

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 (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, October 17, 2024, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for A major zoning variation submitted by Steven Hoover, owner of the property at 633 Ashland Avenue, who is proposing to construct an addition onto the existing house.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to the Zoning Ordinance.

The applicant is requesting a major variation to Section 10-9-5 of the Zoning Ordinance.

Section 10-9-5 of the Zoning Ordinance (10-8-5) allows a maximum Floor Area Ratio of 0.40 (40 percent of the lot area). The proposed addition will increase the Floor Area Ratio to approximately 0.4572.

The legal description of the property at 633 Ashland Avenue is as follows:

LOT 44 IN BLOCK 2 IN 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 ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT 1291334, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 7 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Name of Commissioner: _____

Date of Public Hearing: _____

Application: _____

Address _____

Standards:

| Met? ¹ | Standard |
|----------------------|--|
| <p>Yes</p> <p>No</p> | <p>1. The physical surroundings, shape, or topographical 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;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p> |
| <p>Yes</p> <p>No</p> | <p>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 this Zoning Title, for which no compensation was paid;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p> |
| <p>Yes</p> <p>No</p> | <p>3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p> |
| <p>Yes</p> <p>No</p> | <p>4. The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p> |
| <p>Yes</p> <p>No</p> | <p>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; or</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p> |

¹ If a standard has not been met, indicate the reasons why in the notes section for that standard.

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

| | |
|---------------|---|
| Yes No | <p>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;</p> <p>Notes: _____ _____ _____</p> |
| Yes No | <p>7. That the granting of the variation would not unduly tax public utilities and facilities in the area;</p> <p>Notes: _____ _____ _____</p> |
| Yes No | <p>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;</p> <p>Notes: _____ _____ _____</p> |

If any of the standards have not been met, what changes could be made to the application so it meets all the standards?



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

Address of Subject Property: _____ Date of Application: _____

| Applicant | | Architect / Contractor | |
|-----------------|------|------------------------|------|
| Name: | | Name: | |
| Address: | | Address: | |
| City/State/Zip: | | City/State/Zip: | |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |

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

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: October 1, 2024

Applicant (if other than Owner): _____ Date: _____

Application Fee: A non-refundable fee of \$750.00 must accompany every application for variation, which includes the cost of recording the variation with the County. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: _____ Date of Application: _____

Summary of Requested Variation(s):

| <u>Applicable Code Section (Title, Chapter, Section)</u> | <u>Code Requirement(s)</u> | <u>Proposed Variation(s)</u> |
|--|----------------------------|------------------------------|
| | | |
| Secondary Front Yard setback | | proposed setback at addition |
| | | |
| | | |
| | | |

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.

Application Narrative for Variation Sought for 633 Ashland

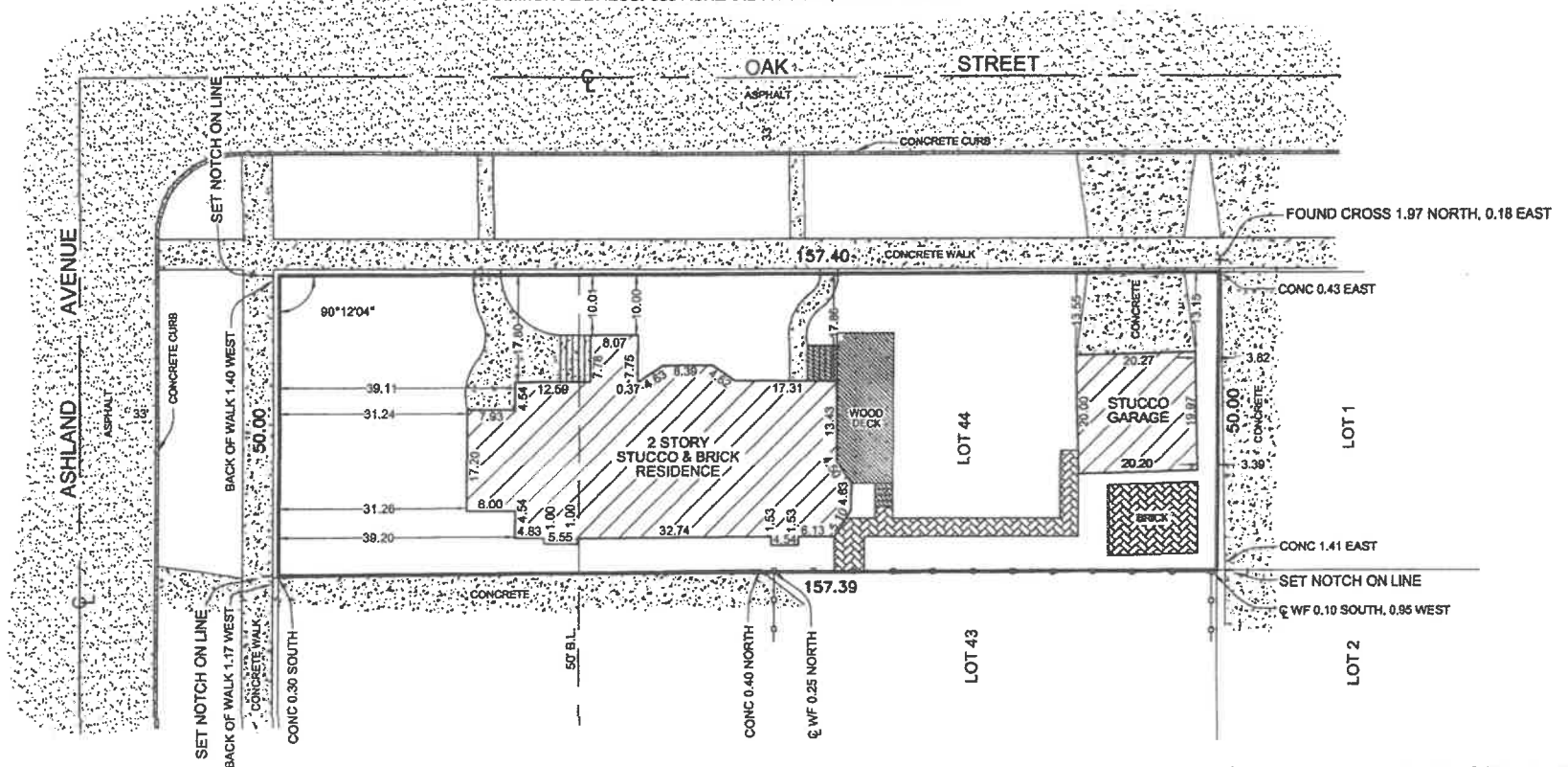
Steven and Camille Hoover wish to build an addition to their home at 633 Ashland to accommodate the needs of a growing family, with the primary purposes of adding a mudroom and modestly expanding the kitchen on the first floor, as well as adding one bedroom on the second floor. In order for the addition to be completed with reasonable room sizing and configuration, we are seeking variations from sections 10-9-5 and 10-8-7-A-2 of the zoning ordinance. If required to comply with the 40% floor area ratio and 13 foot secondary front yard setback requirements, the proposed mudroom and bedroom could not be built in adequate size and shape to serve their functional purpose.



SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

LOT 44 IN BLOCK 2 IN 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 ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT 1291334, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 833 ASHLAND AVENUE, RIVER FOREST.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.
IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.
DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: OCTOBER 19TH, 2020.
BUILDING LOCATED: OCTOBER 19TH, 2020.
ORDERED BY: DEBORAH F. HILL ATTORNEY
PLAT NUMBER: 202515

FILE: 971144.CRD
SCALE: 1" = 20'



- LEGEND
- M. = MEASURED DIMENSION
 - R. = RECORDED DIMENSION
 - B.L. = BUILDING LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - CL. = CENTER LINE
 - W.F. = WOOD FENCE
 - C.L.F. = CHAIN LINK FENCE
 - I.F. = IRON FENCE
 - V.F. = VINYL FENCE



STATE OF ILLINOIS } ss. LOT AREA: 7,870 SQUARE FEET.
COUNTY OF COOK } ss.
WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

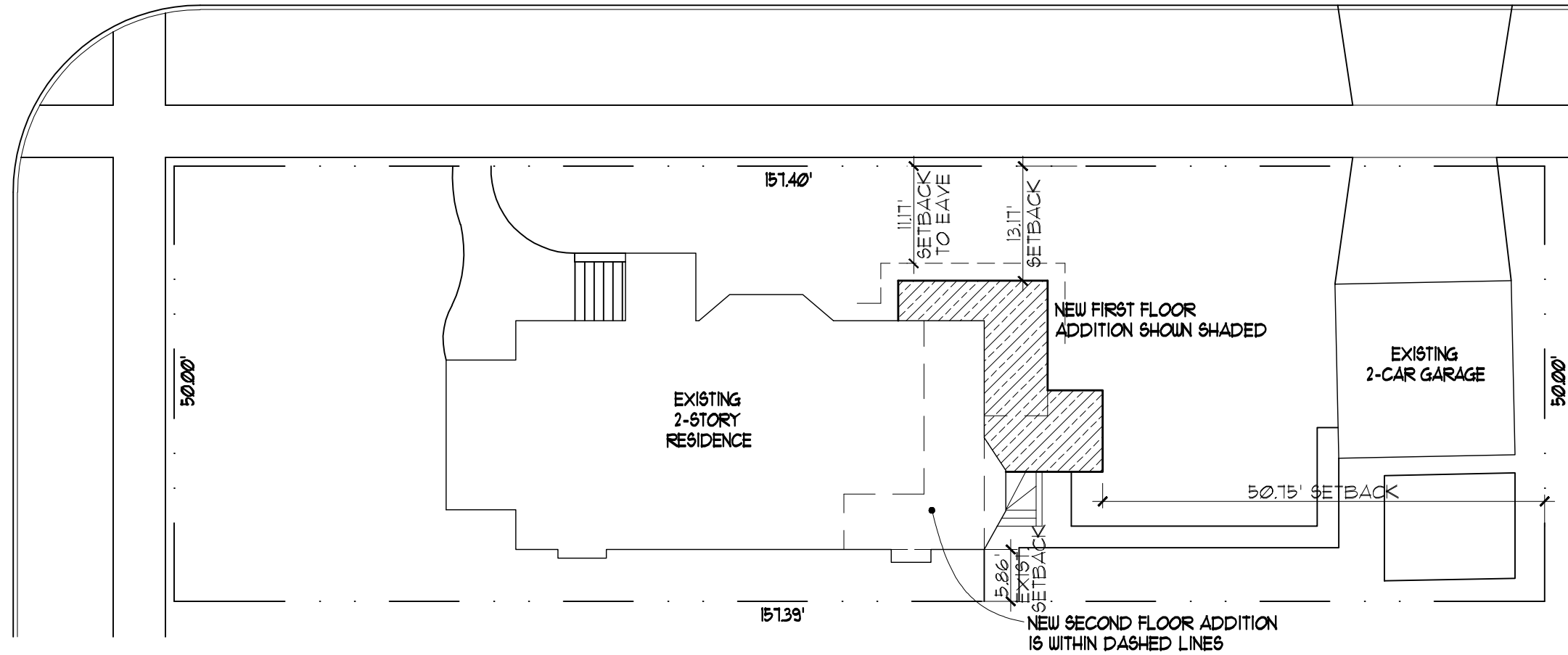
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-022448

ASHLAND AVE.

OAK AVE.



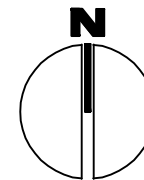
SITE PLAN

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

**Hoover Residence
633 Ashland Ave.
River Forest, IL**

**Magner Architecture LLC
919 Thatcher Ave.
River Forest, IL**

AUGUST 28, 2024



LOT AREA = 1,810 SQ. FT.
 EXISTING FIRST FLOOR AREA = 1,683.3 SQ. FT.
 EXISTING GARAGE FLOOR AREA = 405 SQ. FT.
 EXISTING LOT COVERAGE = 2,088.3 SQ. FT. = 26.5%

