition of Small Wireless Facilities, Section 10-20-1 (Height) relative to the height of Small Wireless Facilities, amendments to Section 10-21-3 (Appendix A/Land Use Chart) to provide for use designations for Small Wireless Facilities on private property in the different zoning districts within the Village. Please note that, pursuant to P.A. 100-585, Small Wireless Facilities are permitted uses within the right-of-way in all zoning districts. The proposed text amendments to the Zoning Ordinance are as follows:

Section 10-3-1: Definitions:

CELLULAR TELEPHONE ANTENNA: A single antenna or an array of antennas, other than a small wireless facility, that is principally used for transmission and reception of cellular telephone

communications and that is mounted on: a) a building or other structure, or b) a freestanding pole, mast or other structure that is attached to the ground or mounted on the roof of a building.

CELLULAR TELEPHONE ANTENNA EQUIPMENT: Radio and computer reception and distribution apparatus that is accessory to the operation of a cellular telephone antenna, other than a small wireless facility, and that is installed inside an accessory or principal building.

SMALL WIRELESS FACILITY: See definition in Section 8-16-3 of this code.

Section 10-20-1: Height:

The requirements in the height regulations in all foregoing sections of this Zoning Title shall be subject to the following exceptions and regulations:

A. Public, semi-public or public service buildings, houses of worship, or schools may be erected to a height not exceeding sixty feet; provided that if such building is adjacent to a residential district it shall be set back from each such property line at least one foot for each foot of additional building height above the limit for that district, in addition to other requirements of this Zoning Title.

B. Chimneys, elevator penthouse, penthouses, stacks, ornamental towers and spires, flagpoles, wireless towers or necessary mechanical appurtenances, and small wireless facilities and wireless support structures as defined and regulated by chapter 8-16 (Small Wireless Facilities) of this code, may be erected to a height in accordance with the Village Code or applicable laws. (Ord. 2640, 5-23-95)

Section 10-21-3: Appendix A:

Add “Small Wireless Facilities” to APPENDIX A (LAND USE CHART) under the ACCESSORY USES portion of the Chart, at its proper alphabetical location, to read in its entirety as follows:

	DISTRICTS							
LAND USES	R1 And R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	C1 Commercial	C2 Commercial	C3 Central Commercial	ORIC Office/ Research/ Industrial/ Commercial	PRI Public/ Private Recreational/ Institutional
ACCESSORY USES								
*	*	*	*	*	*	*	*	*
Small Wireless Facilities	S	S	S	P	S	S	S	S
*	*	*	*	*	*	*	*	*

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
VILLAGE OF RIVER FOREST

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, Cook County, Illinois, on Thursday, August 9, 2018 at 7:30 p.m. in the Community Room of the River Forest Municipal Complex, 400 Park Avenue, River Forest, Illinois, to consider the following:

The request by the Village of River Forest for text amendments to the River Forest Zoning Ordinance regarding the placement and regulation of small wireless facilities in conformance with the Small Wireless Facilities Deployment Act (P.A. 100-585). The Village of River Forest is requesting text amendments which include, but may not be limited to: Section 10-3-1 (Definitions) to amend certain definitions and add a definition of Small Wireless Facilities, Section 10-20-1 (Height) relative to the height of Small Wireless Facilities, amendments to Section 10-21-3 (Appendix A/Land Use Chart) to provide for use designations for Small Wireless Facilities on private property in the different zoning districts within the Village (note that pursuant to P.A. 100-585, Small Wireless Facilities are permitted uses within the right-of-way in all zoning districts), and such other amendments as are deemed necessary for regulation of Small Wireless Facilities in conformance with the Small Wireless Facilities Deployment Act (P.A. 100-585).

All are welcome to review the proposed text amendments, to send correspondence, attend the public hearing, submit evidence, and testify at the public hearing. For further information or for a copy of the proposed text amendments, please contact Assistant Village Administrator Lisa Scheiner at (708) 714-3554 or at lscheiner@vrf.us.

Respectfully submitted by:

Clifford Radatz
Secretary, Zoning Board of Appeals



MEMORANDUM

DATE: August 3, 2018

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *CEER*
Building Official

SUBJECT: Variation Request – 346 Park Avenue

Shaun and Julie Krueger, owners of the property at 346 Park Avenue, have submitted the attached application for variations to the accessory building height regulations (Section 10-8-6) of the Zoning Code.

Section 10-8-6 of the Zoning Code requires that the height of an accessory building not exceed 18 feet in height. The applicants sought a minor variation which allows up to five percent increase in the maximum building height permitted by the Zoning Code. In accordance with Section 10-5-4(B)(5) of the Village Zoning Code a minor variation was granted in December, 2016 to construct a garage at a height of 18 feet 10.8 inches. The garage was constructed with an actual height that exceeds the permitted height by approximately 1 inch. As a result, the applicant must now seek a major variation.

If the Zoning Board wishes to recommend the approval of these variations to the Village Board of Trustees, the following motion should be made:

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-8-6 of the Zoning Code at 346 Park Avenue.

If you have any questions regarding this application, please do not hesitate to call me.



APPLICATION FOR ZONING VARIATION
Village of River Forest Zoning Board of Appeals

Address of Subject Property: 346 Park Ave. Date of Application: 7/16/18

Table with 2 columns: Applicant and Architect/Contractor. Rows include Name, Address, City/State/Zip, Phone, and Email for Shaun & Julie Krueger and Shaun Krueger.

Relationship of Applicant to Property (owner, contract purchaser, legal counsel, etc.): Owner

Zoning District of Property: R1 R2 R3 R4 C1 C2 C3 PRI ORIC

Please check the type(s) of variation(s) being requested:

- Zoning Code Building Code (fence variations only)

Application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

Also attached for your information are the Zoning Board of Appeals "Rules of Procedure" for their public hearings.

Application Deadline: A complete variation application must be submitted no later than the 15th day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true and that all work herein mentioned will be done in accordance with the ordinances of the Village of River Forest and the laws of the State of Illinois.

Owner: Date:

Applicant (if other than Owner): Date:

Application Fee: A non-refundable fee of \$650.00 must accompany every application for variation. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 346 Park Ave. Date of Application: 7/16/18

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-6; Height Regulations A. Accessory Buildings	Not to exceed 18.9 feet, with the granted minor variation, above a datum established at the sidewalk in front of the property	To allow additional .96 inches above required code minimum. Thus, establishing the "as built" height at 18.98 feet above aforementioned datum.

THE APPLICANT IS REQUIRED TO SUBMIT DETAILED LONG HAND CALCULATIONS AND MEASUREMENTS FOR ALL APPLICABLE ZONING PROVISIONS. APPLICATIONS WILL NOT BE CONSIDERED COMPLETE WITHOUT THESE CALCULATIONS AND MEASUREMENTS.

Garage Project description:

We are a family of five. With that comes the necessity to store a lot of "stuff". We moved from a modestly sized home with a plethora of storage to a smaller home, here in River Forest, with no storage capacity. The single car garage that existed on the property was dilapidated and had a hole in his roof. It was a hazard because it was leaning so terribly and it was ill-equipped to handle the storing needs without potentially incurring water damage. After the required grading survey was completed it was found that the intended site of the garage was two feet higher than the sidewalk, where the datum is established for the overall allowable height. In the permitting process to build, I requested a minor variation to allow an extra 5% of the zoning ordinance that dictates the height of an accessory building. This was done in the spirit of allowing myself enough head clearance while using the second floor. I built a garage large enough to hold our three vehicles and all of the aforementioned stuff. Upon completion of construction an as-built survey revealed a finished height of 18.98 feet above the datum established at the sidewalk in front of the property. After the minor variation request was granted the zoning ordinance allowed only 18.9 feet in height. The difference being .08 feet or a little under 1 inch. I was aghast at the findings and uncertain of where I made the error during construction. Nonetheless, I was informed that my mistake required the request for a major zoning variation.

Description of proposed variance:

The requested variance would allow an additional .96 inches above the height established by the zoning ordinance. Instead of 18.9 feet the variance would allow 18.98 feet.

1. The physical surroundings, shape or typographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;

Response: The topographical condition of my lot at 346 Park Avenue rises 2 feet from the sidewalk, where the datum for height is established, to the back wall of the garage.

2. The aforesaid unique physical condition did not result from an action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid;

Response: This unique physical condition was created by the placement of the railroad tracks that abutt the back of my property.

3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;

Response: This grading or topographical condition is not generally applicable to all lots.

4. The purpose of the variation is not based predominantly upon a desire for economic gain;

Response: This zoning variance request is not based on any economic gain. We have lived in the home for 3 years and intend to continue doing so for many years to come.

5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located;

The granting of the proposed zoning variance will not be detrimental to the welfare of the public or unduly injurious to the enjoyment, or development value of neighboring properties. To the contrary, improvements to property tend to have a positive effect by raising the value of neighboring properties.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;

Response: The requested zoning variation will not impair an adequate supply of light or air to adjacent properties. The actual height of my garage, as measured from the ground next to it, is 17 ft 9 in.

7. That the granting or the variation would not unduly tax public utilities and facilities in the area;

Response: By granting the requested variance there would be no undue burden placed on the fire department, the police department, streets and sanitation, etc.

8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property;

There are no other means to avoid the Practical difficulty and unnecessary hardship in the reconstruction required to reduce the height of my garage by less than an inch in order to comply with the zoning ordinance for height. As mentioned above, the actual height of my garage as measured from the ground next to it is 17 ft 9 in. I admit it was a mistake but that there was no malicious intent or any desire to take advantage of the already granted minor variation.

FINDINGS OF FACT

Whereas, the Zoning Administrator has considered the application of Shaun Krueger for a minor zoning variation for the residence located at 346 Park Avenue in the Village for the purpose of constructing a garage, and;

Whereas, the Applicant has sought a minor variation in accordance with Section 10-5-4(B)(5) of the Village Zoning Code which allows up to a five percent increase in the maximum building height permitted by the Zoning Code;

Whereas, the Zoning Administrator makes the following findings of fact pursuant to Section 10-5-4(D)(1):

1. The Zoning Administrator finds that a public notice was mailed to all property owners within two hundred fifty feet of the subject property. The public notice indicated the nature and location of the requested minor variation and invited written comment regarding the merits or potential impact of the variation within fifteen days of the date of the notice.
2. The Zoning Administrator finds that no written comments were received in regard to the requested variation.

Now, therefore, the Zoning Administrator makes the following findings of fact and determination pursuant to Section 10-5-4(D)(2)(a):

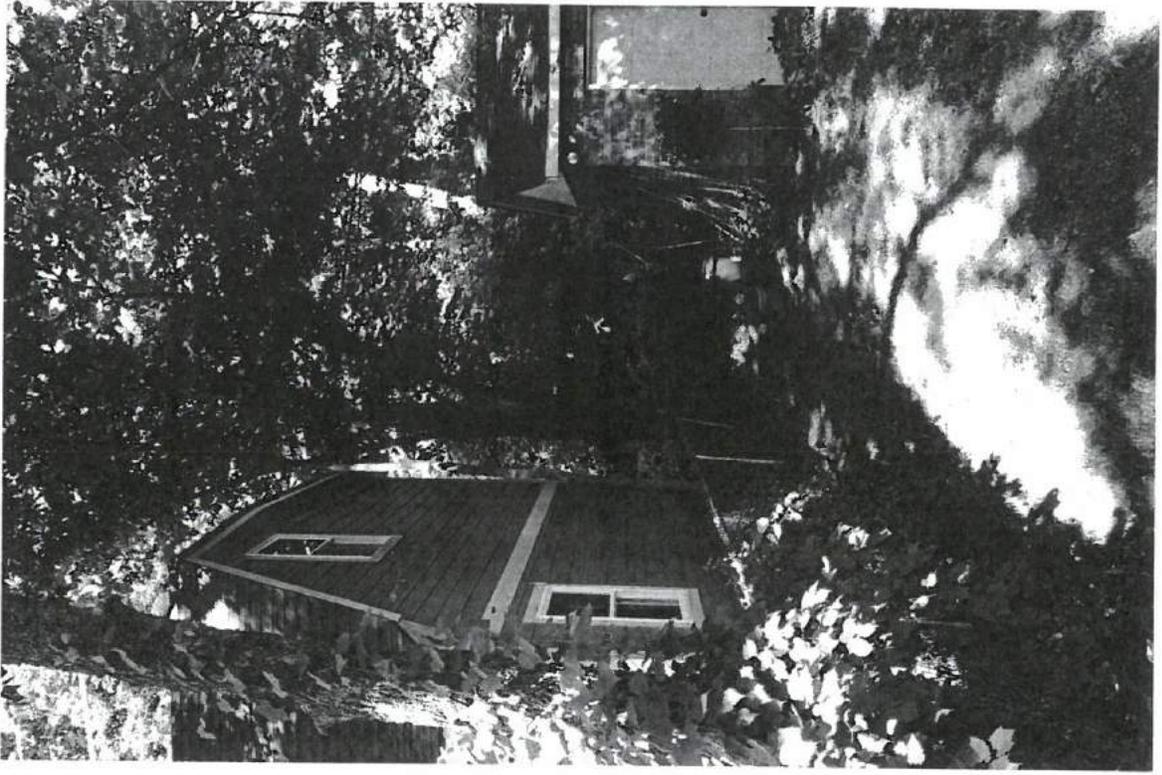
1. The Zoning Administrator finds that the requested minor variation does not pose a threat to health, safety, welfare, or enjoyment on the subject site or on other property within the Village, and is appropriate to the reasonable use of the property and surrounding properties.
2. The Zoning Administrator hereby approves and issues the minor variation as requested.



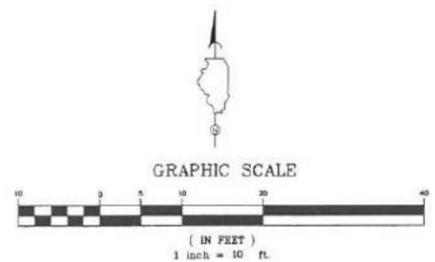
December 27, 2016

Eric Palm
Zoning Administrator

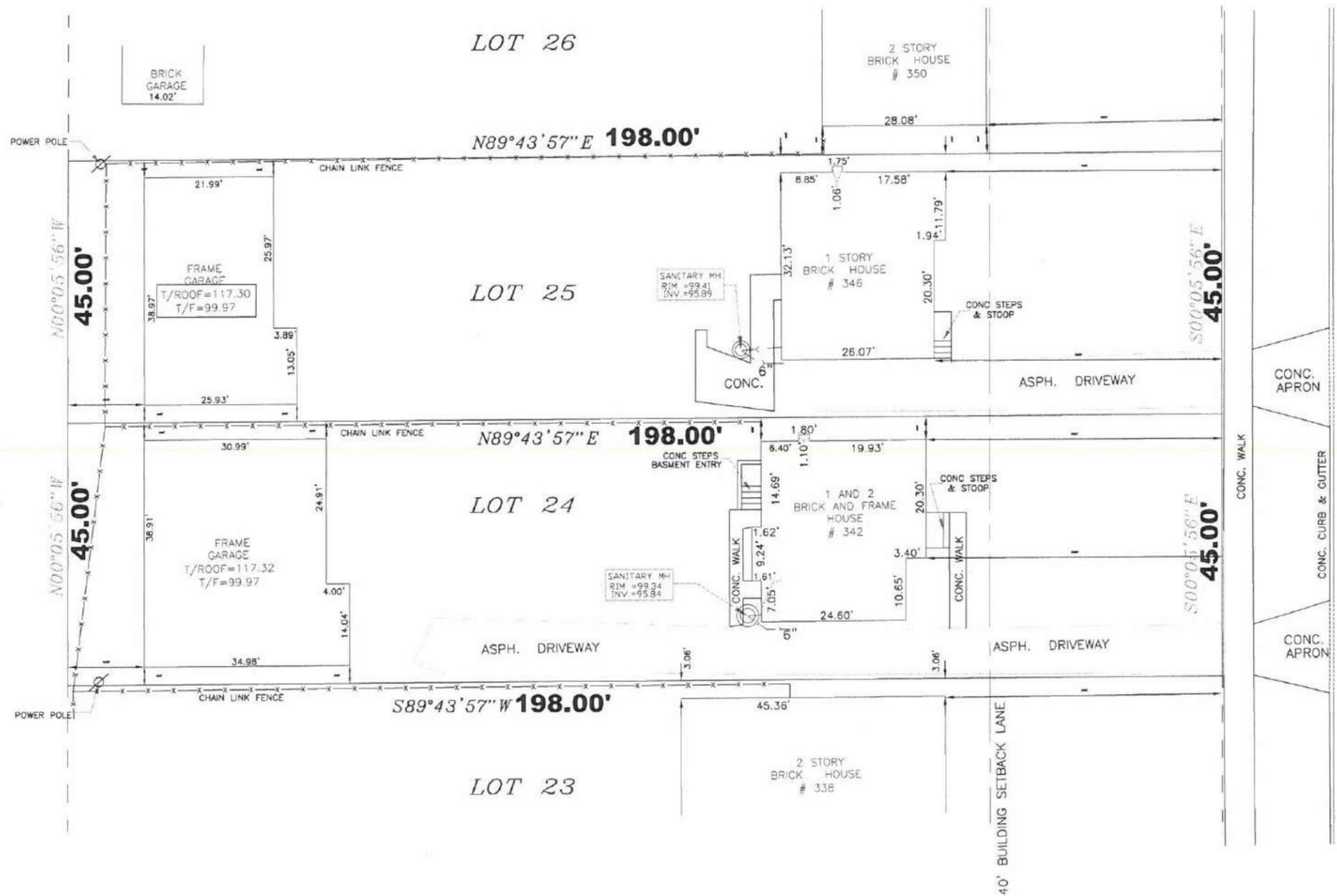
Date



SITE BENCHMARK :
S. FLANGE BOLT ON FIRE HYDRANT
ELV. = 100.00



MINNEAPOLIS AND SAULT ST. MARIE RAILROAD



PARK AVENUE



PROPOSED GARAGE
346 AND 342 PARK AVE RIVER
FOREST, IL. 60305

Damas Consulting Group
5625 Middaugh Ave
Downers Grove, IL. 60516
Ph 630-991-3299 FAX 630-541-2382

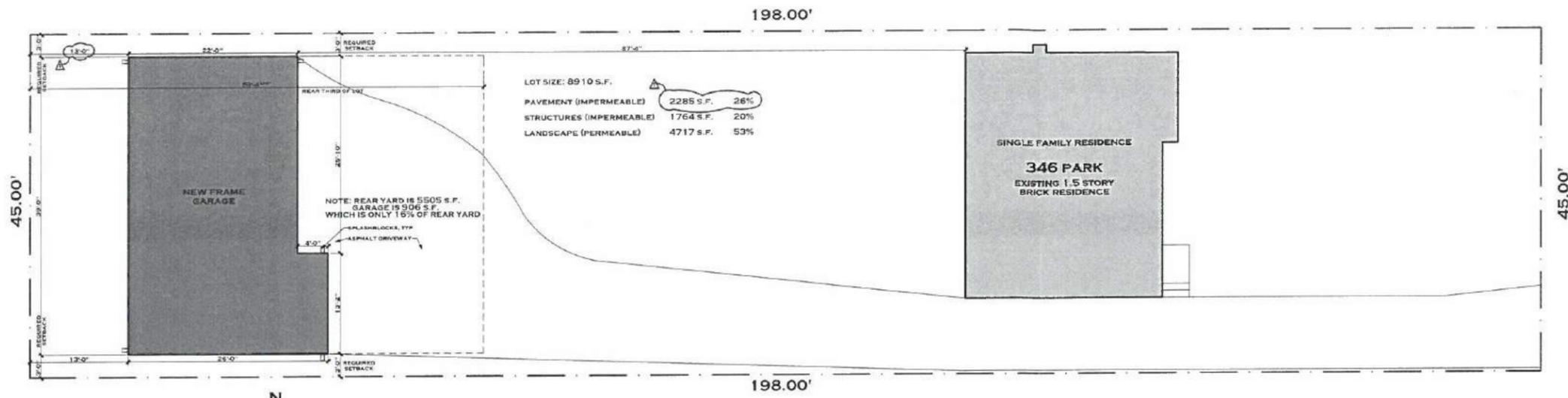
Revisions		DATE	ISSUE
1	06-11-17	AS BUILT	
2	10-19-17	AS BUILT	