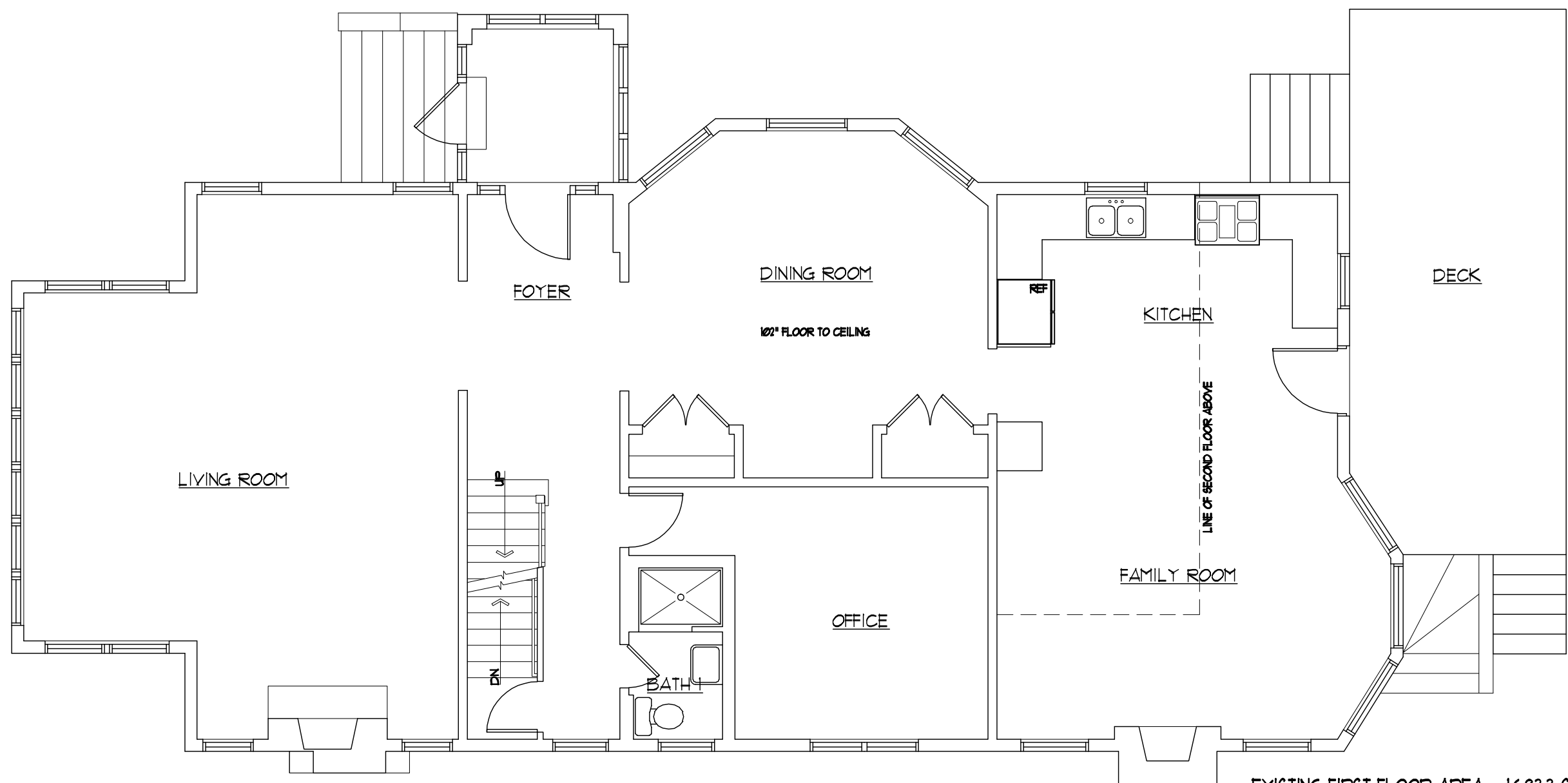
EXISTING SECOND FLOOR AREA = 1,212.3 SQ. FT.
 EXISTING BUILDING FLOOR AREA = 2,895.6 SQ. FT.
 EXISTING FLOOR AREA RATIO = 36.8%

REVISED FIRST FLOOR AREA = 1,942.3 SQ. FT. (INCL. 259 SF NEW)
 REVISED LOT COVERAGE = 2,347.3 SQ. FT. = 29.8%
 REVISED SECOND FLOOR AREA = 1,611.1 SQ. FT. (INCL. 398.8 SF NEW)
 REVISED BUILDING FLOOR AREA = 3,553.4 SQ. FT.
 REVISED FLOOR AREA RATIO = 45.2%

SHEET NO. 1 OF 8

**Magner Architecture LLC
919 Thatcher Ave.
River Forest, IL**

AUGUST 28, 2024



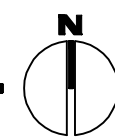
EXISTING FIRST FLOOR AREA = 1,683.3 SQ. FT.

PROPERTY LINE

EXISTING FIRST FLOOR PLAN

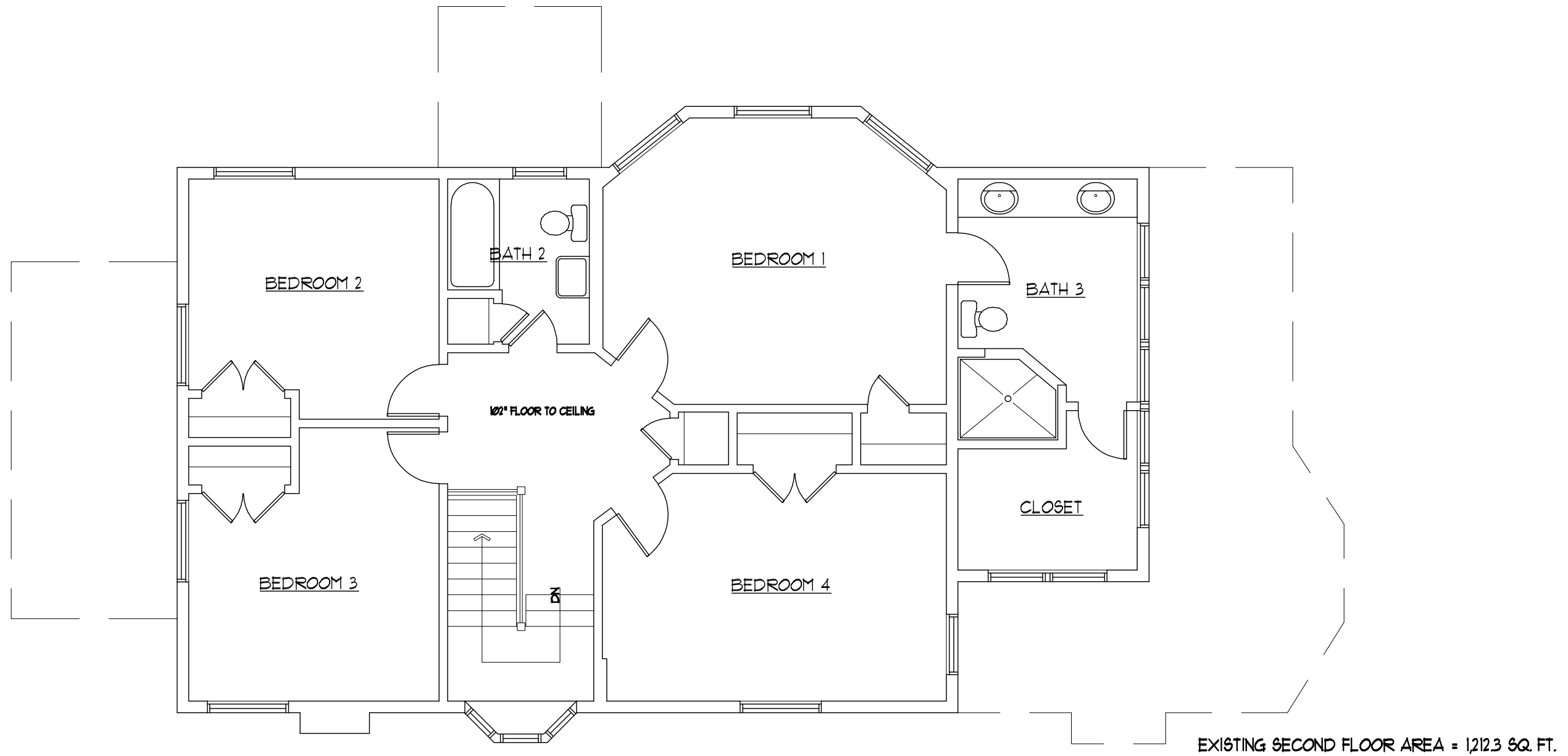
SCALE: 3/16" = 1'-0"

**Hoover Residence
633 Ashland Ave.
River Forest, IL**



SHEET NO. 2 OF 8

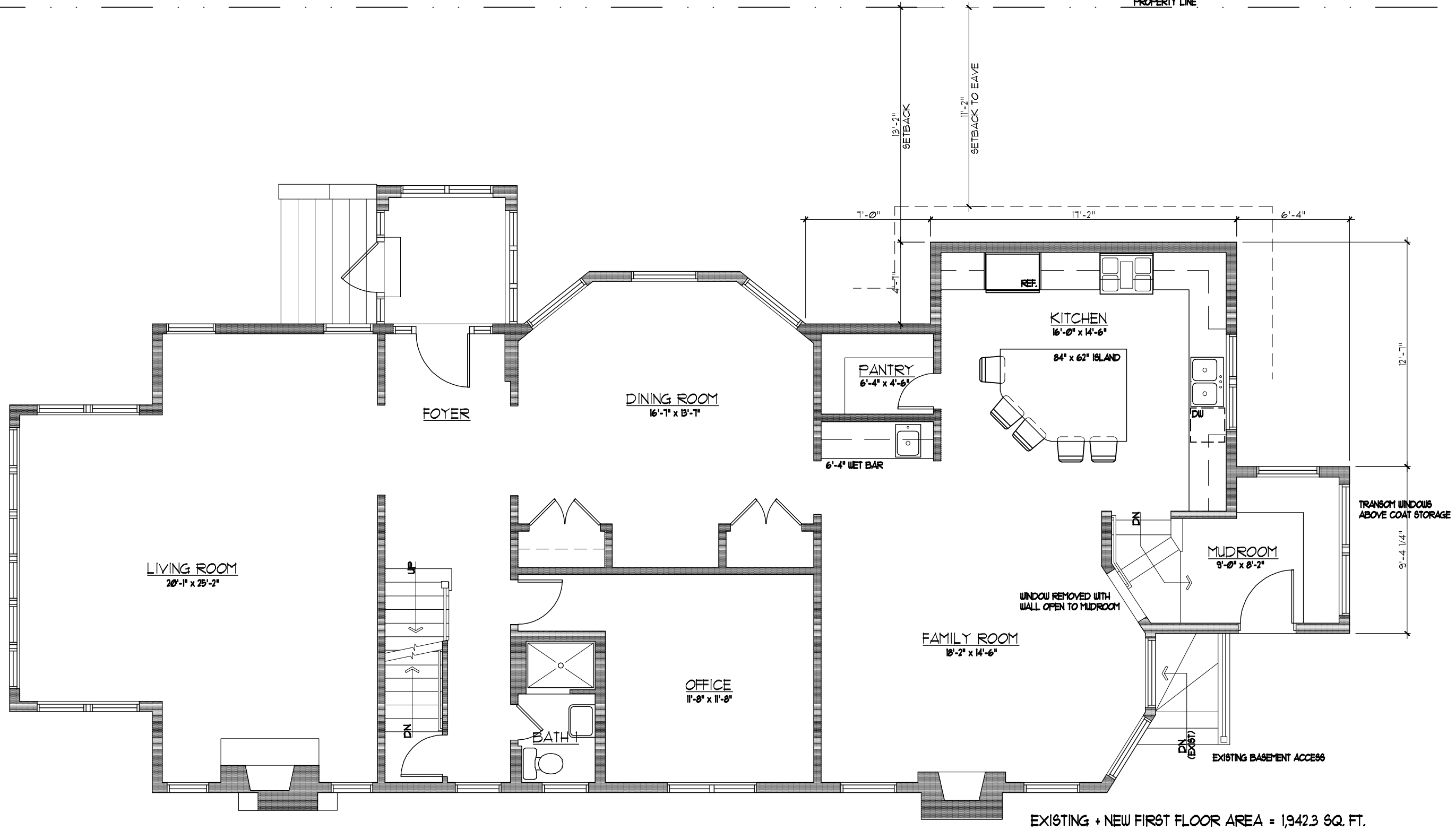
Magner Architecture LLC
 110 Thatcher Ave.
 River Forest, IL
 AUGUST 20, 2014



EXISTING SECOND FLOOR PLAN 
 SCALE: 3/16" = 1'-0"
Hoover Residence
633 Ashland Ave.
River Forest, IL

SHEET NO. 3 OF 8

Magner Architecture LLC
919 Thatcher Ave.
River Forest, IL
AUGUST 20 2004

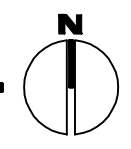


EXISTING + NEW FIRST FLOOR AREA = 1,942.3 SQ. FT.