ROOF ELEVATION 346 PARK AVE

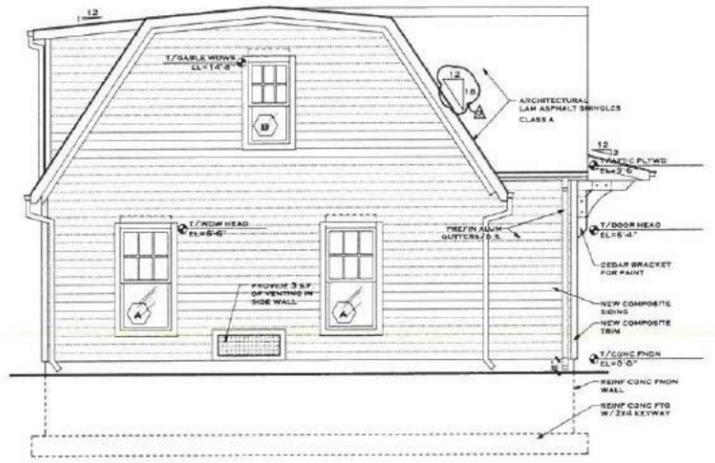
Stamp

Project Information
Project No. 15-1103
Drawn A.A.
Design A.A.
Checked A.M.
P.E. N/A
Approved N/A

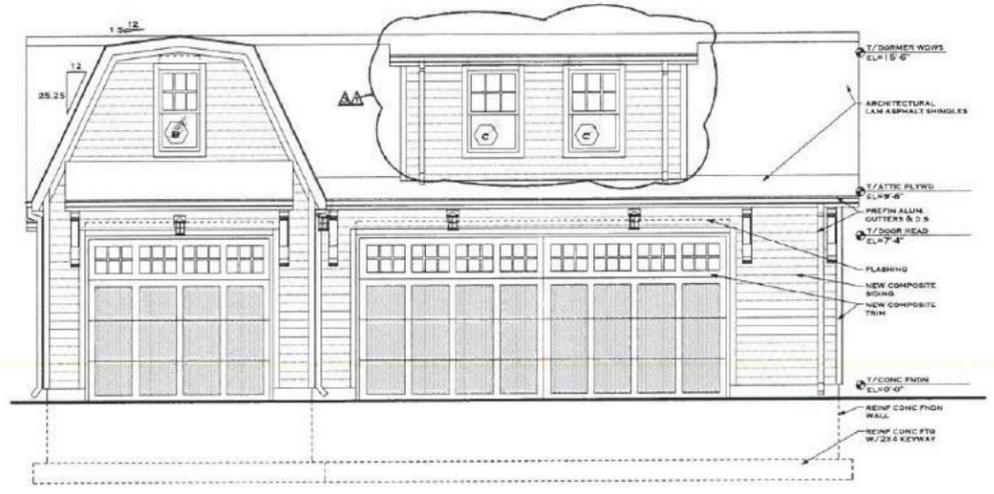
Title
Sheet No.
AB-1



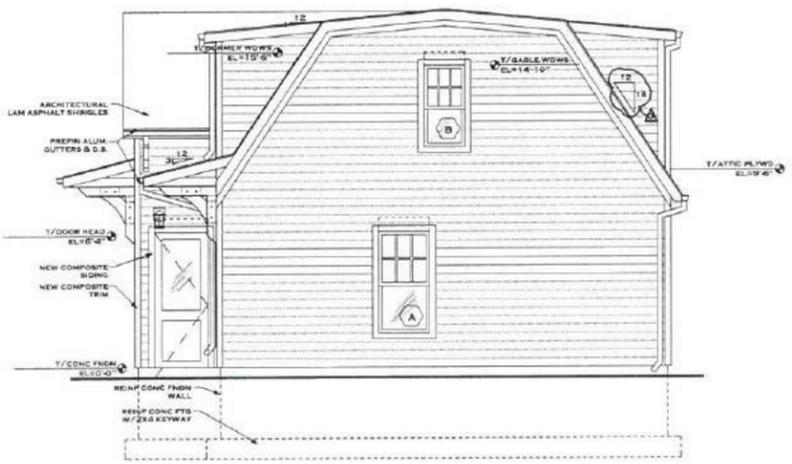
1 SITE PLAN
1/8" = 1'-0"
NOTE: ALL EXISTING SETBACKS FOR HOUSE TO REMAIN



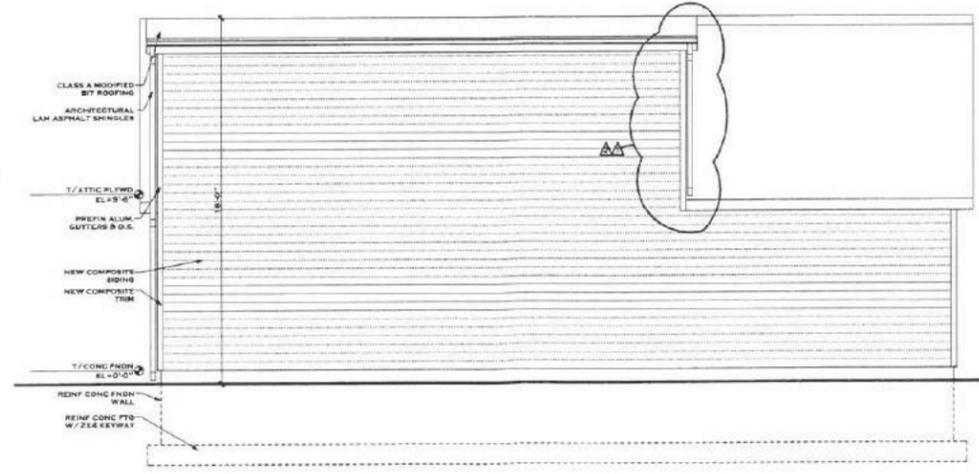
2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 NORTH ELEVATION
1/4" = 1'-0"



5 WEST ELEVATION
1/4" = 1'-0"

ABBREVIATIONS:
LAM = LAMINATED ASPH = ASPHALT WD = WOOD ML = MICROLAM CLG = CEILING SF = SQUARE FOOT CONC = CONCRETE FTG = FOOTING T = TEMPERED EXIST = EXISTING FNDN = FOUNDATION GYP BD = GYPSUM BOARD

THE KRUEGER RESIDENCE

346 PARK RIVER FOREST, IL 60305

CONSTRUCTION OF A NEW FRAME 1.5 STORY GARAGE ON SINGLE FAMILY LOT

DRAWING INDEX

- A0 SITE PLAN/TITLE SHEET/ EXTERIOR ELEVATIONS
- A1 CONSTRUCTION PLANS
- A2 STRUCTURAL PLANS/ SECTIONS
- A3 ELECTRICAL PLANS/ GENERAL NOTES

ZONING INFORMATION

CURRENT ZONING - R2
MINIMUM LOT SIZE IS 8712 S.F.
SUBJECT LOT SIZE IS: 8910 S.F.
FAR FOR RS-2: (0.40) 3564 S.F.
EXISTING FAR: (1.19) 1716 S.F.
PROPOSED FAR: (1.23) 2123 S.F.
MAXIMUM HEIGHT ALLOWED GARAGE: 18'-0"
EXISTING HEIGHT GARAGE: 15'-0"
PROPOSED HEIGHT GARAGE: 18'-0"
REAR YARD SETBACK FOR GARAGE: 3'-0"
EXISTING REAR YARD SETBACK: 8'-2 1/8"
PROPOSED REAR YARD SETBACK: 3'-0"
SIDE YARD SETBACK FOR A GARAGE: 3'-0"
EXISTING SIDE YARD SETBACK: 2'-9 5/8" (S); 2'-8 3/8" (N)
PROPOSED SIDE YARD SETBACK: 3'-0" (S); 3'-0" (N)

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE VILLAGE OF RIVER FOREST BUILDING CODES AND ORDINANCES

Kimberlee L. Smith
KIMBERLEE L. SMITH 001-017592

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9.2.16	REVISED FOR PERMIT
10.21	REVISED FOR PERMIT
11.7.16	REVISED FOR PERMIT

KRUEGER RESIDENCE
346 PARK RIVER FOREST, IL 60305

SMITH ARCHITECTURE
ARCHITECTURE ADDITION
HISTORIC PRESERVATION NEW CONSTRUCTION GRAPHIC DESIGN

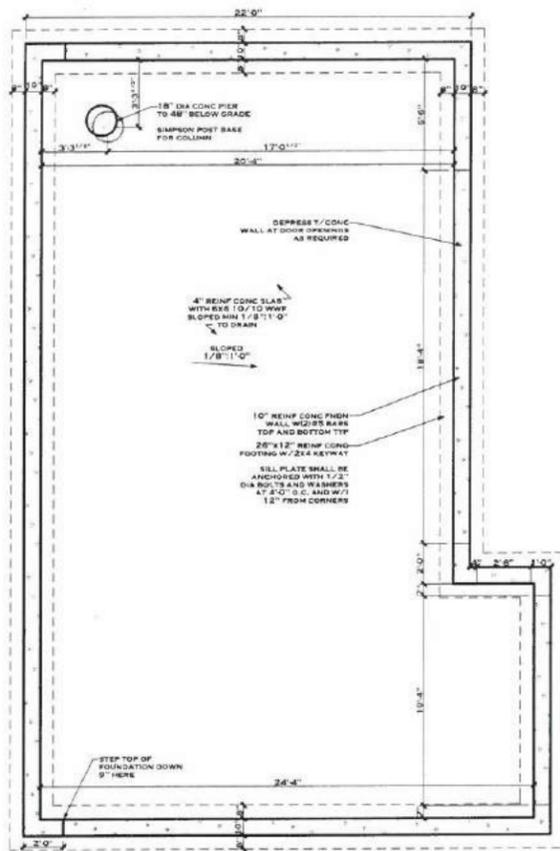
811 NORTH EAST AVENUE, OAK PARK, IL 60302
773.934.9124
KSMITHSMITHARCH.COM

TITLE SHEET/ SITE PLAN/ ELEVATIONS

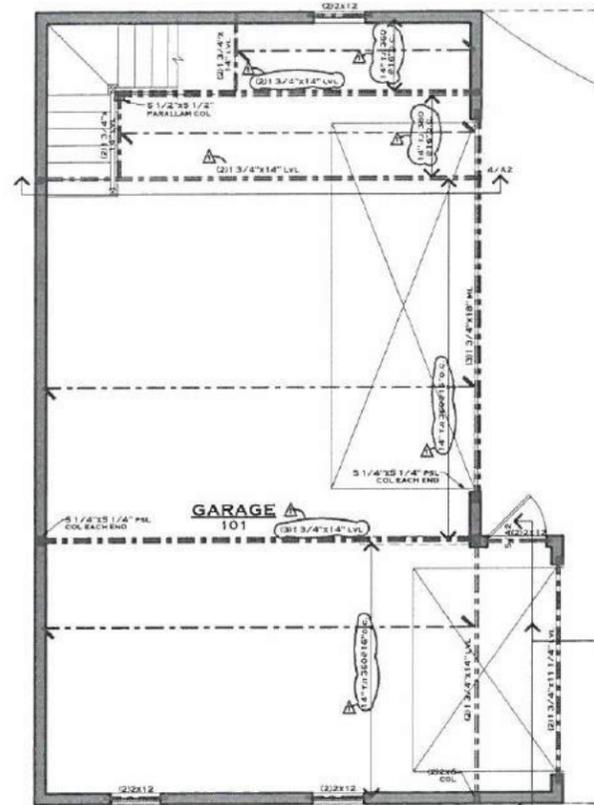
DATE
2.27.17

PROJECT
15131

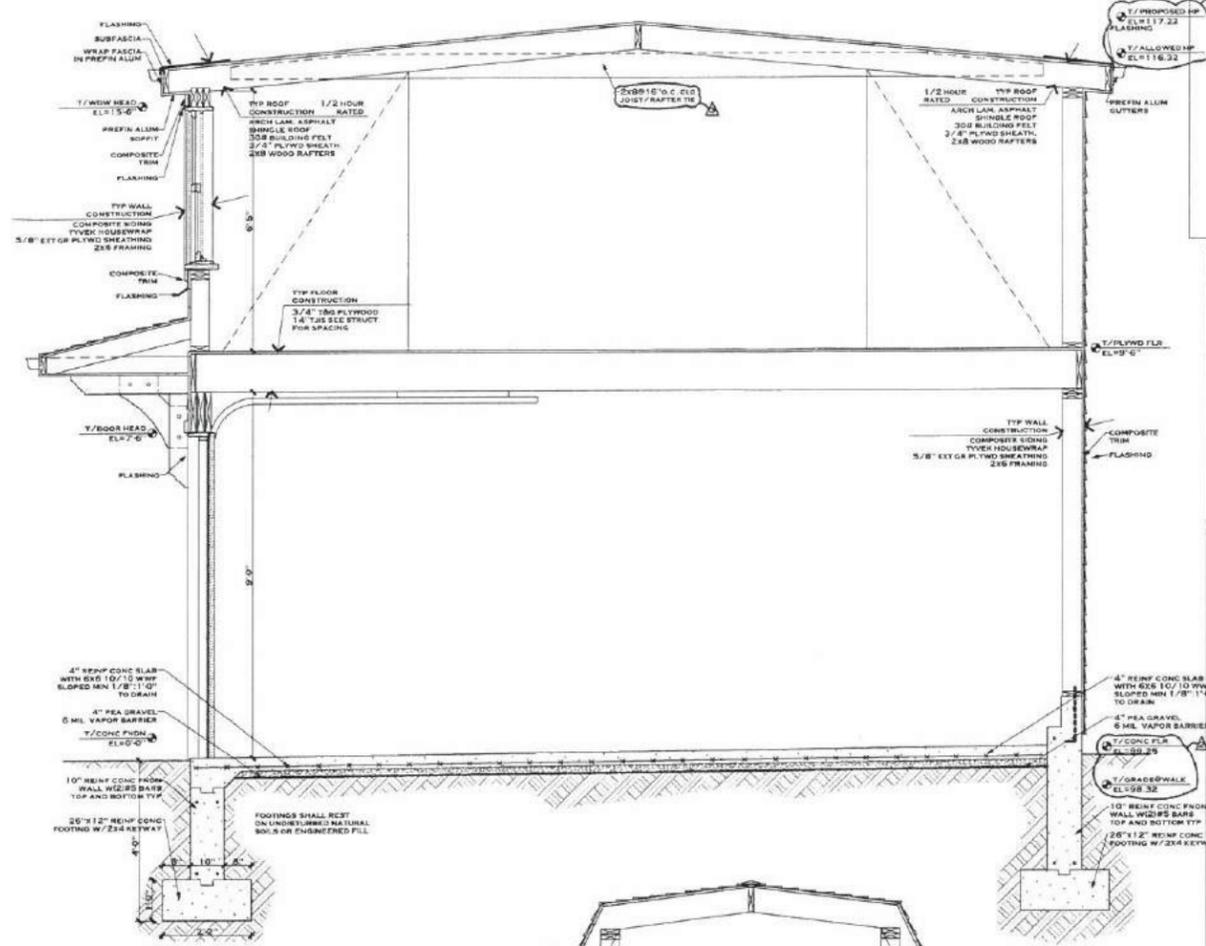
SHEET NO.
A0



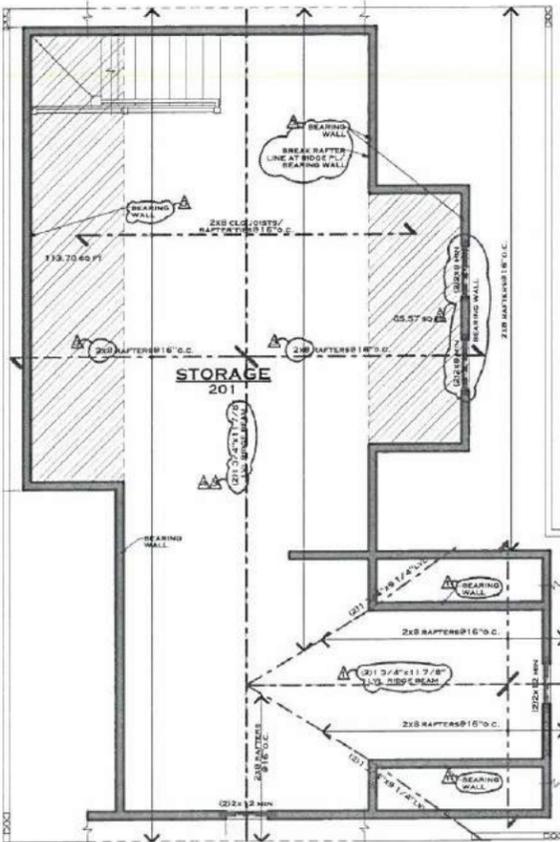
1 FNDN STRUCT PLAN
1/4"=1'-0"



2 1ST FLR STRUCT PLAN
1/4"=1'-0"



4 SECT LOOKING NORTH
1/2"=1'-0"



3 2ND FLR STRUCT PLAN
1/4"=1'-0"

DOOR SCHEDULE						
No.	WIDTH	HT.	THICK.	TYPE	FINISH	REMARKS
1	2'-8"	7'-0"	1 3/4"	EXT SWING	PAINT	NEW EXTERIOR GRADE, WOOD AND GLASS EXTERIOR SWING DOOR, SWING OUT, GLASS TEMPERED, MANUFACTURER TO BE DETERMINED
2	10'-0"	8'-0"	2"	OH GARAGE	PREFIN	NEW OVERHEAD paneled GARAGE DOOR FINISHED BY MANUFACTURER, GLASS TEMPERED, MANUFACTURER TO BE DETERMINED. KEYLESS ENTRY
3	18'-0"	8'-0"	2"	OH GARAGE	PREFIN	NEW OVERHEAD paneled GARAGE DOOR FINISHED BY MANUFACTURER, GLASS TEMPERED, MANUFACTURER TO BE DETERMINED. KEYLESS ENTRY

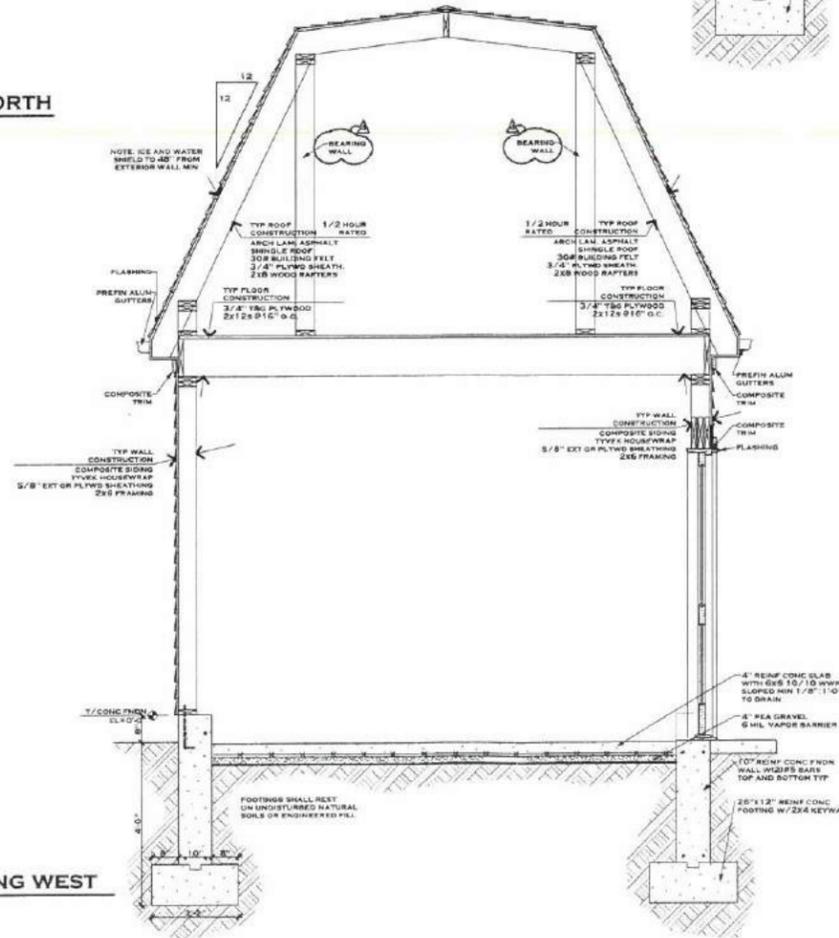
NOTES:

- ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT IN THE DIRECTION OF EGRESS.
- ALL INTERIOR DOORS TO BE SOLID CORE DOORS.
- VERIFY ALL SWINGS ON PLANS.
- ALL EXTERIOR FRENCH DOORS SHALL BE TEMPERED GLASS.
- ALL SAFETY GLASS SHALL BE PERMANENTLY LABELED INDICATING TYPE OF GLASS AND THE SAFETY GLASS STANDARD TO WHICH IT COMPLIES

WINDOW SCHEDULE						
ALL WINDOWS BASED ON WEATHERSHIELD CLAD WOOD WINDOWS, COLOR-WHITE.						
UNIT NUMBER	TYPE	R.O. WIDTH	R.O. HEIGHT	LIGHT	VENT	REMARKS
A 11-30x60	CLAD DH	2'-6"	5'-0"	10.11	5.83	CLAD WOOD DOUBLE HUNG WINDOW W/INSUL. GLASS, LOW E, 2V 3H DIVS TOP SASH ONLY.
B 11-24x48	CLAD DH	2'-0"	4'-0"	6.11	3.66	CLAD WOOD DOUBLE HUNG WINDOW W/INSUL. GLASS, LOW E, 2V 3H DIVS TOP SASH ONLY.
C 11-30x48	CLAD DH	2'-6"	4'-0"	7.94	4.58	CLAD WOOD DOUBLE HUNG WINDOW W/INSUL. GLASS, LOW E, 2V 3H DIVS TOP SASH ONLY.