REVISED FIRST FLOOR PLAN

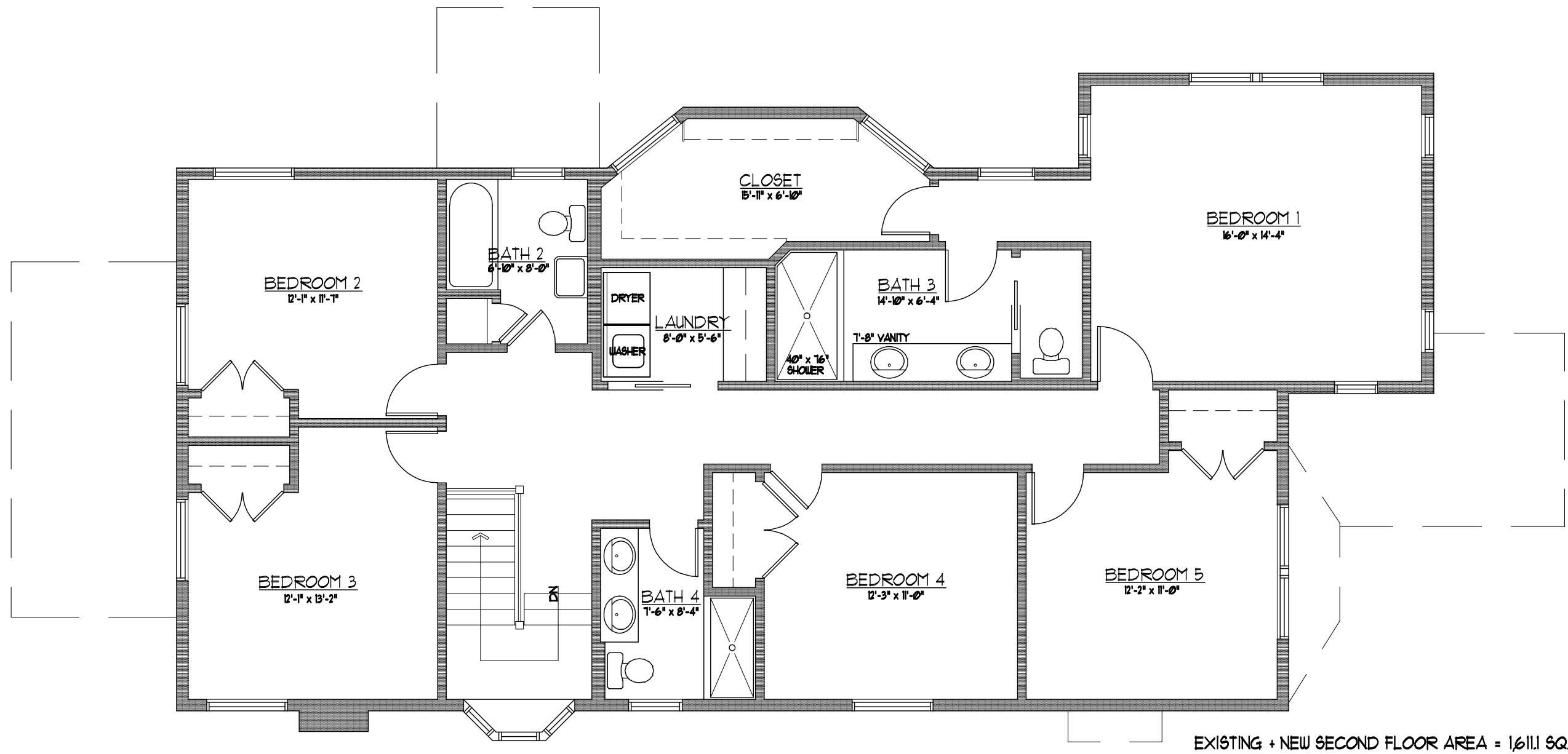
SCALE: 3/16" = 1'-0"

Hoover Residence
633 Ashland Ave.
River Forest, IL



SHEET NO. 4 OF 8

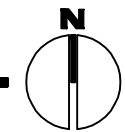
Magner Architecture LLC
919 Thatcher Ave.
River Forest, IL



REVISED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

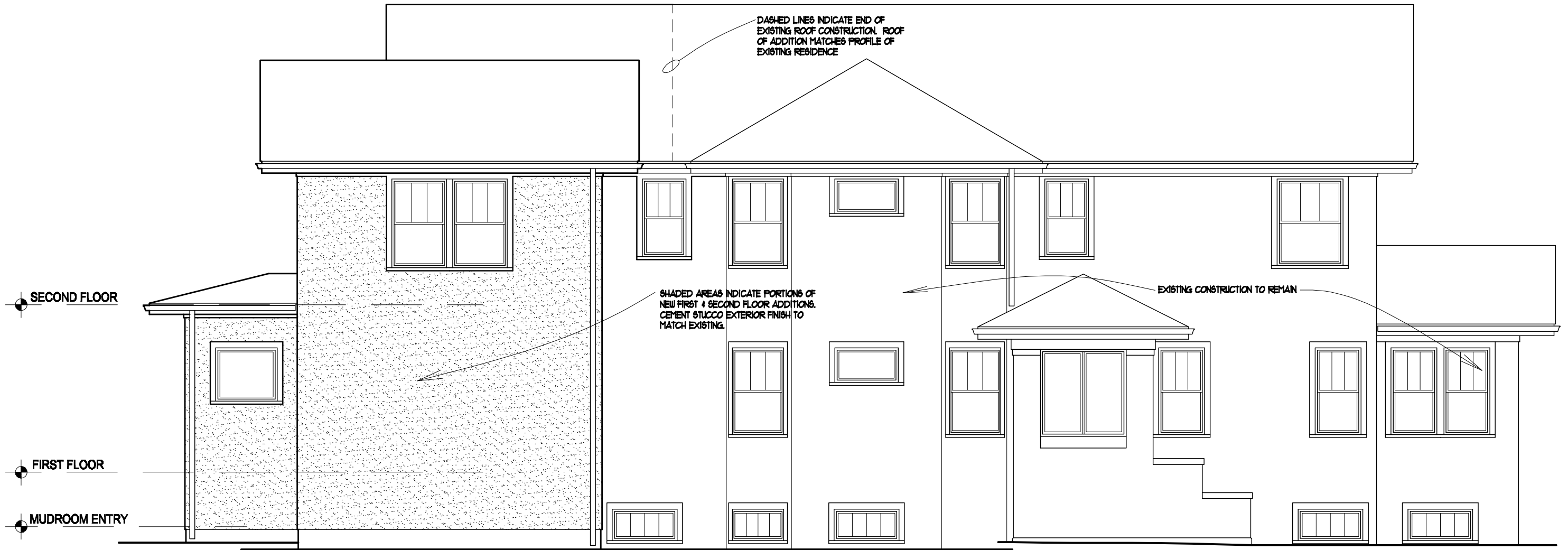
**Hoover Residence
633 Ashland Ave.
River Forest, IL**



SHEET NO. 5 OF 8

**Magner Architecture LLO
119 Thatcher Ave.
River Forest, IL**

AUGUST 28, 2024



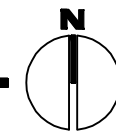
PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

**Hoover Residence
633 Ashland Ave.
River Forest, IL**

**Magner Architecture LLC
919 Thatcher Ave.
River Forest, IL**

AUGUST 28, 2024





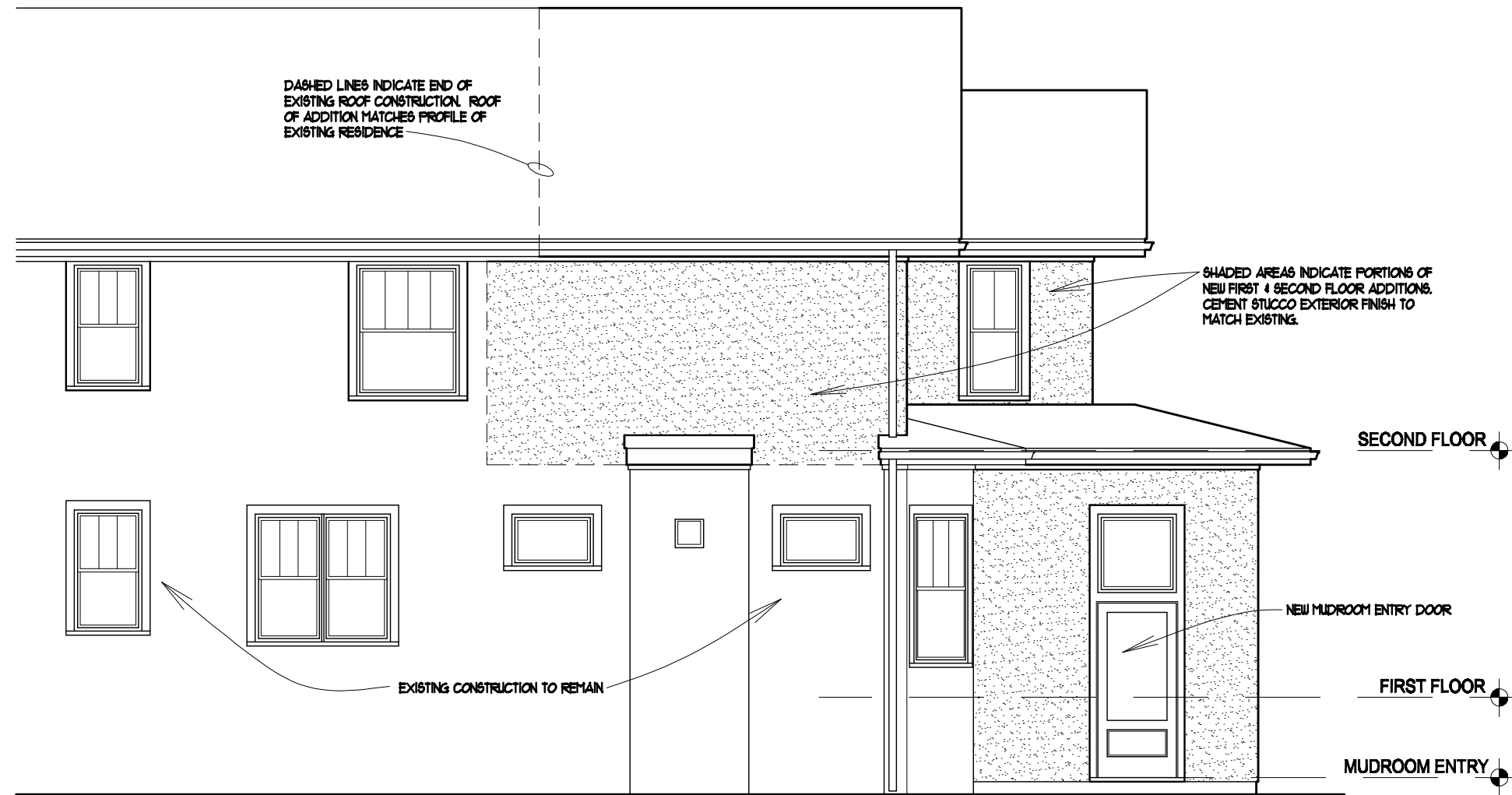
PROPOSED EAST ELEVATION

SCALE : 3/16" = 1' - 0"

**Hoover Residence
633 Ashland Ave.
River Forest, IL**

**Magner Architecture LLC
919 Thatcher Ave.
River Forest, IL**

AUGUST 28, 2024



PROPOSED SOUTH ELEVATION

SCALE : 3/16" = 1' - 0"

**Hoover Residence
633 Ashland Ave.
River Forest, IL**

**Magner Architecture LLC
919 Thatcher Ave.
River Forest, IL**

AUGUST 28, 2024

Zoning Review Checklist

Address: 633 Ashland Avenue

Date of Review: 9/16/2024

Date of Submission: 9/6/2024

Contact:

Telephone #:

Zoning District:

R2

Use:

Addition to a Single Family Residence

Permitted Use

Lot Area

| Lot Width | Lot Depth | Lot Area |
|-----------|-----------|----------|
| 50.00 | 157.40 | 7869.75 |

Lot Coverage

30% allowed for the R2 District

| Allowed | Existing | Proposed | |
|---------|----------|----------|-------------------------------------|
| 2360.93 | 2116.44 | 2368.72 | <input checked="" type="checkbox"/> |
| | 26.89% | 30.10% | |

Floor Area Ratio

40% allowed for the R2 District

| Allowed | Existing | Proposed | |
|---------|----------|----------|-------------------------------------|
| 3147.90 | 2900.21 | 3598.40 | <input checked="" type="checkbox"/> |
| | 36.85% | 45.72% | |

Net additional floor area added to the residence

698.19

 s.f.