NOTES:

- CONTRACTOR TO VERIFY ALL OPENING SIZES PER WINDOW AND DOOR MANUF. SELECTED.
- WINDOW CONTRACTOR TO VERIFY ALL OPENINGS IN FIELD. SIZES GIVEN ARE APPROXIMATE.
- SEE 1/4" ELEVATION SHEETS FOR NOTES REGARDING OBSCURED AND/OR TEMPERED GLASS.
- WINDOW HINGING - REFER TO 1/4" EXTERIOR ELEVATIONS.
- ALL WINDOWS SHALL BE INSULATING GLASS WITH LOW E II.
- ALL INT. HARDWARE TO BE WHITE, CRANK HANDLE.
- CONTRACTOR SHALL ORDER AND PROVIDE JAMB EXTENSIONS AS REQUIRED.
- ALL SAFETY GLASS SHALL BE PERMANENTLY LABELED INDICATING TYPE OF GLASS AND THE SAFETY GLASS STANDARD TO WHICH IT COMPLIES



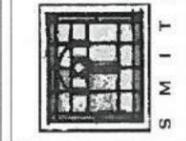
5 SECT LOOKING WEST
1/2"=1'-0"

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- 10.2.16 REVISED FOR PERMIT
- 10.2.11 REVISED FOR PERMIT
- 11.7.16 REVISED FOR PERMIT
- 2.27.12 REVISED FOR PERMIT

KRUEGER RESIDENCE
346 PARK RIVER FOREST, IL 60305

SMITH ARCHITECTURE
ARCHITECTURE HISTORIC PRESERVATION NEW CONSTRUCTION ADDITION
811 NORTHEAST AVENUE, OAK PARK, IL 60302
773.934.9124
KSMITHSMITHARCH.COM



STRUCTURAL PLANS/SECTIONS

DATE 2.27.17

PROJECT 15131

SHEET NO. A2

8/1/2018

Clifford Radatz
Secretary, Zoning Board of Appeals
400 Park Avenue
River Forest, IL 60305

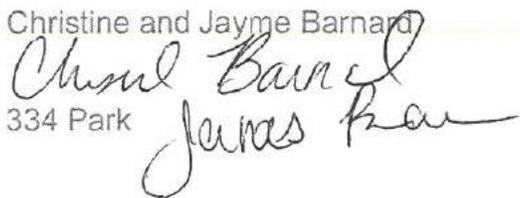
Dear Cliff,

My name is Christine and my husband Jayme and I live at 334 Park. We are close neighbors of Shaun and Julie Krueger and are writing in regard to the zoning variation application for their addition. We have seen the plans and have no issue with their expansion plans. Both the new garage and this addition will be a nice improvement for our block and feel fortunate that our neighbors continue to invest in the expansion and beautification of their home.

Sincerely,

Christine and Jayme Barnard

334 Park

Handwritten signatures of Christine and Jayme Barnard. The signature for Christine is written in a cursive style, and the signature for Jayme is also in cursive, appearing as 'Jayme Barnard'.

Village of River Forest
Zoning Board
400 Park Ave.
River Forest, IL 60305

July 31, 2018

Dear Members,

I live immediately south of the Krueger residence. I have lived in my home for 19 years. When the Kruegers moved in three years ago, they told me of their plans to demolish the run down, one-car garage on the property as well as the construction of the currently existing three-car garage.

I was a strong proponent of their project initially, and now that the project is finished, I believe it is an appropriate height and is pleasing to the eye. I am in full support for the height variance they are requesting for the additional one inch.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Nunn", with a long horizontal flourish extending to the right.

Mark Nunn
342 Park Ave.

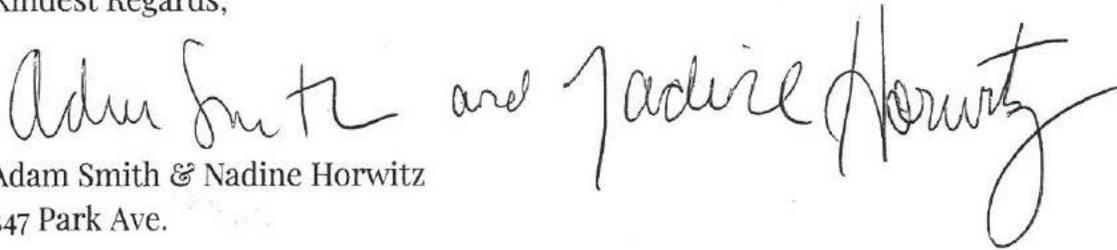
July 25, 2018

Dear Zoning Board Members,

We are neighbors of the Krueger family. We are pleased with what they have done with their property since purchasing their home a few years ago. They built a garage that is set at the rear of their lot, rather than the middle of the yard where the previous garage was situated. We feel the garage is of reasonable height, tastefully designed and appropriately sized. We are in full support fo the variation they need for the extra inch in height.

Please feel free to contact us if you have any questions.

Kindest Regards,

Handwritten signature of Adam Smith and Nadine Horwitz in cursive script.

Adam Smith & Nadine Horwitz
347 Park Ave.

630-675-6366



**LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, County of Cook, State of Illinois, on Thursday, August 9, 2018 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by Shaun and Julie Krueger, owners of the property at 346 Park Avenue, who are seeking a zoning variation to increase the maximum height allowed for an accessory building.

The applicant had previously sought and received a Minor Variation in accordance with Section 10-5-4-B-5 of the Zoning Code. Section 10-5-4-B-5 can allow an increase in the maximum building height of up to five percent above the limitation of the applicable regulation through the Minor Variation procedure. Section 10-9-6 of the Zoning Code limits the height of an accessory building to 18'-0" above the elevation of the Public Walk. Per the Minor Variation granted on December 27, 2016, the detached garage was allowed to be constructed with a height of 18.9 feet above "grade".

The detached garage for the subject property was inadvertently constructed with a height at the ridge of 18.98 feet above the elevation of the Public Walk.

The legal description of the property at 346 Park Avenue is as follows:

LOT 25 IN RIVER FOREST PARK HOMES SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 14446645 IN THE VILLAGE OF RIVER FOREST, IN COOK COUNTY, ILLINOIS.

All interested persons will be given the opportunity to be heard at the public hearing. A copy of the meeting agenda will be available to the public at the Village Hall.

Clifford Radatz
Secretary
Zoning Board of Appeals

PLAT OF SURVEY

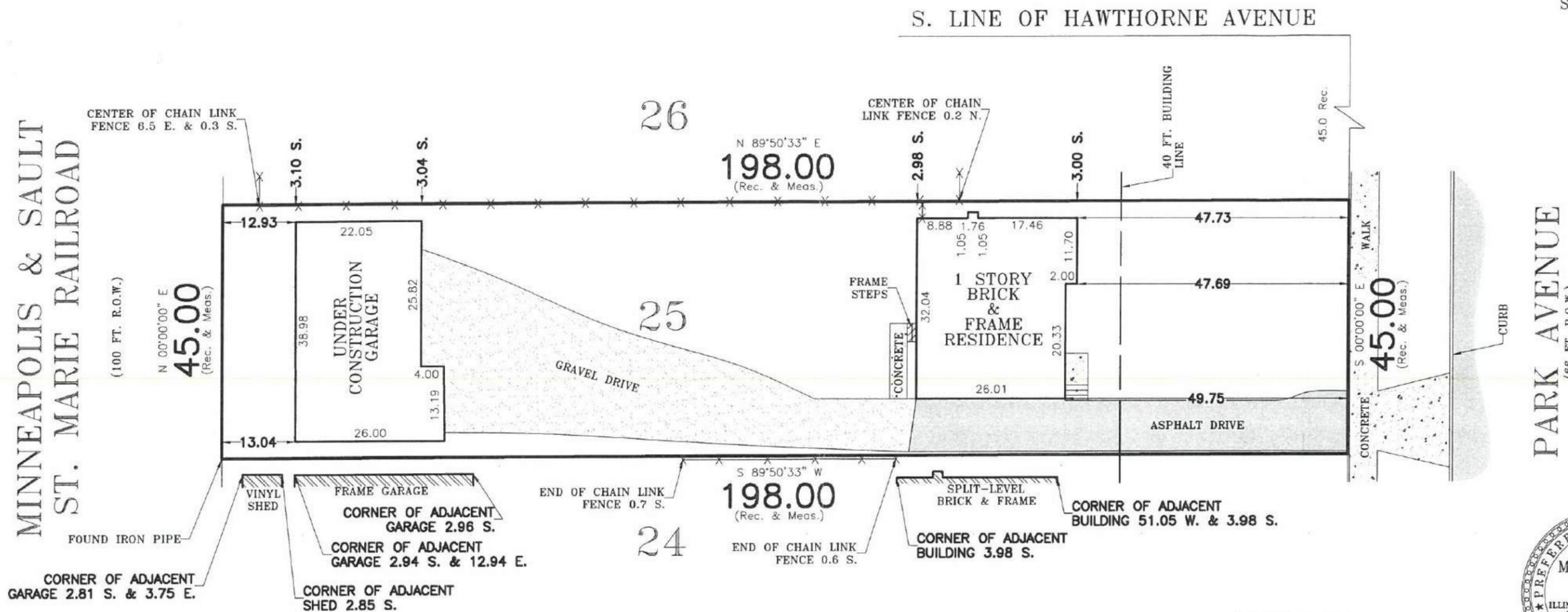
of

LOT 25 IN RIVER FOREST PARK HOMES SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 14446645 IN THE VILLAGE OF RIVER FOREST, IN COOK COUNTY, ILLINOIS.

ADDRESS: 346 PARK AVENUE, RIVER FOREST, ILLINOIS
P.I.N. 15-12-302-029



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 PER THE CLIENT 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)
) S.S.
COUNTY OF COOK)



SURVEY ORDERED BY: SHAUN KRUEGER
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
5TH DAY OF JULY A.D. 2018
Michael J. Lopez
MY LICENSE EXPIRES ON 11/30/18



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	07/03/2018	FLD CREW:	IP/TT
Land Area Surveyed	8,910.0 Sq. Ft.	CAD:	IP
Drawing Revised			



MEMORANDUM

DATE: August 2, 2018

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *CEER*
Building Official

SUBJECT: Variation Request – 346 Park Avenue

Shaun and Julie Krueger, owners of the property at 346 Park Avenue, have submitted the attached application for variations to the side yard setback regulations (Section 10-9-7) of the Zoning Code. The applicants propose to construct a two story addition onto the existing residence, which includes a second story addition on top of the existing house. The addition on the existing house will increase the height of the north wall which maintains a non-complying side yard setback.

Section 10-9-7 of the Zoning Code requires a minimum 5'-0" side yard setback to the wall of a building (3'-0" minimum setback to the roof eaves), and prohibits the increase in the height of a wall which maintains a non-complying side yard setback. The existing setback of the north wall of the house is approximately 2.98 feet. The roof for the addition is proposed to have an overhang of 1'-6" (1.5 feet), so the setback to the roof eave will be 1.48 feet from the north property line.

If the Zoning Board wishes to recommend the approval of these variations to the Village Board of Trustees, the following motion should be made:

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-9-7 of the Zoning Code at 346 Park Avenue.

If you have any questions regarding this application, please do not hesitate to call me.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 346 Park Ave.

Date of Application: 7/16/18

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-7-C-2-b	the height of a wall that maintains a nonconforming side yard setback may not be increased.	Increase the height of the north wall, which maintains a nonconforming side yard setback, from a single story into the second story by adding a second floor to the existing footprint.
10-8-7-C-2-b	The eaves of a structure shall be required to maintain a minimum 3 foot side yard setback	Allow the construction of eaves at the north wall of the building with a side yard setback of 1.44 feet.

THE APPLICANT IS REQUIRED TO SUBMIT DETAILED LONG HAND CALCULATIONS AND MEASUREMENTS FOR ALL APPLICABLE ZONING PROVISIONS. APPLICATIONS WILL NOT BE CONSIDERED COMPLETE WITHOUT THESE CALCULATIONS AND MEASUREMENTS.

Re: 346 Park Avenue Project Description

July 16, 2018

Dear Zoning Board Members,

My wife and I are the parents of three young boys; we had long desired to live in the fine community of River Forest. We were thrilled when we purchased a single story, brick cottage with two bedrooms and one bathroom in the 300 block of Park Avenue. We felt it was the perfect property as it had a deep lot, two course solid brick exterior walls, and a concrete foundation. All in which to accommodate a second floor addition as our family grows.

In its current state, the existing kitchen is undersized, while the existing stairs to the basement are very steep and lack proper head clearance. Overall, the house has been minimally updated since it was built in 1954, and the existing layout is not a functional space for a family of five. We hired an architect to draw up plans to add a second story to the existing building with three bedrooms and an additional bathroom, which has a 3' side yard setback on the north side of the property (see attached plat of survey). The planned project also consists of remodeling the existing first floor area to provide a larger more functional kitchen, new breakfast area, a family room, and a larger open concept living room. The project will also involve bringing up to date all of the plumbing and electrical to current code specifications as well as the installation of a sprinkler system for fire suppression.

Description of proposed Variance

We respectfully request a zoning variance to allow the non-conforming, first floor, north wall of the home to increase from one story to two stories, with a side yard setback of 3 feet to match the existing home instead of the required 5 feet. The eave of the same wall also requires a variance to match the eaves of the rest of the house. This will project 18 inches onto a required 3 foot side yard setback

The following are responses to standards:

1. The physical surroundings, shape or typographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;

Response: The narrow shape of the lot creates an unnecessary hardship in complying with the current side yard setback requirement. The current zoning ordinance was established well after the homes were built on the property. The lot is only 45 feet wide, almost 5 feet less than the average lot width of 50 feet in River Forest.

Additionally, homes in south River Forest, especially those on the west side of the 200 and 300 block of Park Avenue, were constructed on the north side of their already narrow property leaving a 3 foot side yard setback. If the strict letter of the zoning ordinance were carried out, there exists a practical difficulty and unnecessary hardship in design, engineering and construction of a second floor load-bearing wall offset by 2' from the first floor wall below. This would be atypical of a conventionally constructed second floor load-bearing wall. Our architect estimated we would incur an expense of \$29,000-\$37,000 outside conventional construction costs.

Furthermore, in order to create the additional living space necessary for our family we must make use of the entire second floor. If the strict letter of the zoning ordinance were carried out, there would be unnecessary hardship in a 20% loss of much needed, habitable floor space on the second floor.

2. The aforesaid unique physical condition did not result from an action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid;

Response: The narrow lot shape is a unique condition that causes unnecessary hardship and is not the result of any singular action but is the result of an accumulation of circumstances, none of which are under our control. First, the creation of an atypically narrow lot is the result of a subdivision of land that was granted by the village government. This was created well before we took possession of the property. As noted above, the typical River Forest lot is 50 feet wide while our property is only 45 feet wide.

Additionally, when the land was subdivided and the lot was established, our home was then built with a set back of 3 feet off the north lot line and 10 feet off the south lot line. Our 45 foot wide property can easily accommodate the proposed addition but it is the unique location of the home on the property, justified so far to the north, that creates an unnecessary hardship. These two factors, independent of our ownership, contribute to the result of governmental action. They are the unique physical conditions resulting in unnecessary hardship and are not a result of any person having interest in the property.

3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;

Response: The property is unique in the same way that 515 Franklin, 30 Franklin, 24 Franklin are unique to R-2 zoning classification. The width of these properties are 5 feet smaller than the average width of properties within R-2 zoning classification of River Forest.

4. The purpose of the variation is not based predominantly upon a desire for economic gain;

Response: We have lived in our house for three years. The purpose of the requested zoning variance is to provide the necessary living space for our family in a home where we wish to continue residing long after the renovation is complete. It is not based on our desire for economic gain.

5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located;

Response: The proposed addition will not have any detrimental effect on public welfare or be injurious to the enjoyment, use or development value of other properties in the neighborhood. To the contrary, following the strict letter of the zoning ordinance would result in an aesthetically unappealing house that would be out of harmony, absent of curb appeal and lacking coherence with the neighboring homes. (see attached photo)

Additionally, improvements to property tend to have a positive effect by raising the value of neighboring homes.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;

Response: The requested zoning variance will not impair the adequate supply of light and air to adjacent properties. The proposed addition would be 3 feet below the maximum allowed (see attached sun study). The property to the north has a 5 foot side yard setback. With ours being 3 feet that is a total of 8 feet between properties. Additionally, the new renovation will have a whole house sprinkler system for fire suppression installed. According to the Home Fire Sprinkler Coalition, a properly installed sprinkler system will extinguish any threat of fire within the first 90 seconds of it being detected. This, along with the 8 foot separation between properties, sufficiently reduces the danger of fire. The requested zoning variation will facilitate in increasing the value of the adjacent properties and contribute value and character to that of the neighboring homes.

7. That the granting or the variation would not unduly tax public utilities and facilities in the area;

Response: The utilities and facilities required would not be above normal usage. The amount of square footage proposed by this project is well below the permissible floor area ratio, which has been established by the village as the level that will be supported by public utilities. Our home of five family members is not unusual and our proposed renovation is modest. By granting the requested variance there would be no undue burden placed on the fire department, the police department, streets and sanitation, etc.

8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property

Response: Granting this variation will enable us to make a reasonable use of the full width of the second floor. There are no other means to avoid the unnecessary hardship of a 20% loss of needed living space on the second floor.

There are no other means in avoiding the practical difficulty of engineering, design and unconventional construction this zoning ordinance bears upon this project and our ownership.

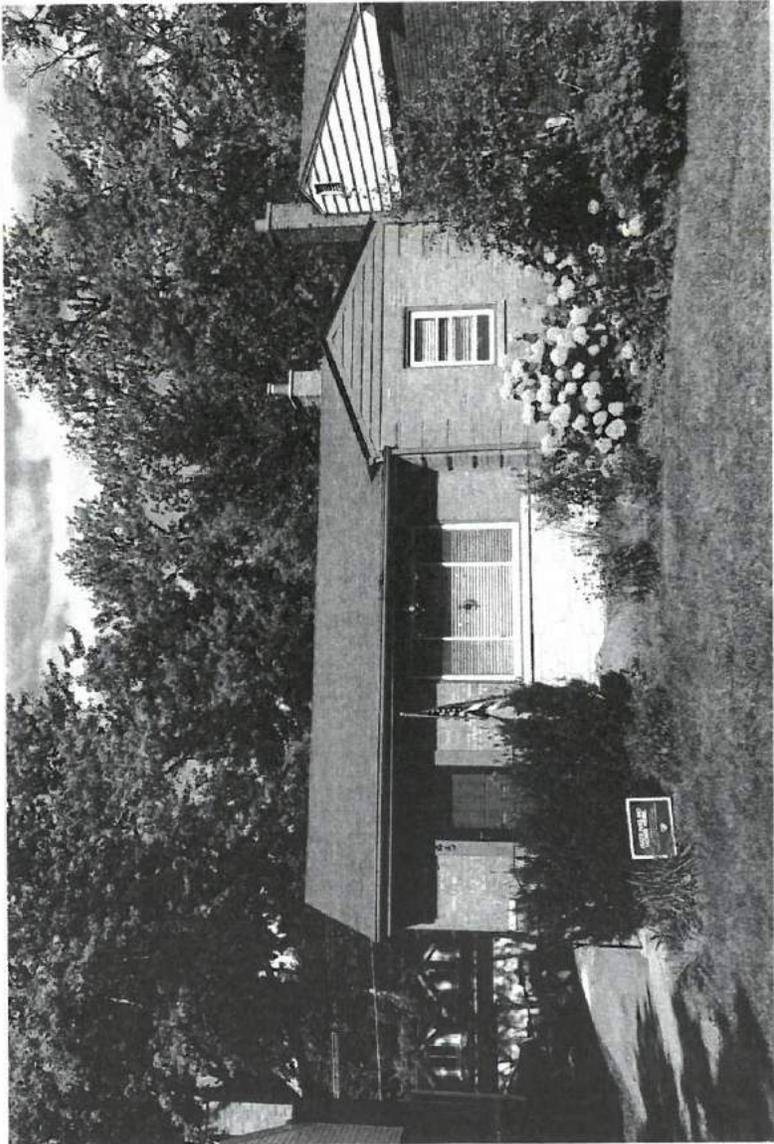
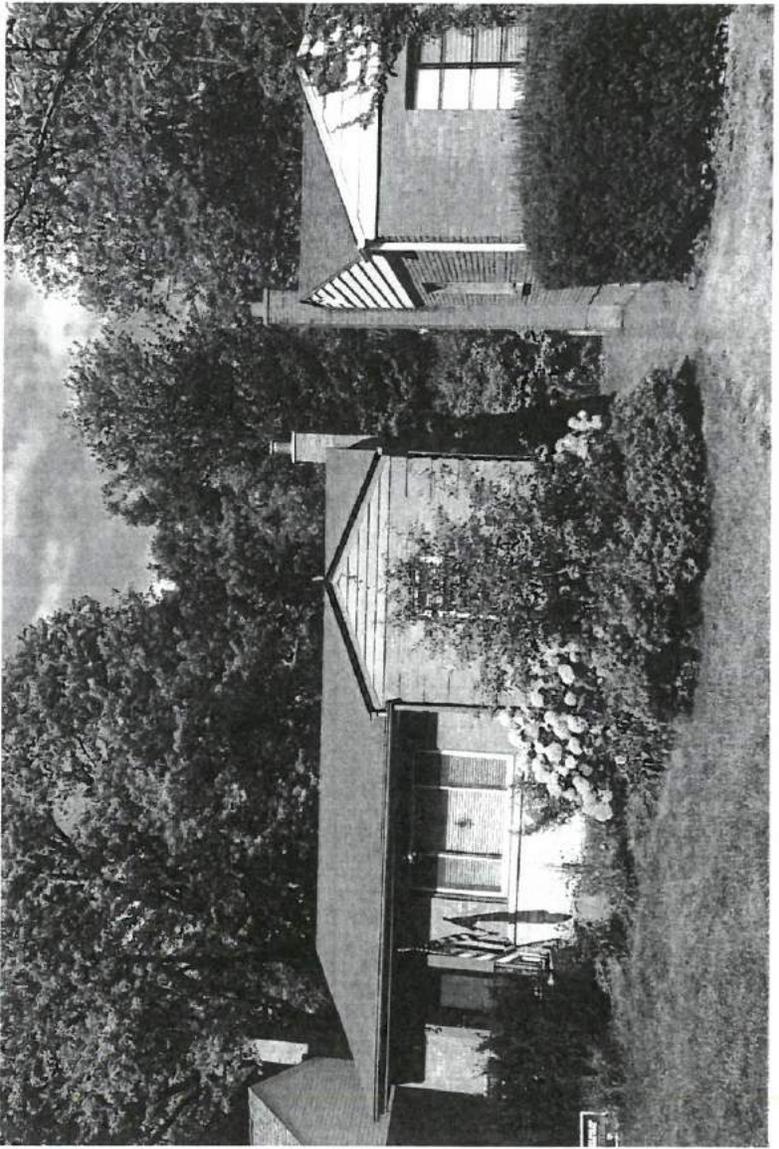
There are no other means to avoid injurious and undo development value this zoning ordinance bears on neighboring homes in the form of a lopsided, mismatched and outwardly asymmetrical appearance. Additionally, we would bear the burden of exorbitant construction costs (approximately \$29,000-\$37,000) associated with the scope of work necessary to build a second floor load bearing wall that would be offset by 2 feet from the existing load-bearing wall of the first floor. All the above mentioned unnecessary hardships and practical difficulties can only remedied by means of the requested zoning variation.

In the process of planning this renovation every effort has been made to ensure that the design, materials and aesthetic look of our new home is in balance with the neighboring homes and will add value and character to the neighborhood for years to come.

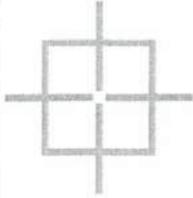
Thank you in advance for your time and consideration.

With sincere gratitude,

Shaun & Julie Krueger
346 Park Ave.







7.8.18

Project: Krueger Residence Addition and Remodeling
346 Park Av.
River Forest, Illinois

Sun Study Narrative

Please refer to Sun Study Drawing dated 7.5.18.

The proposed 346 east elevation, alternate as-of-right profile and existing 348 east elevation are shown.

Winter and summer solstice sun angles are indicated (for 12 noon at 42 degrees north latitude.) Angles were calculated using standard methods.

Winter solstice condition:

The proposed profile casts less shadow on the neighbor's roof than the as-of-right profile.

Summer solstice condition:

The difference between the proposed and as-of right shading on the neighbor's south wall is not significant, in that both shadow lines are above the level of the windows on that wall.

We hope that this is helpful, and meets with your approval.

Sincerely,

David J. Muriello
Illinois Registration #001-9814

8/1/2018

Clifford Radatz
Secretary, Zoning Board of Appeals
400 Park Avenue
River Forest, IL 60305

Dear Cliff,

My name is Christine and my husband Jayme and I live at 334 Park. We are close neighbors of Shaun and Julie Krueger and are writing in regard to the zoning variation application for their addition. We have seen the plans and have no issue with their expansion plans. Both the new garage and this addition will be a nice improvement for our block and feel fortunate that our neighbors continue to invest in the expansion and beautification of their home.

Sincerely,

Christine and Jayme Barnard

Christine Barnard
334 Park *Jayme Barnard*

August 1, 2018

Shaun and Julie Krueger
346 Park Ave.
River Forest, IL 60305

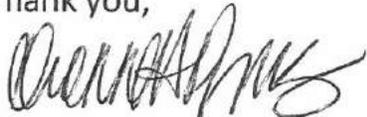
Dear Shaun and Julie,

I understand your proposed plan to add a second story to your existing home, and that the Village is requiring a variance from the side yard setback requirement to do so.

As a Realtor who specializes in River Forest my opinion is that adding a second story above the existing first floor plan will not harm neighboring homes. A house with a second story that is offset 2' from the existing wall will have a negative impact on the neighborhood because of its odd appearance. The second story that you are proposing to build will benefit the neighborhood by mirroring the houses with second stories that already exist in your neighborhood. This will also add value to the homes in area.

Please feel free to contact me with any questions.

Thank you,



Dionna H Plywacz | Broker
@properties

1011 South Boulevard
Oak Park, IL 60302
708.848.0200 office
708.848.0400 fax
773.297.2160 cell
dplywacz@atproperties.com

Stop looking, start finding®
atproperties.com

Village of River Forest
Zoning Board
400 Park Ave.
River Forest, IL 60305

July 31, 2018

Dear Members,

I have been neighbors with Shaun and Julie Krueger for three years. I am writing this letter to express my support for their plans to add a two-story addition to their existing home. I am also in support of their request for a zoning variance. I think the house will look lopsided without the requested variance.

I have seen their plans and feel that what they are proposing is a reasonable size for the lot. This addition will be a significant improvement to their home as well as our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Nunn", with a long horizontal flourish extending to the right.

Mark Nunn
342 Park Ave.

July 25, 2018

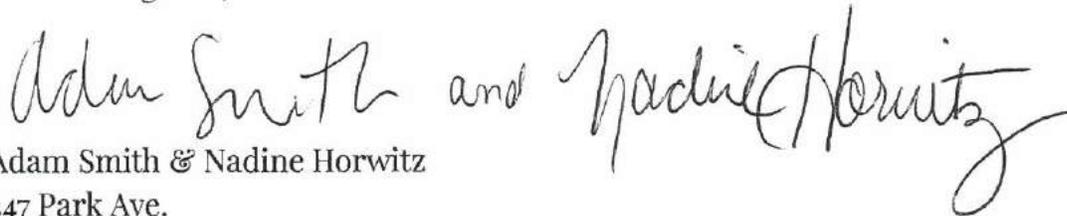
Dear Zoning Board Members,

We reside across the street from Shaun and Julie Krueger. We were delighted when they shared their plans with us for expanding their home. Their current home is quite cramped for a family of five; we are fully supportive of their plans to add a second floor and addition onto their home.

Our block is comprised of bungalows, split-levels, and two-story homes. The Kruegers' plans for enlarging their home are aesthetically pleasing to the eye and will enhance the character of our neighborhood. We are in full support of the variation they asking for to extend the second floor straight up instead of bumping in two feet

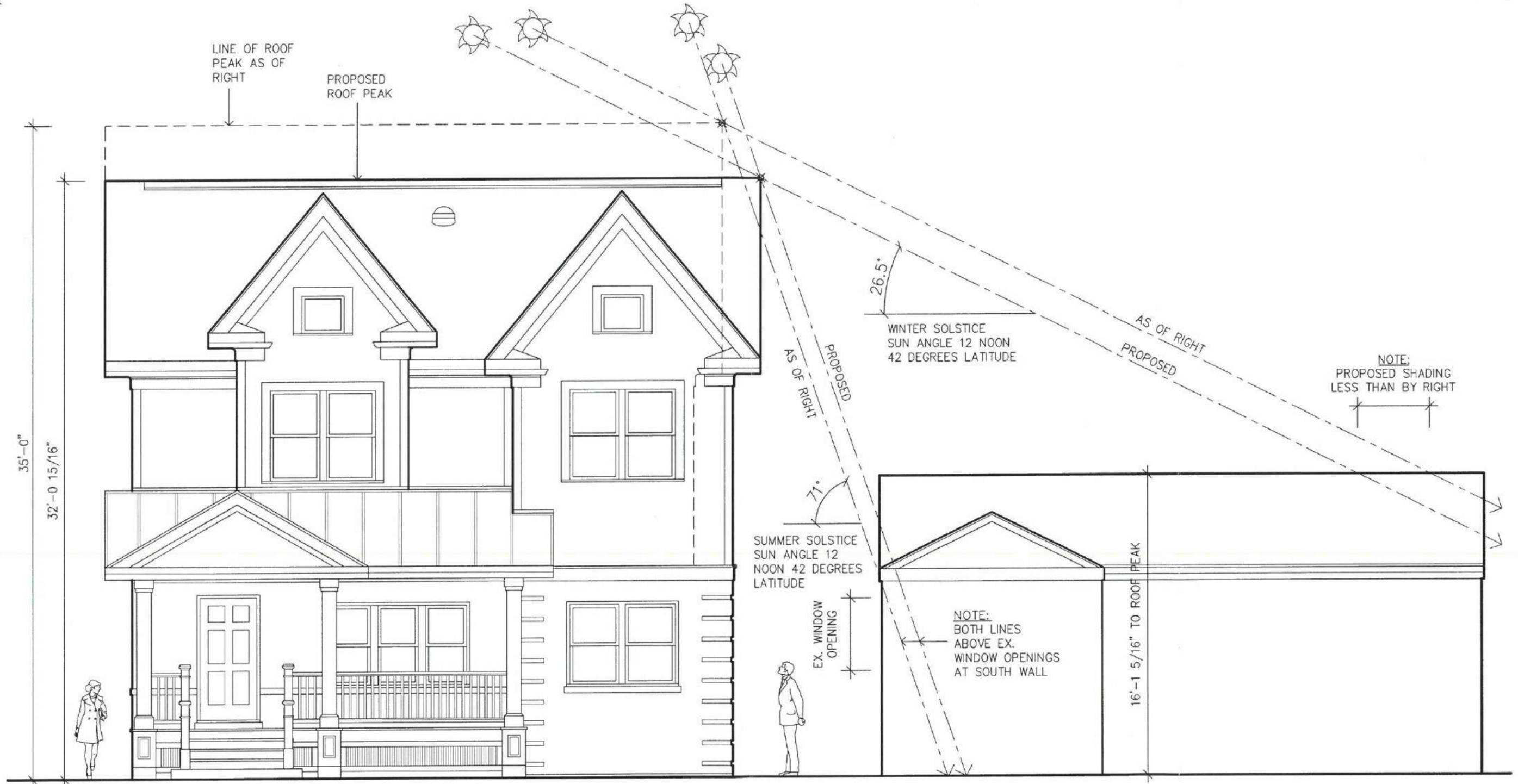
Please feel to contact us if you have any questions.

Kindest Regards,

A handwritten signature in black ink that reads "Adam Smith and Nadine Horwitz". The signature is written in a cursive style with a large, sweeping flourish at the end of the name "Horwitz".

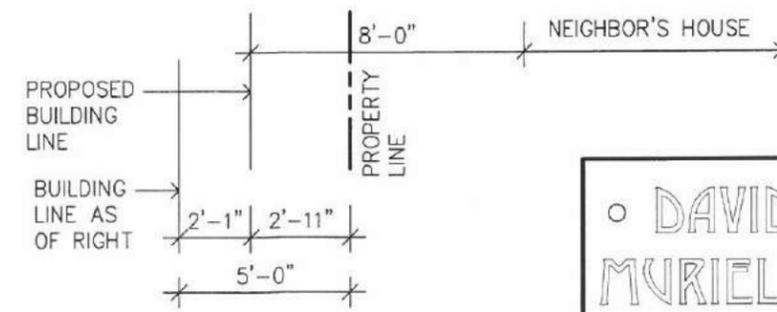
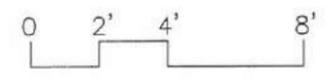
Adam Smith & Nadine Horwitz
347 Park Ave.

630-675-6366



35'-0"
32'-0 15/16"

346 PARK AV.
EAST ELEVATION

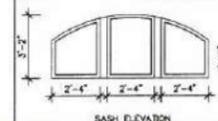


348 PARK AV.

DAVID MURIELLO ARCHITECT 435 N. LINDSEY BLVD. CHICAGO, ILLINOIS 60612 773.334.5557	© COPYRIGHT 2018 DAVID J. MURIELLO 7.5.18	PROJECT: KRUEGER RESIDENCE ADDITION AND REMODELING 346 PARK AV. RIVER FOREST, ILLINOIS	SUN STUDY
	PROJECT NUMBER: 4012 DRAWN BY: DM FILE NAME: SUNSTUDY	SHEET OF	

WINDOW SCHEDULE

MARK	SASH SIZE/DOOR SIZE (W X H) VERIFY	TYPE	QUANTITY	LOCATION	REMARKS
A	48"x48" FRAME VEX	APPROVED BASEMENT ESCAPE WINDOW	1	REC ROOM	TEMPERED GLASS OPSCURE GLASS TO BE SELECTED EX. OPENING
B	30"x22" SASH 2 WIDE	SLIDER 2 WIDE	3	REC ROOM	3" SPREAD MULLION
C	32"x52" SASH 2 WIDE	DBL. HUNG 2 WIDE	1	LIVING ROOM	3" SPREAD MULLION
D	26"x52" SASH 4 WIDE	DBL. HUNG 4 WIDE	1	LIVING ROOM	3" SPREAD MULLIONS EX. OPENING
E	32"x52" SASH	DBL. HUNG	1	STAIRWAY	TEMPERED GLASS
F	28"x62" SASH	DBL. HUNG	4	DINING ROOM FAMILY ROOM	
G	20"x30" FIXED SASH 3 WIDE	FIXED SASH 3 WIDE	1	MASTER BEDROOM	3" SPREAD MULLIONS CENTER SASH MEETS EGRESS REQUIREMENTS
H	28"x48" SASH 4 WIDE	DBL. HUNG 4 WIDE	1	KITCHEN	3" SPREAD MULLIONS
J	36"x48" SASH	DBL. HUNG	1	KITCHEN	
K	24"x20" FRAME	CASEMENT	2	LIVING ROOM	SEE PLANS AND ELEV. FOR HINGING
L	36"x58" SASH 2 WIDE	DBL. HUNG 2 WIDE	1	BEDROOM 2	3" SPREAD MULLION
M	28"x58" SASH 2 WIDE	DBL. HUNG 2 WIDE	2	BEDROOM 3, BEDROOM 4	3" SPREAD MULLION
N	36"x58" SASH	DBL. HUNG	4	BEDROOM 3, BEDROOM 4, MASTER BEDROOM	VERIFY MEETS EGRESS REQUIREMENTS
P	36"x58" CENTER SASH WITH 28"x58" SASH FLANKING	DBL. HUNG 3 WIDE	1	MASTER BEDROOM	3" SPREAD MULLIONS VERIFY MEETS EGRESS REQUIREMENTS
Q	36"x48" SASH	DBL. HUNG	1	MASTER BATH	OPSCURE GLASS TO BE SELECTED
R	32"x48" SASH	DBL. HUNG	1	MASTER BATH	OPSCURE GLASS TO BE SELECTED
S	28"x24" FRAME	CASEMENT	2	ATTIC	SEE PLANS AND ELEV. FOR HINGING
T	28" W. ARCHTOP SASH 3 WIDE	ARCH TOP FIXED SASH 3 WIDE	3	ATTIC	3" SPREAD MULLIONS
U	28"x58" SASH	DBL. HUNG	1	STAIRWAY	TEMPERED GLASS

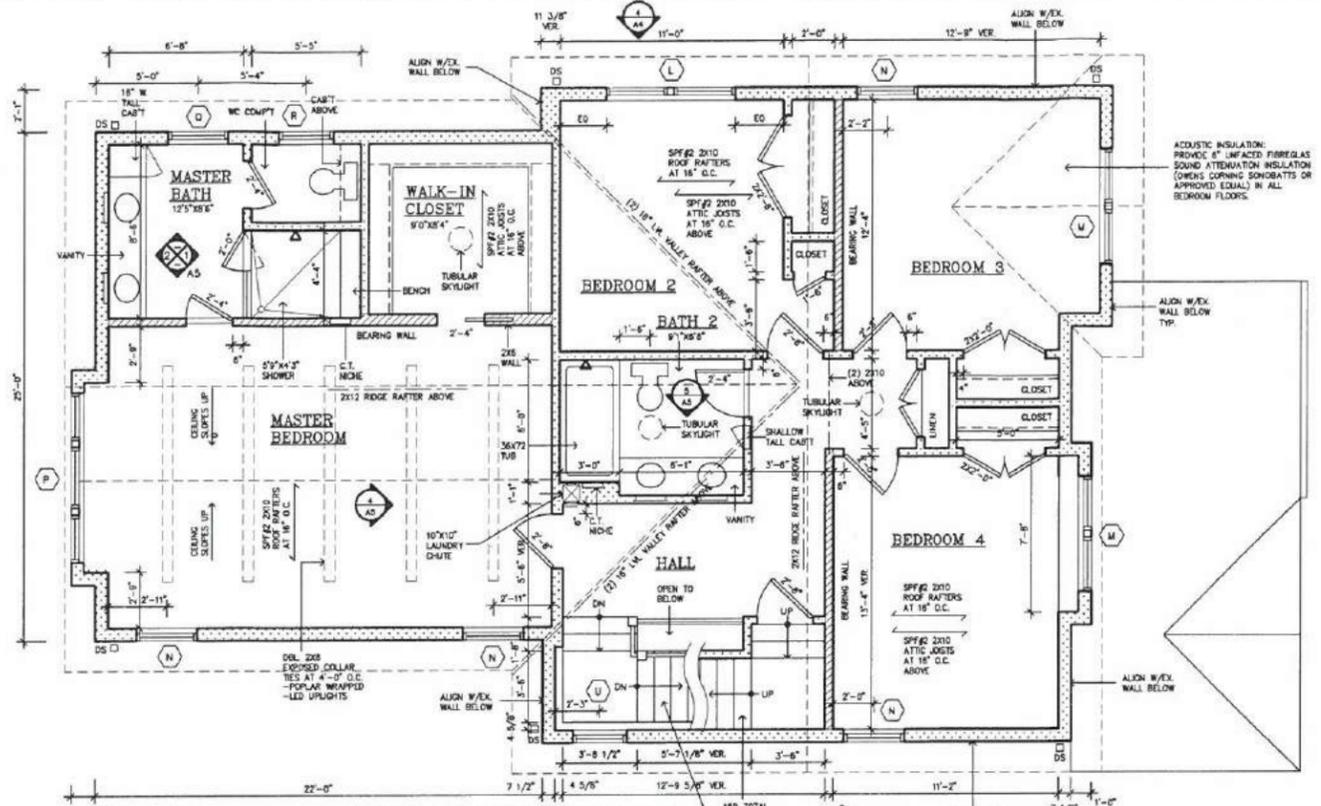


- WINDOW SCHEDULE NOTES:**
- ALL WINDOWS TO BE VINYL IN BASEMENT, WOOD ELSEWHERE. CLAD, COMPLETE WITH INSECT SCREENS AND INSULATING GLASS UNLESS NOTED OTHERWISE. - INSIDE SURFACES TO BE PRIMED FOR PAINT FINISH.
 - ALLOWABLE MANUFACTURERS OF OTHER WINDOWS AND FRENCH DOOR UNITS ARE AS FOLLOWS: MARVIN, JELD-WEN, PELLA, HURD AND WEATHER SHIELD. EQUAL PRODUCTS OF OTHER MANUFACTURERS ARE TO BE APPROVED BY THE ARCHITECT.
 - UNITS TO BE FURNISHED WITHOUT BRICKMOLD.
 - PROVIDE JAMB EXTENSIONS AS REQUIRED.
 - VERIFY ALL ROUGH OPENING DIMENSIONS WITH THE MANUFACTURER.
 - CLADDING COLOR, SCREEN FRAME COLOR AND SCREEN FABRIC ARE TO BE SELECTED.
 - PROVIDE CLEAR LOW-E GLASS.
 - HARDWARE FINISH TO BE SELECTED.
 - PROVIDE TEMPERED GLASS WHERE INDICATED.
 - U-VALUE TO BE 0.32 OR BELOW.
 - NEW WINDOWS SHALL HAVE A MAXIMUM AIR INFILTRATION RATE OF 0.3 CFM PER SQUARE FOOT. SWINGING EXTERIOR DOORS SHALL HAVE A MAX. AIR INFILTRATION RATE OF 0.5 CFM PER SQUARE FOOT. ALL PER IECC 402.4.4.
 - CASEMENT WINDOWS SHALL BE HINGED AS INDICATED ON THE PLANS AND ELEVATIONS.