Setbacks

Front Yard

West

| Required | Existing | Proposed at addition |
|----------|----------|----------------------|
| | 31.2400 | 84.6800 |

Average of block, see 10-8-7 A

Eave Length

2.0000

Setback to Eave

| | | | |
|--------|---------|---------|---------------------------------------|
| 0.0000 | 29.2400 | 82.6800 | <input type="checkbox"/> ✗ |
|--------|---------|---------|---------------------------------------|

No Change

Secondary Front Yard

North

| | | |
|--|---------|---------|
| | 10.0000 | 13.1667 |
|--|---------|---------|

Eave Length

2.0000

Section 10-8-7-A-2

| | | | |
|---------|--------|---------|-------------------------------------|
| 13.0000 | 8.0000 | 11.1667 | <input checked="" type="checkbox"/> |
|---------|--------|---------|-------------------------------------|

Side Yard

South

| | | | | |
|--------------------------------------|--------|--------|---------|-------------------------------------|
| 10% of Lot Width for the R2 District | 5.0000 | 4.3300 | 14.8925 | <input checked="" type="checkbox"/> |
|--------------------------------------|--------|--------|---------|-------------------------------------|

Eave Length

0.4700

Setback to Eave

| | | | |
|--------|--------|---------|-------------------------------------|
| 3.0000 | 3.8600 | 12.8925 | <input checked="" type="checkbox"/> |
|--------|--------|---------|-------------------------------------|

Rear Yard

East

| | | |
|------------------------------------|---------|---------|
| 15% of Lot Depth or 26'-2" minimum | 59.9205 | 49.2100 |
|------------------------------------|---------|---------|

Eave Length

2.0000

Setback to Eave

| | | | |
|---------|---------|---------|-------------------------------------|
| 23.6093 | 57.9205 | 47.2100 | <input checked="" type="checkbox"/> |
|---------|---------|---------|-------------------------------------|

Addition

Zoning Review Checklist

| | Allowed | Existing | Proposed Ht. at addition | |
|------------------------------|--------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| Building Height Ridge | | | | |
| Height above grade in feet | 35' | 32' | 32' | <input checked="" type="checkbox"/> |
| Story Height | 2.5 | 2.5 | 2.5 | <input checked="" type="checkbox"/> |
| Off-Street Parking | Required | Existing | Existing + Proposed | |
| Garage spaces | <input type="text" value="2"/> | <input type="text" value="2"/> | <input type="text" value="2"/> | <input checked="" type="checkbox"/> |

633 Ashland Avenue**9/16/2024**

Area Calculations

Revised:
Date of Submission**9/6/2024**

| | | | |
|------------------|---------|----------|------------------|
| Lot Area | 50.0000 | 157.3950 | 7869.7500 |
| Allowed Coverage | 0.3000 | | 2360.9250 |
| Allowed FAR | 0.4000 | | 3147.9000 |

Lot Coverage - Existing

| | | | |
|------------------|--------------|-----------|------------------|
| First Floor Area | Existing | 1712.0388 | |
| Detached Garage | Existing | 404.3965 | |
| | | 0.0000 | |
| | | 0.0000 | |
| | Total | | 2116.4353 |

Lot Coverage - Proposed

| | | | |
|------------------|--------------|-----------|------------------|
| First Floor Area | Proposed | 1964.3204 | |
| Detached Garage | Existing | 404.3965 | |
| | | 0.0000 | |
| | | 0.0000 | |
| | Total | | 2368.7169 |

Floor Area - Existing

| | | | |
|----------------------------------|-----------|-----------|------------------|
| Floor Area - existing | 1st floor | 1712.0388 | |
| | 2nd floor | 1188.1674 | |
| | Attic | 0.0000 | |
| Detached Garage | Existing | 404.3965 | |
| garage allowance (up to 500 s.f) | | -404.3965 | |
| | | | 2900.2062 |

Floor Area - Proposed

| | | | |
|-----------------------|-----------|-----------|------------------|
| Floor Area - Proposed | 1st floor | 1964.3204 | |
| | 2nd floor | 1634.0759 | |
| | Attic | 0.0000 | |
| Detached Garage | Existing | 404.3965 | |
| garage allowance | | -404.3965 | |
| | | | 3598.3963 |

Net Increase in Floor Area

| | Proposed | Existing | change |
|---------------------|-----------|-----------|-----------------|
| First Floor | 1964.3204 | 1712.0388 | 252.2816 |
| Second Floor | 1634.0759 | 1188.1674 | 445.9085 |
| Attic | 0.0000 | 0.0000 | 0.0000 |
| Garage | 404.3965 | 404.3965 | 0.0000 |
| Net Increase | | | 698.1901 |

633 Ashland Avenue

9/16/2024

| | | | | |
|--|---|---------|---------|------------------|
| House - 1st floor - Existing per Plat | | n-s | e-w | |
| | A | 26.2800 | 55.7900 | 1466.1612 |
| | B | 1.0000 | 5.5500 | 5.5500 |
| north bay | C | 0.9326 | 12.9200 | 12.0491 |
| | D | 1.5300 | 4.5400 | 6.9462 |
| | E | 17.2000 | 7.9650 | 136.9980 |
| | F | 7.7650 | 8.0700 | 62.6636 |
| east bay | G | 8.7400 | 2.4795 | 21.6708 |
| | | | | 0.0000 |
| Existing First Floor Area | | | | 1712.0388 |

| | | | | |
|-------------------------------------|-----|---------|---------|------------------|
| House - 1st floor - Proposed | | | | |
| Existing | | | | 1712.0388 |
| Additions | | | | |
| | M | 4.5833 | 10.3100 | 47.2542 |
| | N | 18.0133 | 2.4795 | 44.6640 |
| P - triangle | 0.5 | 4.1100 | 2.4795 | 5.0954 |
| | Q | 21.9375 | 4.3772 | 96.0248 |
| | R | 9.3542 | 6.3333 | 59.2433 |
| | | | | 0.0000 |
| Proposed First Floor Area | | | | 1964.3204 |

| | | | | |
|-------------------------------------|----|---------|---------|------------------|
| House - 2nd floor - Existing | | | | |
| | A1 | 20.0000 | 46.8750 | 937.5000 |
| | A2 | 6.2800 | 37.6250 | 236.2850 |
| | B' | 1.0000 | 2.3333 | 2.3333 |
| north bay | C | 0.9326 | 12.9200 | 12.0491 |
| | | | | 0.0000 |
| Existing Second Floor Area | | | | 1188.1674 |

| | | | | |
|-------------------------------------|----|---------|---------|------------------|
| House - 2nd floor - Proposed | | | | |
| Existing to remain | | | | 1188.1674 |
| Additions | | | | |
| | S1 | 20.0000 | 8.9150 | 178.3000 |
| | S2 | 6.2800 | 18.1650 | 114.0762 |
| | T | 4.5833 | 17.1667 | 78.6805 |
| | U | 10.9167 | 6.8567 | 74.8519 |
| | | | | 0.0000 |
| | | | | 0.0000 |
| Proposed Second Floor Area | | | | 1634.0759 |