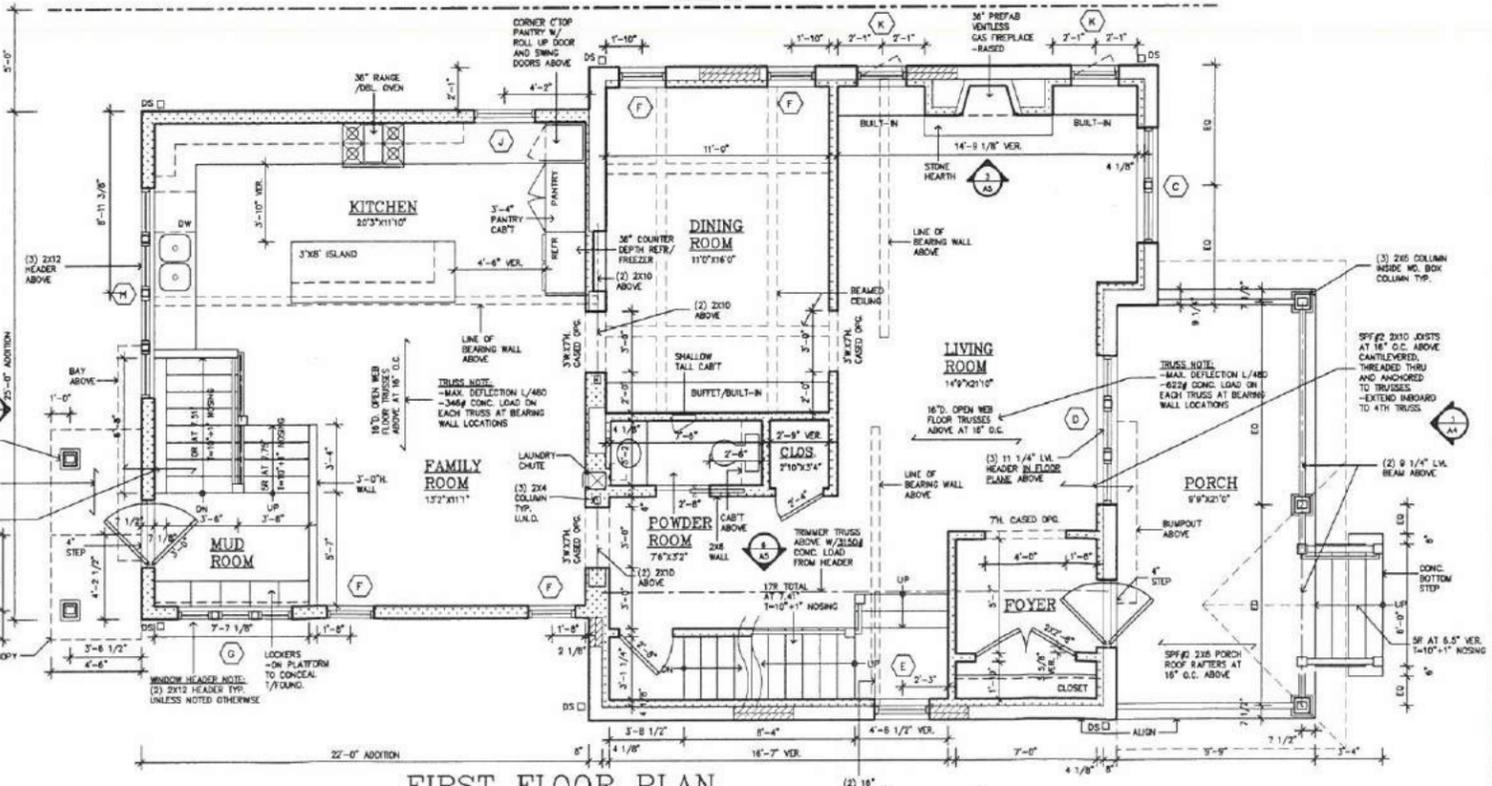
WALL LEGEND

- EXISTING EXTERIOR MASONRY WALL TO REMAIN
-PROVIDE 2X4 FURRING AT 16" O.C., 3 1/2" R20 CLOSED CELL URETHANE INSULATION AND 5/8" DRYWALL FINISH.
- MATCHING MASONRY WALL INFILL
-2" WYTHE BRICK TO MATCH EXISTING. MATCH MORTAR COLOR AND JOINT PROFILE EXACTLY.
-PROVIDE 2X4 FURRING AT 16" O.C., 3 1/2" R20 CLOSED CELL URETHANE INSULATION AND 5/8" DRYWALL FINISH.
- NEW EXTERIOR WALL
HARD SIDING ON AIR INFILTRATION BARRIER (TYVEK) ON 5/8" PLYWOOD SHEATHING ON SPF#2 2X8'S AT 16" O.C. WITH 5 1/2" R20 VAPOR BARRIER FACED BATT INSULATION AND 5/8" DRYWALL FINISH.
- NEW INTERIOR WALL
ONE LAYER 5/8" DRYWALL EACH SIDE ON SPF 2X4'S AT 16" O.C.
-PROVIDE 2X6 STUD FRAMING IN WALLS WITH POCKET DOORS AND AS INDICATED.
- NEW INTERIOR LOAD BEARING WALL
ONE LAYER 5/8" DRYWALL EACH SIDE ON DOUBLE SPF 2X4'S AT 16" O.C.
-PROVIDE 2X8 STUD FRAMING IN WALLS WITH POCKET DOORS AND AS INDICATED.
- 5/8" DRYWALL ON 2X4 FURRING AT 16" O.C.
OVER EXISTING BASEMENT EXTERIOR WALL.
-PROVIDE 3 1/2" R15 VAPOR BARRIER FACED BATT INSULATION.
-FURRING BOT. PLATE TO BE TREATED.
- 5/8" DRYWALL ON 2X4 FURRING AT 16" O.C.
OVER NEW CONC. FOUNDATION WALL.
-PROVIDE 3 1/2" R15 VAPOR BARRIER FACED BATT INSULATION.
-FURRING BOT. PLATE TO BE TREATED.

- WALL LEGEND NOTES**
- PROVIDE 9/16" CEMENT BOARD (DUROCK) IN LIEU OF DRYWALL BEHIND ALL TILE IN BATHS AND POWDER ROOMS.
 - PROVIDE MOISTURE RESISTANT DRYWALL IN BATHS WHERE TILE DOES NOT OCCUR (INCLUDING AT CEILING).
 - ACOUSTIC INSULATION: PROVIDE 3 1/2" UNFACED FIBRGLAS SOUND ATTENUATION INSULATION (OWENS CORNING SONOBATT'S OR APPROVED EQUAL) IN NEW INTERIOR BATH AND POWDER ROOM WALLS.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



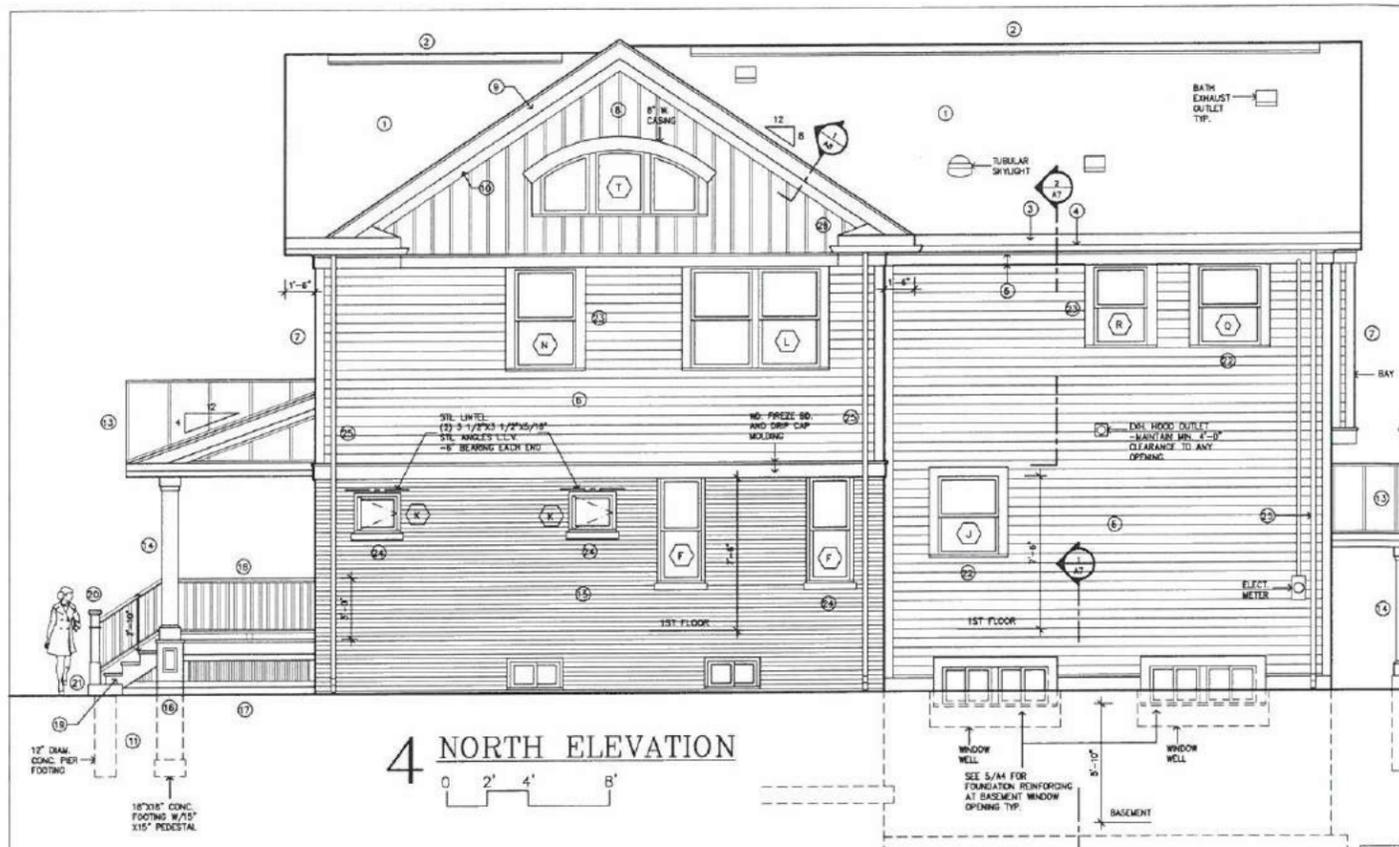
PROJECT:
**KRUEGER RESIDENCE
ADDITION
AND REMODELING**
346 PARK AV.
RIVER FOREST, IL.
PROJECT NUMBER: 4012
FILE NAME: KRUEGER-PLANS

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5.14.18

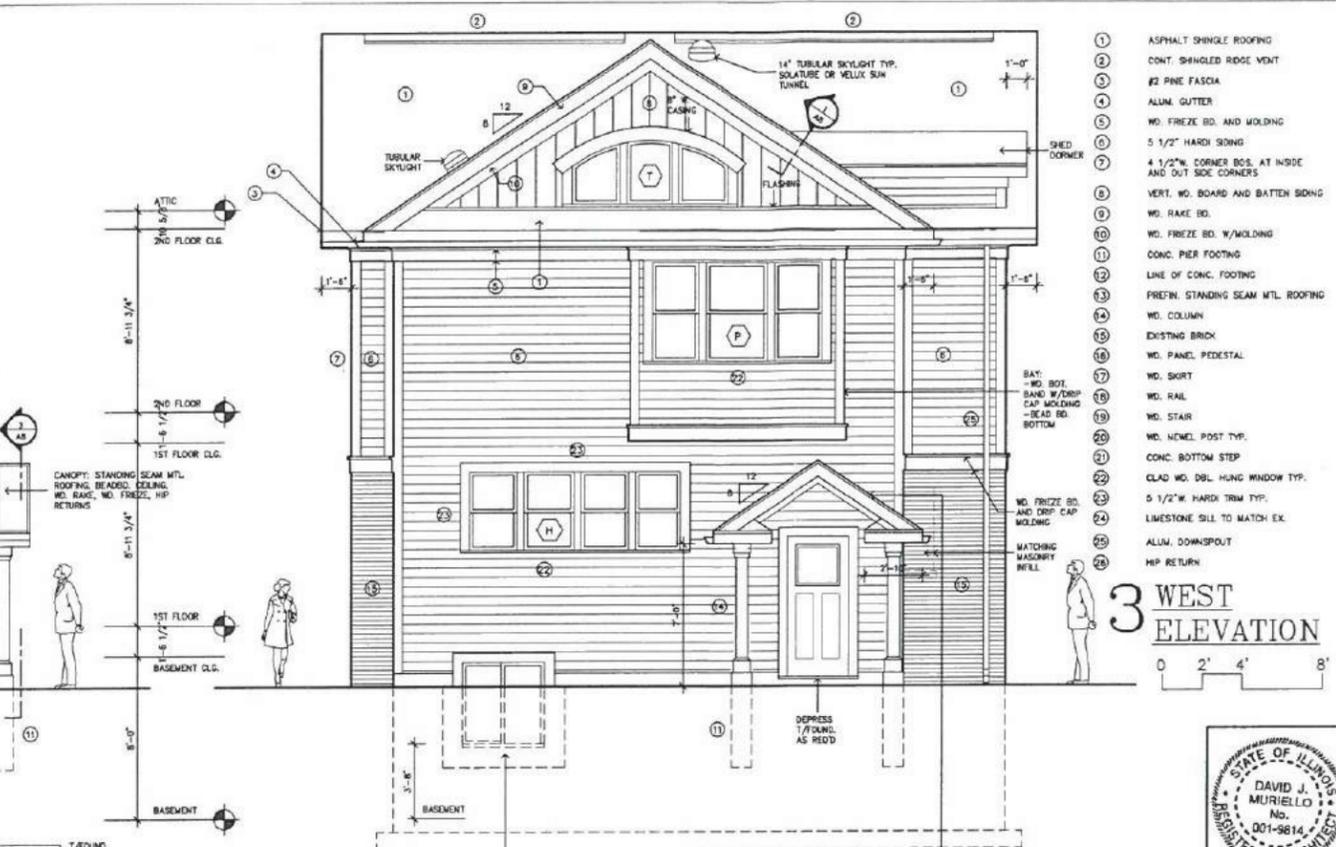
FLOOR PLANS
A3
SHEET 3 OF 10

DAVID MURIELLO
ARCHITECT

1234 N. STATE ST., SUITE 100
CHICAGO, IL 60610

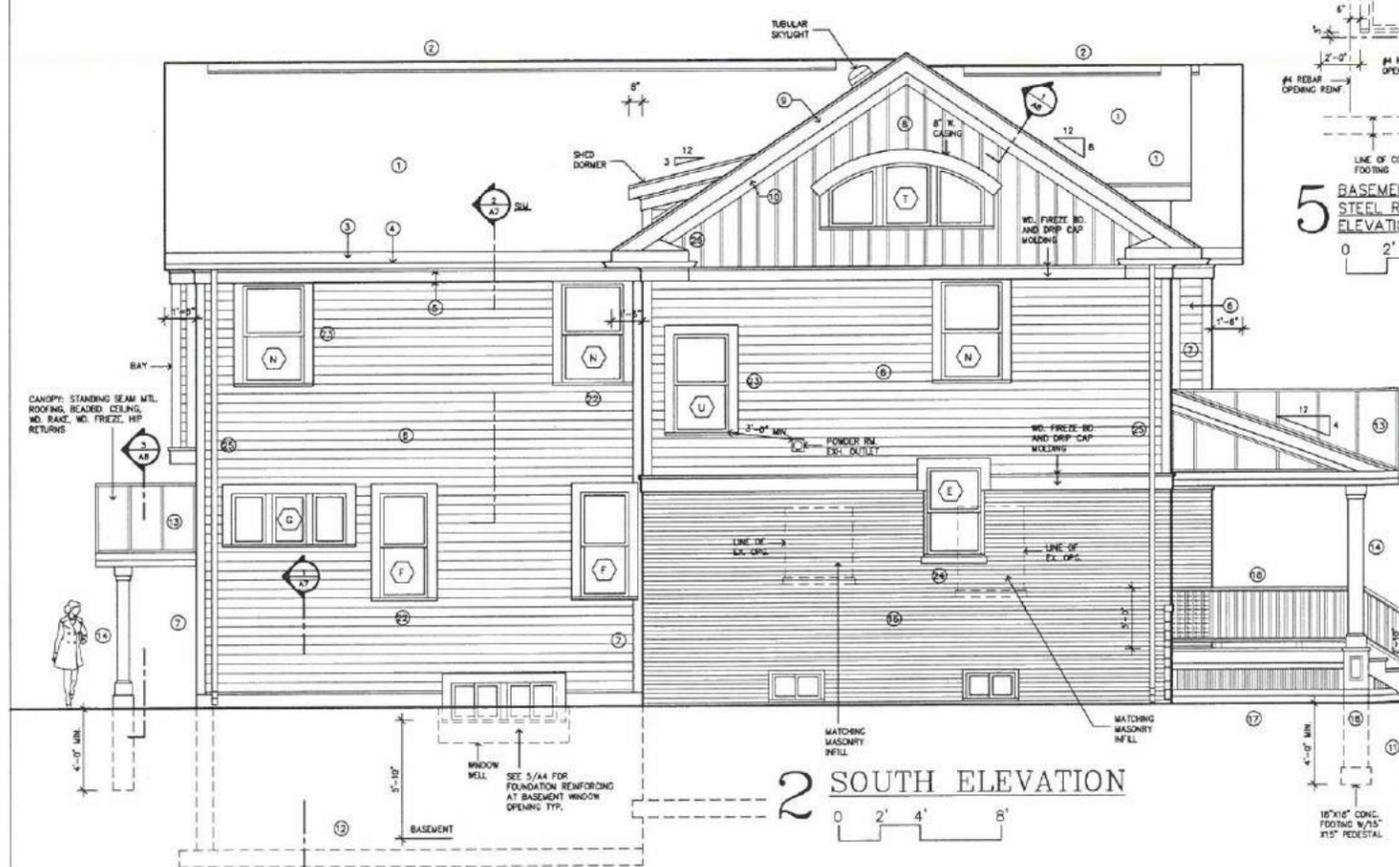
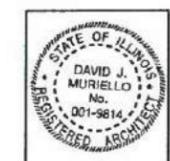


4 NORTH ELEVATION

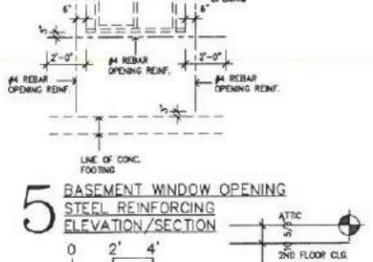


3 WEST ELEVATION

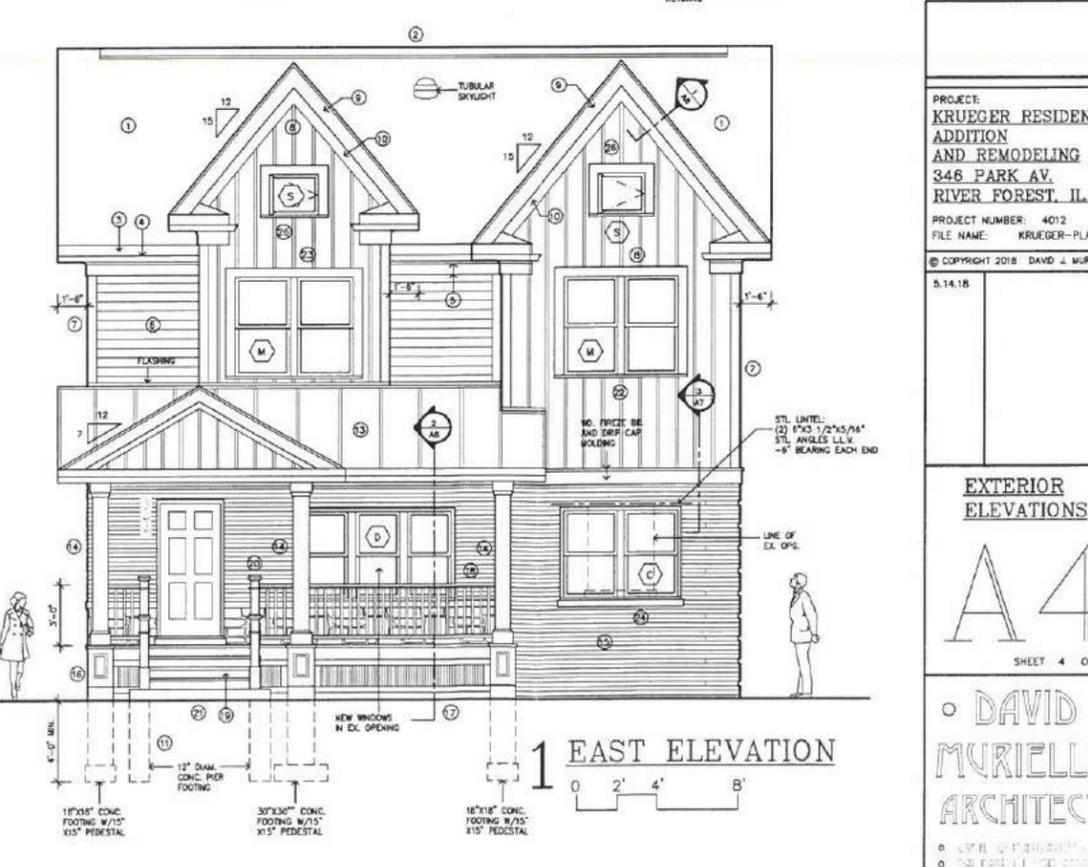
- 1 ASPHALT SHINGLE ROOFING
- 2 CONT. SHINGLED ROOF VENT
- 3 #2 PINE FASCIA
- 4 ALUM. GUTTER
- 5 NO. FREEZE BD. AND MOLDING
- 6 5 1/2\"/>
- 7 4 1/2\"/>
- 8 VERT. WD. BOARD AND BATTEN SIDING
- 9 WD. RAKE BD.
- 10 NO. FREEZE BD. W/MOLDING
- 11 CONC. PIER FOOTING
- 12 LINE OF CONC. FOOTING
- 13 PREFIN. STANDING SEAM MTL. ROOFING
- 14 WD. COLUMN
- 15 EXISTING BRICK
- 16 WD. PANEL PEDESTAL
- 17 WD. SHIRT
- 18 WD. RAIL
- 19 WD. STAR
- 20 WD. HEMEL POST TYP.
- 21 CONC. BOTTOM STEP
- 22 CLAD WD. DBL. HUNG WINDOW TYP.
- 23 5 1/2\"/>
- 24 Limestone SILL TO MATCH EX.
- 25 ALUM. DOWNSPOUT
- 26 HIP RETURN



2 SOUTH ELEVATION



5 BASEMENT WINDOW OPENING STEEL REINFORCING ELEVATION/SECTION



1 EAST ELEVATION

PROJECT: KRUEGER RESIDENCE ADDITION AND REMODELING
 346 PARK AV.
 RIVER FOREST, IL.
 PROJECT NUMBER: 4012
 FILE NAME: KRUEGER-PLANS
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 3.14.18

EXTERIOR ELEVATIONS

A4
 SHEET 4 OF 10

DAVID MURIELLO ARCHITECT



MEMORANDUM

DATE: August 2, 2018

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz
Building Official

SUBJECT: Variation Request – 514 Ashland Avenue

Steve Glinke and Ellen Hamilton, owners of the property at 514 Ashland Avenue, have submitted the attached application for variation to the Lot Coverage regulation contained in Section 10-9-5 of the Zoning Code. The applicant proposes to construct a one story addition onto the existing house.

Section 10-9-5 of the Zoning Code allows a maximum Lot Coverage equal to 30% of the Lot Area. The applicants are requesting to construct an addition which will increase the Lot Coverage on the site to 34.06% of the Lot Area.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motion should be made: *Motion to recommend to the Village Board of Trustees the approval of the variation to Section 10-9-5 of the Zoning Code in order to allow construction of an addition at 514 Ashland Avenue.*

If you have any questions regarding this application, please do not hesitate to call me.

**Application for Zoning Variation
for
Addition to Glinke Residence
514 Ashland River Forest Illinois**

**Applicant: Steve Glinke
514 Ashland Avenue
River Forest, Illinois 60305**

Submitted: June 27, 2018

Application Requirements:

The names and addresses of the owner of the subject property, the applicant and all persons having an ownership or beneficial interest in the subject property and proposed development

Whereas the Applicant has provided the following Ownership and Applicant information, therefore the Applicant has complied with this Item

Owner of Record:

Steve Glinke and Ellen Hamilton

Address: 514 Ashland Avenue, River Forest, IL

Applicant:

Steve Glinke – Ellen Hamilton

Address: 514 Ashland Avenue, River Forest, IL

Contact: Steve Glinke
708-514-6231



APPLICATION FOR ZONING VARIATION
Village of River Forest Zoning Board of Appeals

Address of Subject Property: 514 Ashland Date of Application: 13 July '18

Table with 2 columns: Applicant and Architect / Contractor. Rows include Name, Address, City/State/Zip, Phone, Fax, and Email for Steve Glinke and Ellen Hamilton, and Kim Smith.

Relationship of Applicant to Property (owner, contract purchaser, legal counsel, etc.):

Zoning District of Property: R1 R2 R3 R4 C1 C2 C3 PRI ORIC

Please check the type(s) of variation(s) being requested:

- Zoning Code (checked) Building Code (fence variations only)

Application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

Also attached for your information are the Zoning Board of Appeals "Rules of Procedure" for their public hearings.

Application Deadline: A complete variation application must be submitted no later than the 15th day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true and that all work herein mentioned will be done in accordance with the ordinances of the Village of River Forest and the laws of the State of Illinois.

Owner: [Signature] Date: 15 July 2018

Applicant (if other than Owner): Date:

Application Fee: A non-refundable fee of \$650.00 must accompany every application for variation. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 514 Ashland Date of Application: 13 July '18

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-9-5 Lot Coverage	Not to exceed 30% as referenced in Section 10-8-5	33.9 (see attached)

THE APPLICANT IS REQUIRED TO SUBMIT DETAILED LONG HAND CALCULATIONS AND MEASUREMENTS FOR ALL APPLICABLE ZONING PROVISIONS. APPLICATIONS WILL NOT BE CONSIDERED COMPLETE WITHOUT THESE CALCULATIONS AND MEASUREMENTS.

SUMMARY OF REQUEST

The applicant(s) are both long-time residents of River Forest. Resident Steve Glinke's family has lived in River Forest since 1964 and spouse Ellen Hamilton was raised in Oak Park and has lived in the subject property since 2001. Both applicants have sibling residents in River Forest (Hamilton, Whealy, O'Leary and Griffith) as further evidence of deep roots in the community. The desire to improve this one story arts and crafts bungalow is driven by the need for greater living space, specifically a new master suite and larger kitchen. The addition is a modest design to meet current and future needs for the family.

The subject lot is not unique to the neighborhood but as 50'x 157' is the predominant dimension along the 500-600-700 block(s) of Ashland Ave. all of which are located in the R-2 zoned district. The lone anomaly is the lot area of these properties which all fall below the minimum threshold in the R-2 district (8,712 sq. ft.).

The decision to add-on vs. add-up was intended to preserve the original character and detail of the turn-of-the-century arts and crafts bungalow. Interior elements of the addition that impact the existing floorplan have been carefully considered to further preserve the architectural flavor of the subject property. The following narrative response(s) to the Standard of Variations provide the basis for relief sought.

Respectfully.....Steve Glinke-Ellen Hamilton and family.

ZONING TABLE

Lot Area Existing	7858 Sq. Ft.
Allowable Lot Coverage (30%)	2357
Existing Lot Coverage (27%)	2158
Proposed Lot Coverage (34%)	2671 (513 sq. ft)
Allowable FAR	3143
Proposed FAR	2171
**all other existing bulk regs compliant with RF zoning.	

”

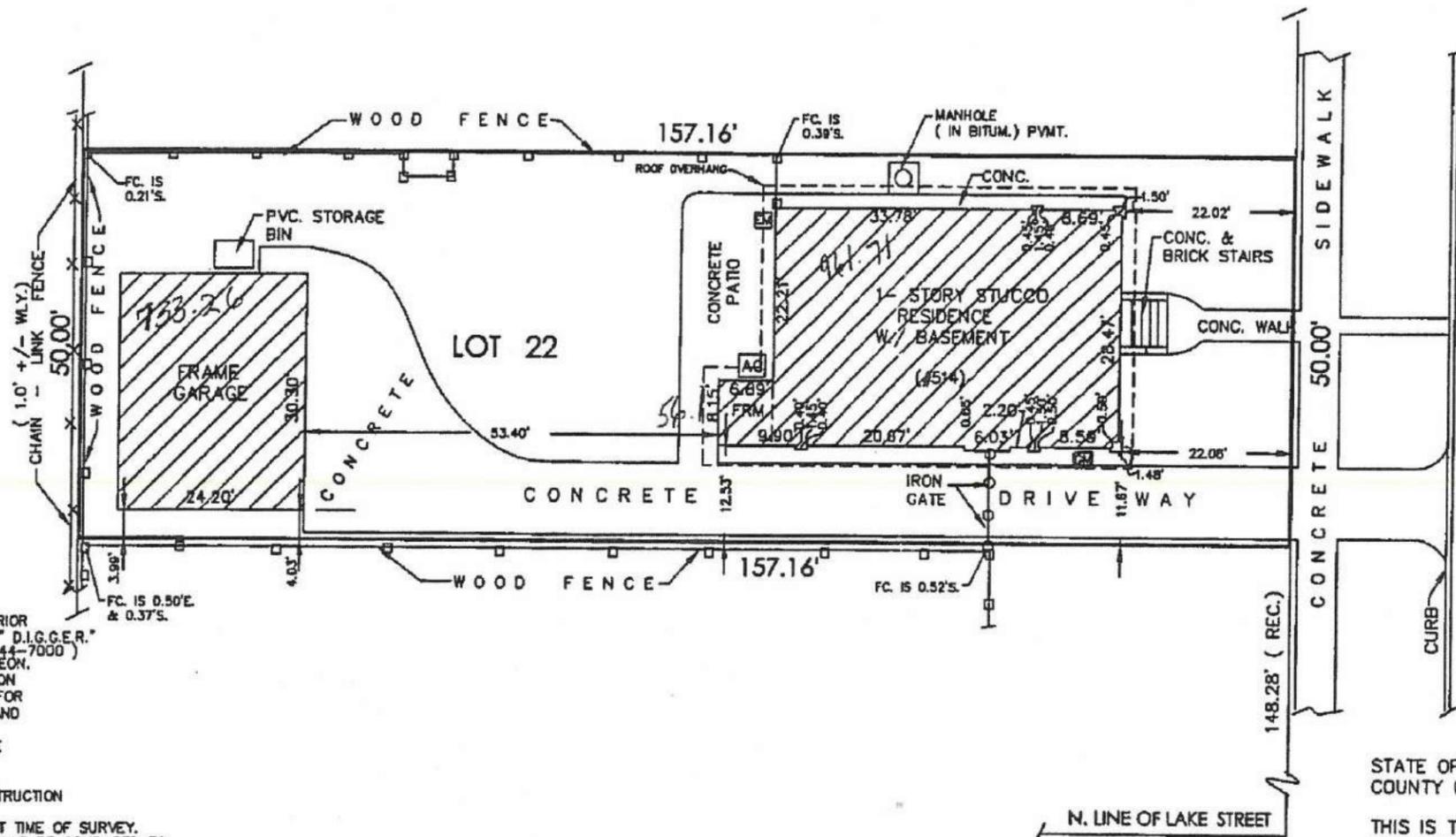


SCALE: 1" = 20.1

PLAT OF SURVEY

OF

LOT 22 IN BLOCK 5 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE "SUBURBAN HOME MUTUAL LAND ASSOCIATIONS" ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 IN BOOK 43 OF PLATS, PAGE 20 AS DOCUMENT 1291334, IN COOK COUNTY, ILLINOIS.



- LEGEND**
- FRS = FOUND RAILROAD SPIKE
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FIB = FOUND IRON BAR
 - FPK = FOUND PK NAIL
 - FCC = FOUND CUT CROSS
 - FN = FOUND CUT NOTCH
 - SIP = SET IRON PIPE
 - SCC = SET CUT CROSS
 - SPK = SET PK NAIL
 - REC = RECORD INFORMATION
 - MEAS = MEASURED INFORMATION
 - CALC = CALCULATED INFORMATION
 - FC = FENCE CORNER
 - TF = TOP OF FOUNDATION
 - FF = FINISHED FLOOR
 - FFG = FINISHED FLOOR GARAGE
 - TC = TOP OF CURB
 - FL = FLOW LINE
 - INV = INVERT
 - CONC = CONCRETE
 - BIT = BITUMINOUS
 - FRM = FRAME
 - BRK = BRICK
 - CMP = CORRUGATED METAL PIPE
 - UE = UTILITY EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - P&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - FC = FENCE CORNER
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - OH = OVERHANG
 - FRM = FRAME
 - = IRON PIPE
 - + = CUT CROSS
 - X-X = CHAIN-LINK FENCE
 - = WOOD FENCE / PVC FENCE
 - = IRON FENCE
 - TR = TRANSFORMER (PAD)
 - AC = AIR CONDITIONER
 - GM = GAS METER
 - EM = ELECTRIC METER
 - UP = UTILITY PEDESTAL
 - = MANHOLE/CATCHBASIN
 - = STORM INLET
 - = UTILITY POLE
 - = ANCHOR (GUY WIRE)
 - = LIGHTPOLE
 - = TRAFFIC SIGNAL POLE
 - = SIGN
 - = MAILBOX

- GENERAL NOTES:**
- 1.) CALL "J.U.L.I.E." @ #1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. (CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY @ #312-744-7000)
 - 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
 - 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
 - 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
 - 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
 - 7.) NO CURRENT TITLE POLICY AVAILABLE AT TIME OF SURVEY.
 - 8.) LEGAL DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
 - 9.) DO NOT SCALE DIMENSIONS FROM THIS PLAT.

COMMON ADDRESS: # 514 ASHLAND AVENUE	
RIVER FOREST, IL	
ORDER NO: R15- 177.1S	SCALE: 1" = 20"
FIELD DATE: 04/01/2015	BOOK: SEE PLAT

PREPARED FOR: STEVE GLINKE
(708) 615 - 6289
RIVER FOREST, ILLINOIS.

PROFESSIONAL LAND SERVICES, L.L.C.
LAND SURVEYING AND MAPPING
7518 W. MADISON AVE., STE. 2C - FOREST PARK, IL. 60130
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolandsurv@sbcglobal.net
RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

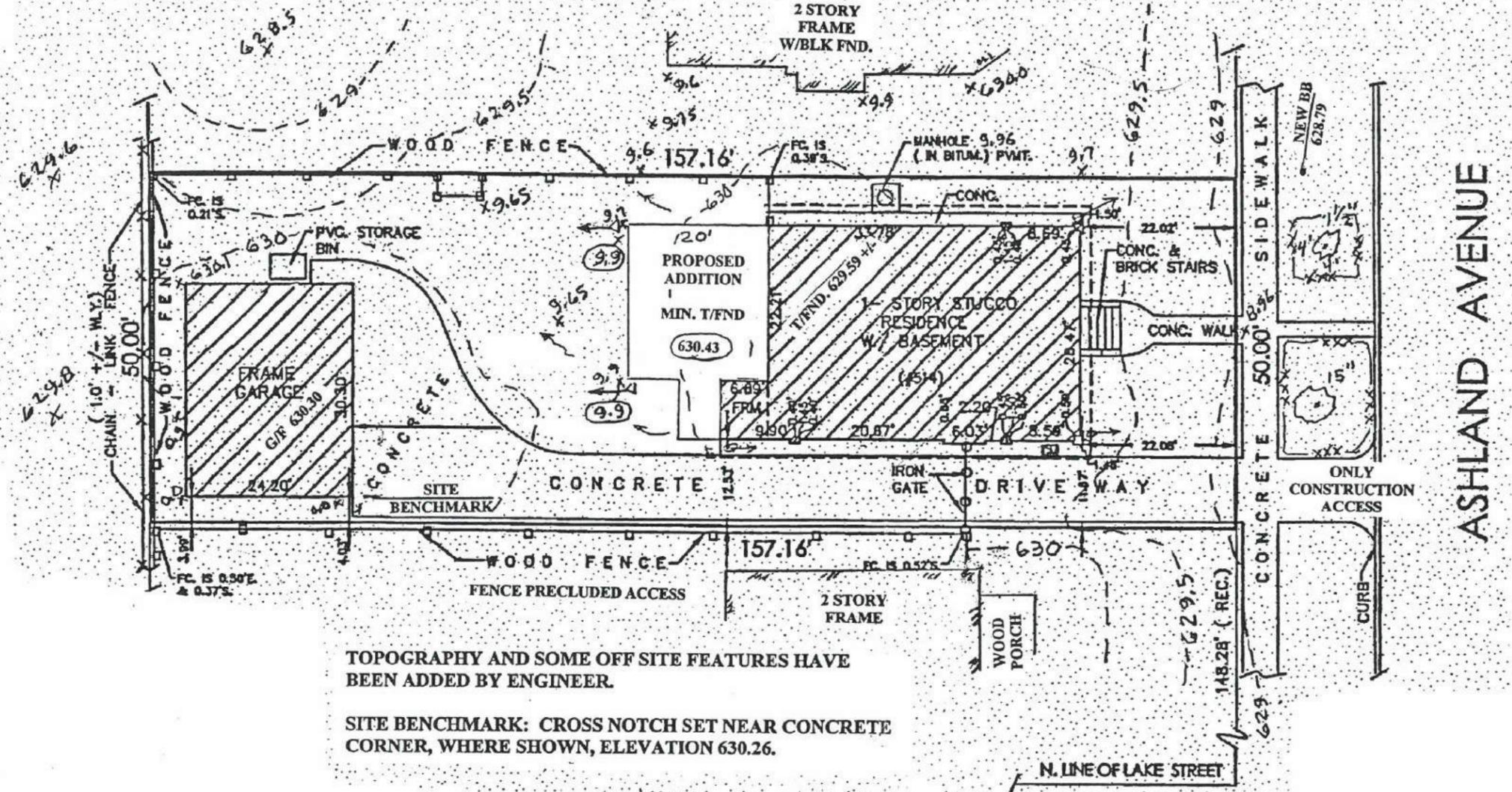
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

John Colin Toline
DATE: APRIL 16, 2015
JOHN COLIN TOLINE, P.L.S. # 35-3078
MY COMMISSION EXPIRES NOVEMBER 30, 2016
PROFESSIONAL LAND SERVICES, L.L.C.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

CIVIL PLAN

GLINKE

BUILDING ADDITION
514 ASHLAND AVE.



TOPOGRAPHY AND SOME OFF SITE FEATURES HAVE BEEN ADDED BY ENGINEER.