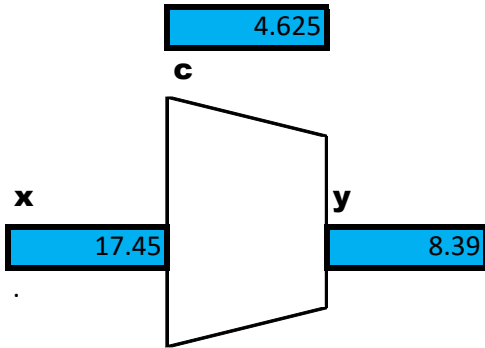
| | | | | |
|--|---|--|--|---------------|
| House - Attic half story - Existing | | | | |
| | a | | | 0.0000 |
| | b | | | 0.0000 |
| | c | | | 0.0000 |
| Existing Attic Floor Area | | | | 0.0000 |

| | | | | |
|--|---|--|--|---------------|
| House - Attic half story - Proposed | | | | |
| Existing | | | | 0.0000 |
| Demolitions | | | | |
| -1 | g | | | 0.0000 |
| -1 | h | | | 0.0000 |
| -1 | i | | | 0.0000 |
| Additions | | | | |
| | j | | | 0.0000 |
| | d | | | 0.0000 |
| | | | | 0.0000 |
| Proposed Attic Floor Area | | | | 0.0000 |

| | | | | |
|-----------------------------------|-----|---------|---------|-----------------|
| Detached Garage - Existing | | | | |
| | xdg | 19.9850 | 20.2350 | 404.3965 |
| | | | | 0.0000 |
| Existing Garage Floor Area | | | | 404.3965 |

North Bay

Area of a semi-regular trapezoid



$$\begin{aligned}
 a^2 & 20.520900 & 21.390625 \ c^2 \\
 a & 4.530000 & 4.625000 \ c \\
 & b & 0.932590 \\
 & b^2 & 0.869725
 \end{aligned}$$

Input values for **x**, **y**, and **c**

Area

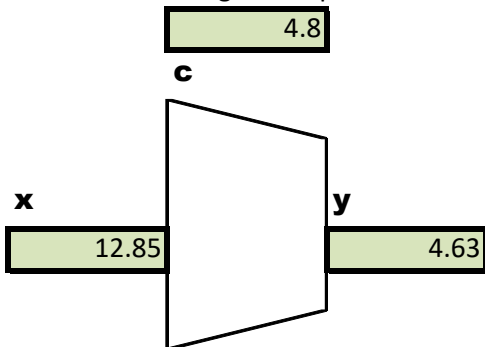
$$y+a \quad 12.92$$

$$b \quad 0.9325905$$

$$= \quad 12.049069$$

East Bay

Area of a semi-regular trapezoid



$$\begin{aligned}
 a^2 & 16.892100 & 23.040000 \ c^2 \\
 a & 4.110000 & 4.800000 \ c \\
 & b & 2.479496 \\
 & b^2 & 6.147900
 \end{aligned}$$

Input values for **x**, **y**, and **c**

Area

$$y+a \quad 8.74$$

$$b \quad 2.4794959$$

$$= \quad 21.670794$$

Standards for Major Variations

1. ***The physical surroundings, shape or typographical 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;***

The shape of the property creates a specific hardship in that the residence is on a block of unusually shallow lots for the village, as well as being a corner lot that is only 50' wide, as opposed to the more typical width of 75' for corner lots in the village.

Both entrances to the first floor of the home are raised above ground level, with the door of the rear entrance also opening directly into the kitchen. The addition of a mudroom in the rear of the home will allow for ground-level entry into the residence, as well as allow for the residents of the home to remove shoes and other outerwear in an area segregated from the kitchen and main living areas of the home.

Further, we are seeking to add one additional bedroom so that each of our four children may have their own bedroom. Originally a 5-bedroom home, the first floor bedroom has since been converted to an office to accommodate the modern needs of remote- and hybrid-working in a post-pandemic world. The addition of one additional bedroom on the second floor, will return the home to its original 5-bedrooms, while retaining the home office that has become a requirement for many homeowners in today's society.

The resulting 3,553.4 square foot building floor area upon completion of the addition would not be atypical of homes in River Forest, or even on the subject property's block. Additionally, while the walls of the house will remain more than 13 feet setback from the secondary front yard, if required to be setback far enough such that the roof eaves would remain setback at least 13 feet, the shape of the resulting rooms would be too narrow to serve a functional purpose. There is no other means to alleviate the hardship created by the unusually shaped corner lot than other than the variations we seek.

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;***

The unique physical condition existed prior to the current owner's purchase of the property. The original house was located on the unusually shallow and narrow corner lot in compliance with the zoning ordinance in place at the time the house was built.

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

The conditions upon which the petition for variation is based are not generally applicable to other properties within the same zoning classification. The lot is unusual in its depth of 157 feet, as opposed to the 175-200 feet typical of most lots within the same zoning classification in River Forest, as well as its width of 50 feet, as opposed to the more typical 75 feet for corner lots in the village.

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

The purpose of the variations is not based predominantly upon a desire for economic gain, but rather for greater utility and safety for a growing family that wishes to remain in the home for decades 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 variations will 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. To the contrary, the investment in the property and improvements to the existing structure will help to increase the value of surrounding properties in the neighborhood.

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;***

The proposed variations will not impair an adequate supply of light and air to the 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 proposed addition to the property will not diminish the setback from the neighboring structure to the South, and will remain within the required side-yard setbacks on the Oak Street side of the home.

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

Granting the variations will not unduly tax public utilities and facilities in the area to any greater degree than a similarly-sized conforming addition built for a similar purpose. The house will remain a single family residence and will not require additional utility 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.***

The requested variations are the only means by which to allow for a reasonable use of the property. The total floor area of the structure upon completion of the proposed addition would not exceed the floor area ratio requirement within the zoning ordinance for the majority of lots within the same zoning classification River Forest, and remains within all relevant setback requirements for a corner lot in the specified zoning classification.