SITE BENCHMARK: CROSS NOTCH SET NEAR CONCRETE CORNER, WHERE SHOWN, ELEVATION 630.26.

PAGE INDEX

NO.	TITLE
1	CIVIL PLAN
2	PLAT OF SURVEY WITH TOPOGRAPHY
3	DETAILS

LEGEND

- 630 — EXISTING GRADE 630.76
- ⊖ 630 ⊕ PROPOSED GRADE 630.51
- FOR NUMBERS SHOWN AS X.XX ADD 620.00
- DIRECTION OF SURFACE FLOW
- ⊙ → DOWN SPOUT AND DIRECTION OF DISCHARGE
- ⊔ → PROPOSED DOWN SPOUT AND DIRECTION OF DISCHARGE

GRADING AND DRAINAGE CERTIFICATE

IT IS HEREBY CERTIFIED THAT IF THIS PROPOSED PROJECT IS CONSTRUCTED IN COMPLIANCE WITH THE PLANS HEREIN DESCRIBED, THE COMPLETED PROJECT WILL NOT UNREASONABLY RESULT IN DRAINAGE, EROSION OR RUNOFF, WHICH WOULD ADVERSELY IMPACT ADJACENT PROPERTIES OR THE PUBLIC RIGHTS OF WAY.

ROBERT P. SCHLAF, P.E.
JUNE 28, 2018

EXPIRES NOVEMBER 30, 2019



IMPERVIOUS SUMMARY

AS PROPOSED HEREON	4,567 SF
EXISTING	4,421 SF
INCREASE	146 SF

DOES NOT INCLUDE ADDITIONAL ACCESS OR OTHER ITEMS TO BE SHOWN ON FINAL PLAN.

Robert P. Schlaf, P.E.
335 Ventura Club Drive
Roselle, Illinois 60172-1471

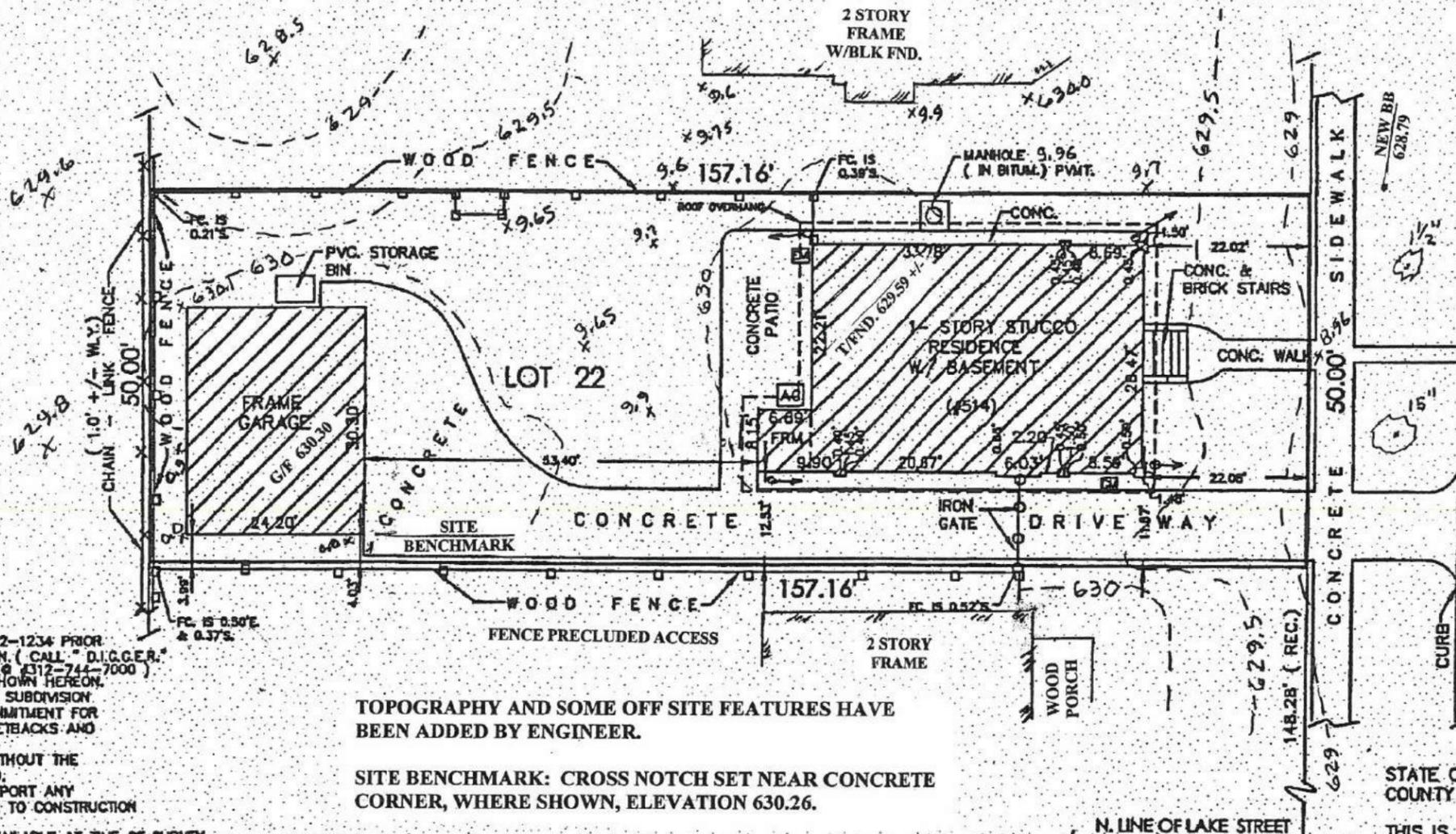
(630) 561-7338

PLAT OF SURVEY

LOT 22 IN BLOCK 5 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE "SUBURBAN HOME MUTUAL LAND ASSOCIATIONS" ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 IN BOOK 43 OF PLATS, PAGE 20 AS DOCUMENT 1291334, IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'



- LEGEND**
- FRS = FOUND RAILROAD SPIKE
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FIB = FOUND IRON BAR
 - FPK = FOUND PK NAIL
 - FCC = FOUND CUT CROSS
 - FN = FOUND CUT NOTCH
 - SIP = SET IRON PIPE
 - SDC = SET CUT CROSS
 - SPK = SET PK NAIL
 - REC = RECORD INFORMATION
 - MEAS = MEASURED INFORMATION
 - CALC = CALCULATED INFORMATION
 - FC = FENCE CORNER
 - TF = TOP OF FOUNDATION
 - FF = FINISHED FLOOR
 - FFG = FINISHED FLOOR GARAGE
 - TC = TOP OF CURB
 - FL = FLOW LINE
 - INV = INVERT
 - CONC = CONCRETE
 - BIT = BITUMINOUS
 - FRM = FRAME
 - BRK = BRICK
 - CMP = CORRUGATED METAL PIPE
 - UE = UTILITY EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - PVADE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - FC = FENCE CORNER
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - OH = OVERHANG
 - FRM = FRAME
 - O = IRON PIPE
 - + = CUT CROSS
 - X = CHAIN-LINK FENCE
 - = WOOD FENCE / PVC FENCE
 - = IRON FENCE
 - TR = TRANSFORMER (PAD)
 - AC = AIR CONDITIONER
 - GM = GAS METER
 - EM = ELECTRIC METER
 - UP = UTILITY PEDESTAL
 - MHC = MANHOLE/CATCHBASIN
 - SI = STORM INLET
 - UP = UTILITY POLE
 - AW = ANCHOR (GUY WIRE)
 - LP = LIGHTPOLE
 - TSP = TRAFFIC SIGNAL POLE
 - S = SIGN
 - MB = MAILBOX

- GENERAL NOTES:**
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DATE: APRIL 16, 2015

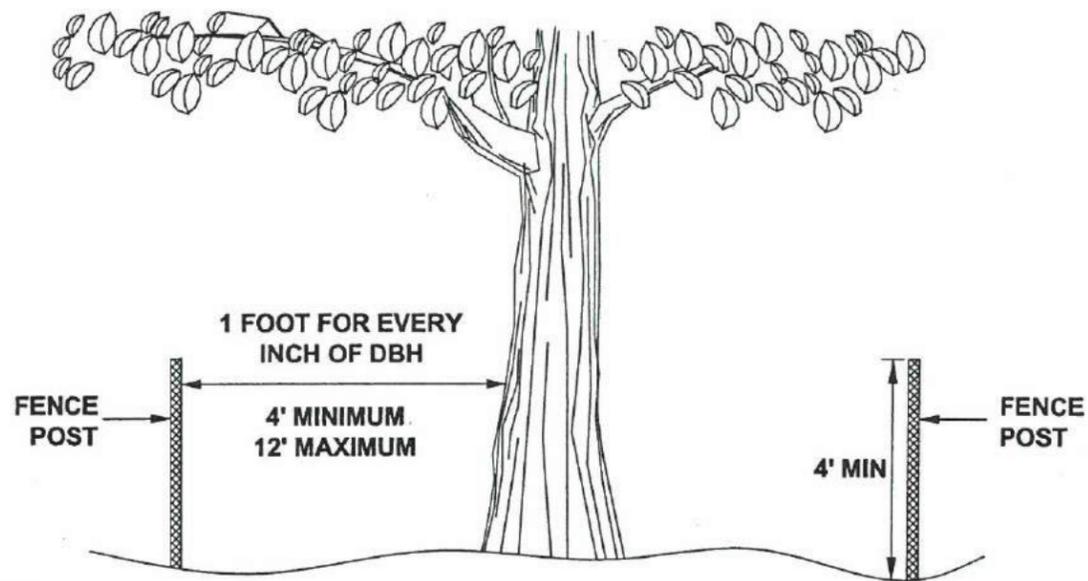
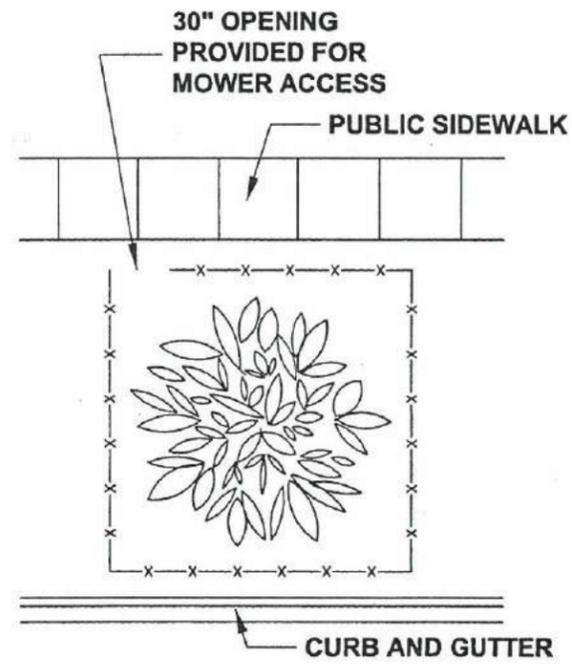
JOHN COLIN TOLINE, P.L.S. # 35-3078
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RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL

DETAILS



GENERAL NOTES

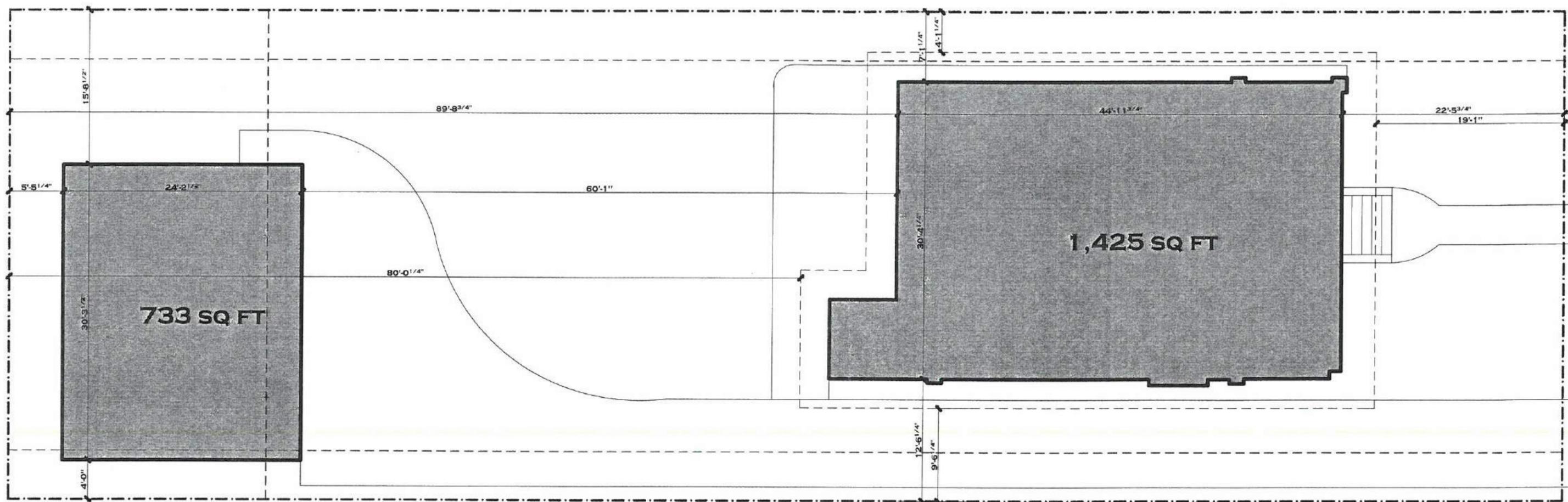
- A 4' TALL MESH, SNOW, OR CHAIN LINK FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT DURATION. MESH AND SNOW FENCING SHALL BE SECURED TO WOOD OR METAL POSTS SPACED NO MORE THAN 6' APART.
- DISTANCE BETWEEN INSTALLED FENCE AND TREE TRUNK SHALL BE DETERMINED BY THE DIAMETER AT BREAST HEIGHT (DBH). EVERY INCH OF DBH SHALL EQUATE TO 1' OF SPACING BETWEEN THE TRUNK AND FENCE (DBH = 4.5' ABOVE GROUND LEVEL).
- IF METAL STAKES ARE USED, FENCING SHALL BE SECURED WITH A MINIMUM OF 4 WIRE TIES AT EACH STAKE.
- ALL FENCING SHALL REMAIN UPRIGHT THROUGHOUT THE DURATION OF THE PROJECT.



VILLAGE OF RIVER FOREST
 PUBLIC WORKS - ENGINEERING
 400 PARK AVE.
 RIVER FOREST, IL 60305
 PH. (708)-366-8500

TREE PROTECTION DETAIL

06/18



**EXIST SITE PLAN
NO SCALE**

LOT SIZE: 7858 S.F.
 ALLOW LOT COVER: 2357 S.F.
 CURRENT LOT COVER: 2158 S.F.
 ALLOW FAR: 3143 S.F.
 CURRENT FAR: 1658 S.F.

1425
733
2158
-500
1658

7.27.18

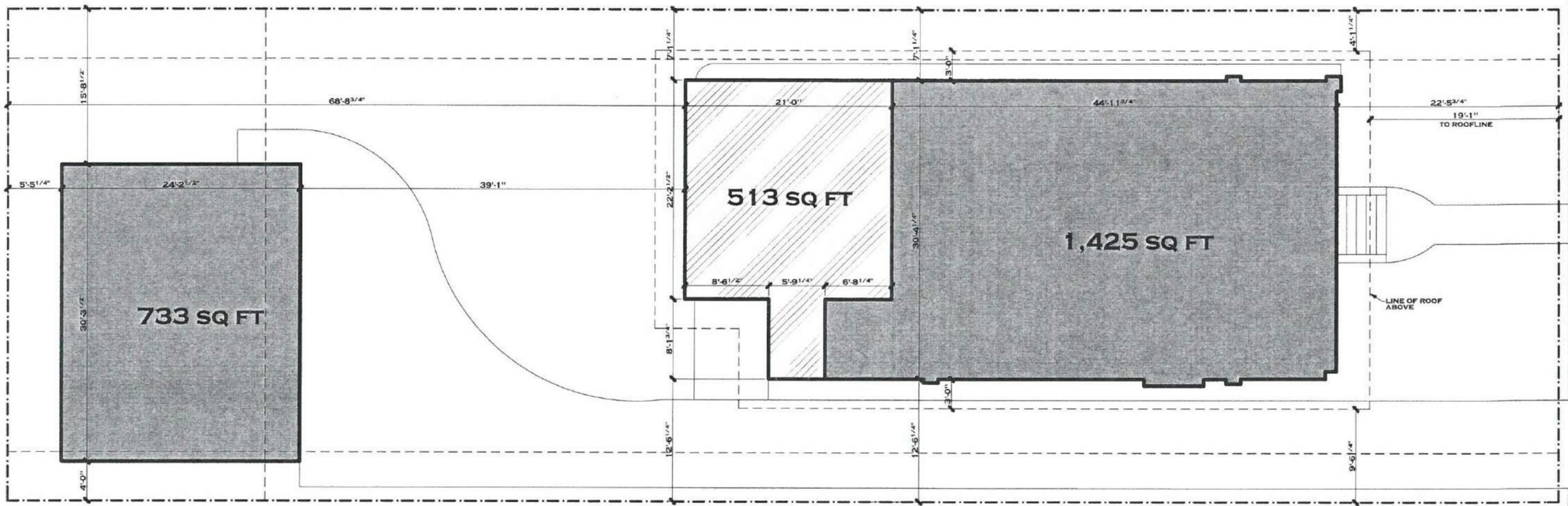
GLINKE RESIDENCE
514 ASHLAND
RIVER FOREST, IL 60305



S M I T H

A SMITH ARCHITECTURE
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 ADDITION NEW CONSTRUCTION GRAPHIC DESIGN

811 NORTH EAST AVENUE. OAK PARK, IL 60302
 773.934.9124 KSMITH@SMITH-ARCH.COM



SITE PLAN B
NO SCALE

LOT SIZE: 7858 S.F.
 ALLOW LOT COVER: 2357 S.F.
 PROPOSED LOT COVER: 2671 S.F.
 ALLOW FAR: 3143 S.F.
 PROPOSED FAR: 2171 S.F.

1938
733
2671
-500
2171

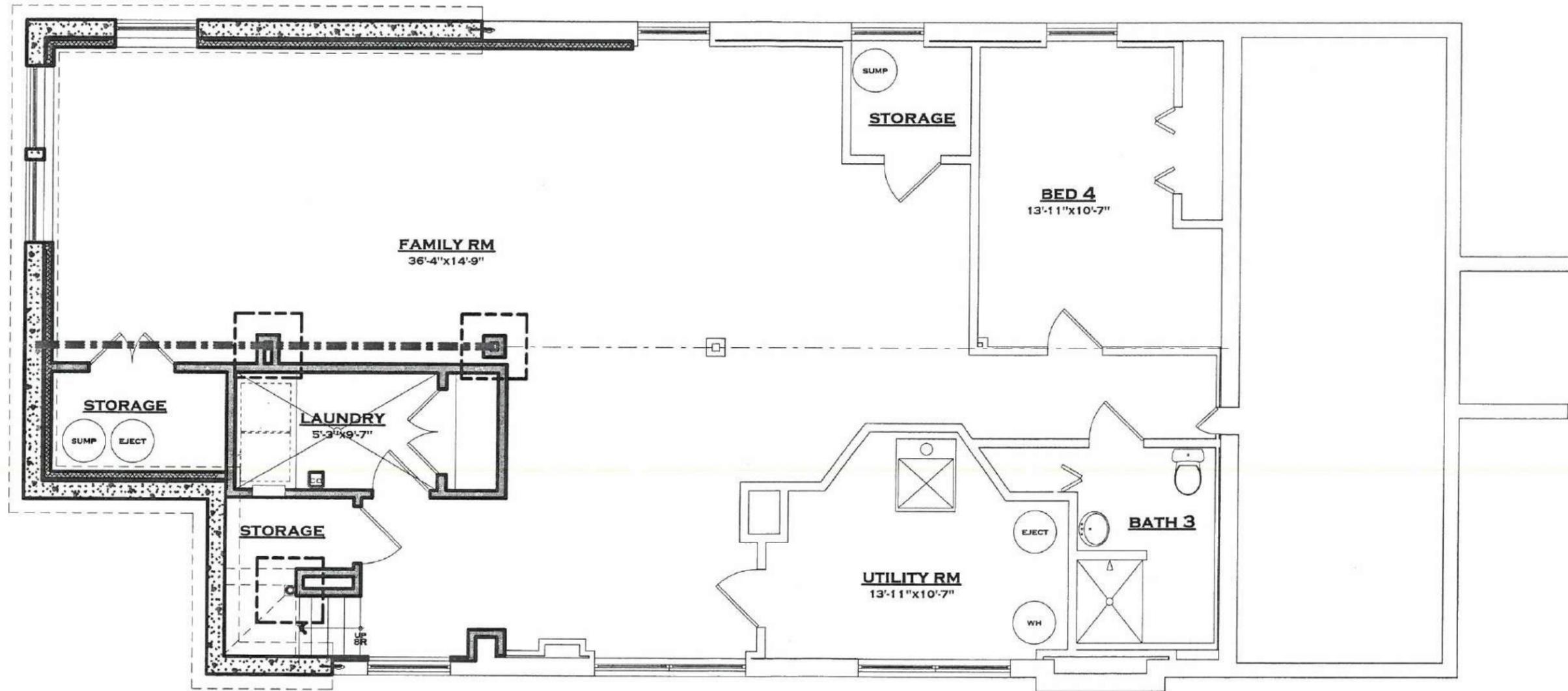
7.27.18

GLINKE RESIDENCE
514 ASHLAND
RIVER FOREST, IL 60305



SMITH ARCHITECTURE
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 ADDITION NEW CONSTRUCTION GRAPHIC DESIGN

811 NORTH EAST AVENUE, OAK PARK, IL 60302
 773.934.9124 KSMITH@SMITH-ARCH.COM



SCHEME B BSMT PLAN
 3/16" = 1'-0"

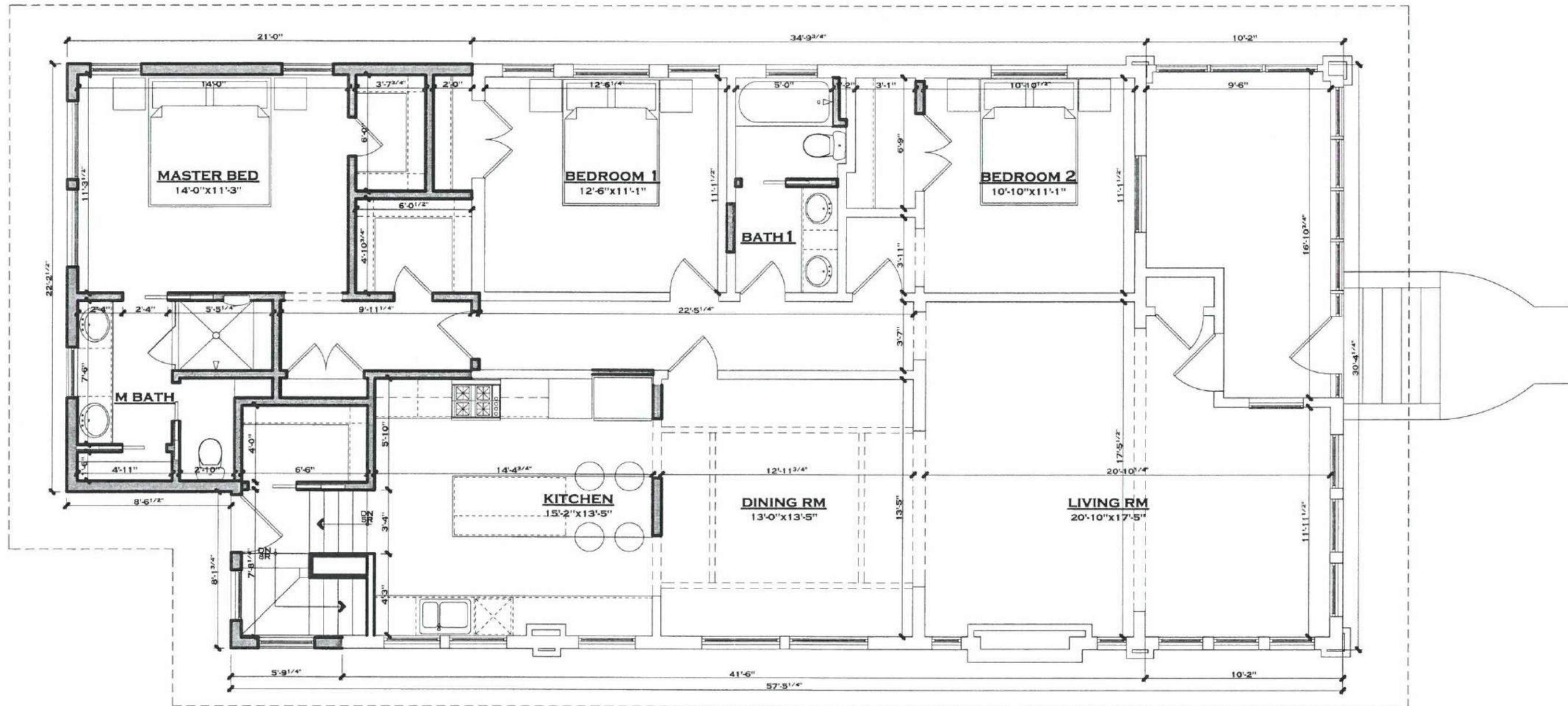
7.27.18

GLINKE RESIDENCE
514 ASHLAND
RIVER FOREST, IL 60305



SMITH ARCHITECTURE
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 ADDITION NEW CONSTRUCTION GRAPHIC DESIGN

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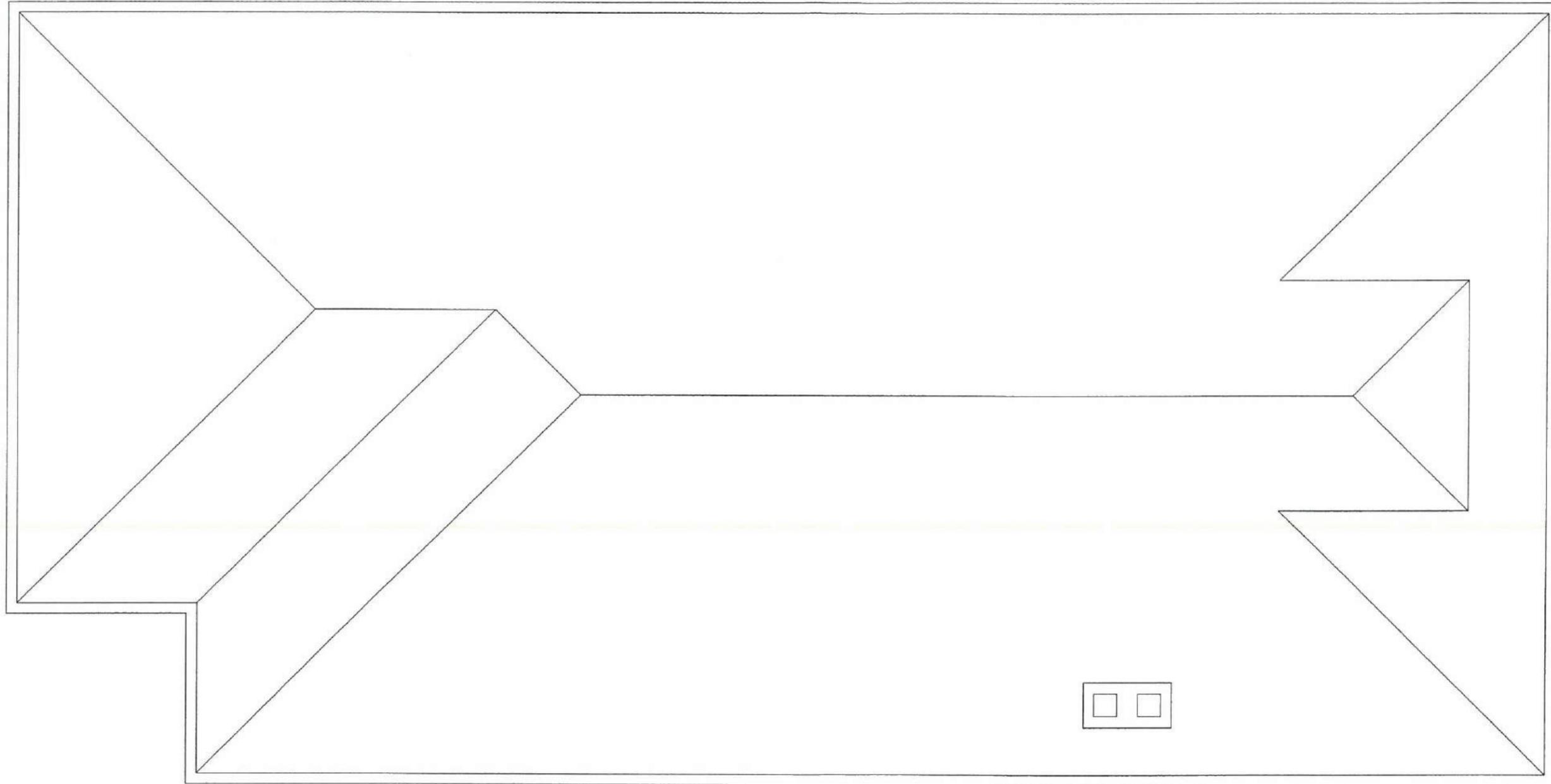
SCHEME B 1ST FLR PLAN
 3/16" = 1'-0"

GLINKE RESIDENCE
 514 ASHLAND
 RIVER FOREST, IL 60305

7.27.18



SMITH ARCHITECTURE
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
 811 NORTH EAST AVENUE. OAK PARK, IL 60302
 773.934.9124 KSMITH@SMITH-ARCH.COM



SCHEME B ROOF PLAN
 3/16" = 1'-0"

7.27.18

GLINKE RESIDENCE
514 ASHLAND
RIVER FOREST, IL 60305



S M I T H

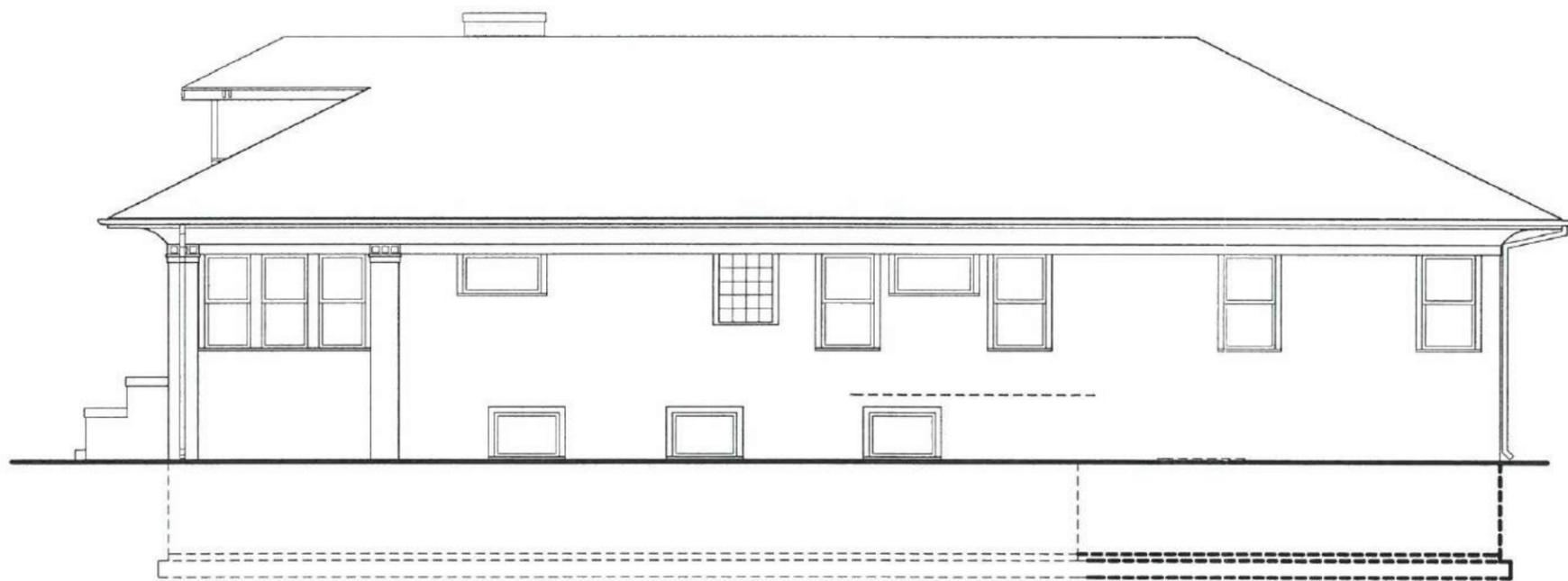
A S M I T H A R C H I T E C T U R E
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
 C
 811 NORTH EAST AVENUE. OAK PARK, IL 60302
 773.934.9124 KSMITH@SMITH-ARCH.COM



WEST ELEV



SOUTH ELEV



NORTH ELEV



EAST ELEV

SCHEME B EXT ELEVS
1/8"=1'-0"

GLINKE RESIDENCE
514 ASHLAND
RIVER FOREST, IL 60305

7.27.18



A SMITH ARCHITECTURE
 ARCHITECTURE HISTORIC PRESERVATION RENOVATION
 R ADDITION NEW CONSTRUCTION GRAPHIC DESIGN
 C
 S M I T H 811 NORTH EAST AVENUE. OAK PARK, IL 60302
 773.934.9124 KSMITH@SMITH-ARCH.COM

STANDARDS FOR MAJOR VARIATIONS (SECTION 10-5-4F)

A major variation shall be recommended by the Zoning Board of Appeals only if it makes findings, based upon the evidence presented to it, that each of the following standards has been met:

1. The physical surroundings, shape or topographical conditions of the specific property involved with bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;

RESPONSE:

1. The Applicant hereby submits a Plat of Survey dated April 16, 2015 as prepared by John Colin Toline, PLS for the subject property. Further, the Applicant hereby cites Section 10-9-4 "Lot Area and Size" from The Village of River Forest's Zoning Ordinance " In an R2 district, no building may be erected or altered on a lot which does not comply with the following regulations: A Lot Area: ... the minimum lot area shall be eight thousand seven hundred twelve square feet. Notwithstanding the provision of Section 10-9-4 C, exemption, this provision in the zoning code creates a typological condition brings a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.

In other words, since the subject Lot of Record is substandard by definition within this specific zone district, and whereby that substandard is specifically related to Lot Area, therefore all other metrics related to Lot Area will be affected – in this case, specifically Lot Coverage.

Now, therefore, the Applicant seeks relief from Lot Coverage due to the non conforming nature of the topographical conditions of the specific property.

The existing structure is not represented on the Village historical registry but the applicant believes the historical significance of this arts and crafts bungalow design would be severely compromised by a second floor addition. Nearby communities have taken steps to preserve the bungalow aesthetic with support from the National Historic Register of Places, City of Homes Organizational (CoHo) and the Chicago Metropolitan Area for Planning (CMAP). The applicant believes the existing bungalow style is also important to the preservation of River Forest's diverse housing stock. The applicant has been unable to identify properties comparable to 514 in River Forest. A second floor addition would adversely affect specific

existing details such as the rolled eaves and design inlay which contribute to the overall aesthetic appeal of this traditional and unique architecture.

The addition as designed, is being constructed to facilitate "aging in place" as the applicants are older parents of middle school aged children with deep ties to the community who intend to remain within the subject property up to and thru retirement.

2. The aforesaid unique physical condition did not result from an action of any person having an interest in the property, but was created by natural forces or was the result or was the result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid;

RESPONSE:

The Applicant hereby submits a Plat of Survey dated April 16, 2015 as prepared by John Colin Toline, PLS for the subject property. Further, the Applicant hereby cites Section 10-9-4 "Lot Area and Size" from The Village of River Forest's Zoning Ordinance.

Since the Applicant was not a party to the subdivision of lots within the Zone District and whereby the Applicant has not subdivided or altered the boundaries of the subject property and whereby the Applicant does not intend to alter the boundaries of the subject property, now therefore the Applicant has met the Standard of this Section.

3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;

RESPONSE:

The Applicant hereby states that he has no specific knowledge whether this specific condition applies to other properties in the specific Zone District. Within the notice area the subject property appears to be the only single-floor residence.

4. The purpose of the variation is not based predominantly upon a desire for economic gain;

RESPONSE:

The Applicant has submitted Architectural Plans prepared by Smith Architecture dated 27 July 2018. And where these plans include the addition to the existing single family home of a master bedroom and entrance. The Applicant hereby states that the sole nature of and reason for the addition is so that the "family can age in place". The Applicant further states that current home has all of the bedrooms on the first floor and thereby makes the home obsolete for this family as the aging process moves forward.

5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located;

RESPONSE:

The Applicant has submitted Architectural Plans prepared by Smith Architecture dated 27 July 2018. The Applicant hereby states that the construction plans and any other related documents submitted for approval by the Village of River Forest will be compliant with all aspects of the zoning ordinance (other than the specific section where relief is sought) and the compliant with a building code provisions. And since it is understood that zoning ordinances and building code provisions insure that any development not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located. Now therefore, the Applicant through this Application and future Applications for building permits complies with this Standard. As the addition will not exceed the existing (height), impacts commonly affecting light and air or other items related to the quiet enjoyment of neighboring properties will not occur. Letters of support from adjacent property owners have been included with this application.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;

RESPONSE:

Similar to the response for Standard 5, the Applicant has submitted Architectural Plans prepared by Smith Architecture dated 27 July 2018. The Applicant hereby states that the construction plans and any other related documents submitted for approval by the Village of River Forest will be compliant with all aspects of the zoning ordinance (other than the specific section where relief is sought) and specifically note here that the side yard setback of the new addition is zoning compliant and the proposed building height of the new addition does not exceed the maximum building height or this Zone District; and the compliant with a building code provisions. And since it is understood that zoning ordinances and building code provisions insure that any development will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Now therefore, the Applicant through this Application and future Applications for building permits complies with this Standard.

7. That the granting or the variation would not unduly tax public utilities and facilities in the area;

RESPONSE:

The Applicant hereby submits a civil engineering plan from Schlaf Engineering dated 28 June 2018 that demonstrate that the proposed addition as cited in previous responses to Standards would not unduly tax public utilities and facilities in the area. The subject property will remain a single family dwelling with no anticipated untoward effect on public utilities, water usage, refuse collection or police/fire services

8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

RESPONSE:

The Applicant through all of the documents and other submittals of this Application hereby states that to the best of his knowledge and belief that there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

END OF RESPONSES









Jon and Joanna Ver Halen

518 Ashland Ave.

River Forest, IL 60305

July 24, 2018

River Forest Zoning Board of Appeals

400 Park Ave.

River Forest, IL 60305

REF: Proposed Glinke House Addition:

Gentlemen:

We reside next to the Glinke residence of 514 Ashland Ave. The plan for their home addition has been reviewed, and we have no objection to their proposed construction.

Sincerely,

Joanna Ver Halen
Jon Ver Halen

Department of Anesthesiology
1653 W. Congress Pkwy.
724 Jelke
Chicago, IL 60612

Tel: 312.942.9877
Fax: 312.942.8858
www.rush.edu
Arvind_Rajagopal@rush.edu



Arvind Rajagopal, MD
Rush University Medical Center
Assistant Professor of Anesthesiology
Anesthesiology Residency Program Director

July 30th 2018,

River Forest Zoning Board of Appeals,

400 Park Avenue,

River Forest, IL 60305

Dear Sir/Madam,

We reside next to the Glinke residence at 514 Ashland Avenue. We have reviewed the proposed plans for construction at their residence and have no objections to it. Please contact me if you have any questions related to this.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arvind'.

Arvind Rajagopal

510 ASHLAND AVE

RIVER FOREST, IL 60305

TEL 708.366.8135



**LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, County of Cook, State of Illinois, on Thursday, August 9, 2018 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by Steve Glinke and Ellen Hamilton, owners of the property at 514 Ashland Avenue, who are proposing to construct a one story addition onto the existing home.

The applicants are requesting a variation to Section 10-9-5 of the Zoning Code that would allow the buildings on the lot to have a Lot Coverage equal to 35.06% of the Lot Area. The Zoning Code allows a maximum Lot Coverage equal to 30% of the Lot Area.

The legal description of the property at 514 Ashland Avenue is as follows:

LOT 22 IN BLOCK 5 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE "SUBURBAN HOME MUTUAL LAND ASSOCIATIONS" ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 IN BOOK 43 OF PLATS, PAGE 20 AS DOCUMENT 1291334, IN COOK COUNTY, ILLINOIS.

All interested persons will be given the opportunity to be heard at the public hearing. A copy of the meeting agenda will be available to the public at the Village Hall.

Clifford Radatz
Secretary
Zoning Board of Appeals