



## **RIVER FOREST ZONING BOARD OF APPEALS MEETING AGENDA**

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, March 13, 2025, at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

All interested parties are invited to comment on the matters before the Zoning Board of Appeals. If you cannot attend the public hearing but would like to provide input on this matter to the Zoning Board of Appeals you may submit your comments in writing to Clifford Radatz, Building Official, no later than 12:00 Noon on the date of the public hearing. You may also submit your public comments via email in advance of the meeting to: Clifford Radatz at [cradatz@vrf.us](mailto:cradatz@vrf.us). Public comments and any written comments will be read into the public meeting record.

You may listen to the meeting by clicking here:  
<https://us02web.zoom.us/j/86531530216> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 86531530216

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at [cradatz@vrf.us](mailto:cradatz@vrf.us) by 12:00 pm on the day of the meeting.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on November 14, 2024.
- III. Public Hearing – Zoning Variation Request for 633 William Street – Secondary Front Yard Setback.
- IV. Public Comment
- V. Adjournment

**MINUTES OF THE MEETING OF THE  
VILLAGE OF RIVER FOREST  
ZONING BOARD OF APPEALS**

November 14, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, November 14, 2024, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

Chairman Martin called the meeting to order at 7:30 pm. Meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin Members Gary Dombrowski, Chris Plywacz, Mary Shoemaker and Corina Davis

Absent: Member Ron Lucchesi and Sheila Price

Also present at the meeting: Jessica Spencer, Assistant Village Administrator, Clifford Radatz, Secretary, and Anne Skrodzki, Village Attorney.

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON OCTOBER 17, 2024**

Chairman Martin asked if there were any comments about the minutes from the last meeting, there were none.

A **MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the minutes from the October 17, 2024 meeting.

Ayes: Members Dombrowski and Plywacz

Nays: None

Motion passed. Chairman Martin and Members Shoemaker, and Davis were not in attendance at the last meeting and therefore abstained from this vote.

**III. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 506 EDGEWOOD PLACE**

Chairman Martin introduced the Findings of Fact and asked for any corrections or additions, there were none.

A **MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the findings of fact for the zoning variation request for 506 Edgewood Place.

Ayes: Members Dombrowski and Plywacz

Nays: None

Motion passed. Chairman Martin and Members Shoemaker, and Davis were not in attendance at the last meeting and therefore abstained from this vote.

#### **IV. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 1105 PARK AVENUE**

Chairman Martin introduced the Findings of Fact and asked for any corrections or additions, there were none.

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the findings of fact for the zoning variation request for 1105 Park Avenue.

Ayes: Members Dombrowski and Plywacz

Nays: None

Motion passed. Chairman Martin and Members Shoemaker, and Davis were not in attendance at the last meeting and therefore abstained from this vote.

#### **V. CONTINUATION OF PUBLIC HEARING – ZONING VARIATION REQUESTS FOR 633 ASHLAND AVENUE**

Chairman Martin introduced the topic, explaining that the public hearing was opened at the October meeting and was continued to tonight as the original publication listed one variation, instead of two.

The property owner, Steve Hoover, introduced himself in the event of additional discussion. As he was sworn in at the last meeting, he was not sworn in again this evening. There was no additional discussion or public comments, so the public hearing portion was closed.

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to recommend to the Village Board of Trustees the approval of variations to Sections 10-9-5 and 10-9-7 for 633 Ashland Avenue.

Ayes: Members Dombrowski, Shoemaker, Davis, and Plywacz

Nays: None

Abstain: Chairman Martin

Motion passed.

Chairman Martin stated that the motion passed with a vote of 4-0. Attorney Skrodzki clarified that the draft findings of fact will be updated to reflect this vote, but no other changes would be made unless directed by this committee.

#### **VI. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 633 ASHLAND AVENUE**

**A MOTION** was made by Member Dombrowski and seconded by Member Plywacz to approve the findings of fact for the zoning variation request for 633 Ashland Avenue.

There was no additional discussion.

Ayes: Members Dombrowski, Shoemaker, Davis, and Plywacz

Nays: None

Abstain: Chairman Martin

Motion passed.

**VII. PUBLIC COMMENT**

John Becvar, RF Township Supervisor, as well as Trustee Helene Connelly introduced themselves to the committee. He explained that he has been working with President Adduci and Village Administrator Walsh to collaborate, when possible, on aging in place and other aging topics. In addition, the Supervisor's office introduced Trustee Connelly as a liaison to this committee.

Chairman Martin clarified that this committee considers applications from residents and projects directed by the Board. Supervisor Becvar understood.

**VIII. ADJOURNMENT**

A **MOTION** was made by Member Davis to dismiss the meeting, seconded by Member Plywacz to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 7:39 p.m.

Submitted:

---

Clifford E. Radatz, Secretary

---

Frank Martin, Chairman  
Zoning Board of Appeals

Date: \_\_\_\_\_



## MEMORANDUM

**DATE:** March 5, 2025

**TO:** Zoning Board of Appeals

**FROM:** Clifford E. Radatz *CeR*  
Building Official

**SUBJECT:** Variation Request – 633 William Street

---

Tyler Lamkey and Tina Lamkey, owners of the property at 633 William Street, have submitted an application for a variation to the Setback regulations (Section 10-9-7) for a proposed relocation of the existing detached garage structure on the lot.

The proposed relocation of the accessory garage structure, as shown on the submitted plans, has a setback for the Secondary Front Yard of 3'-6" from the north property line to the face of the building. The roof eave has a depth of 1'-6", so that the setback to the fascia board of the eave is only 2'-0".

Section 10-9-7 of the Zoning ordinance (10-8-7-A-2) requires "On the secondary street the front yard shall be a minimum of thirteen feet for a fifty foot wide lot,...".

Section 10-3-1 defines the Front Yard to be "...measured between the front line of the lot and the front line of the building as determined by the fascia board of said building or any projection thereof other than uncovered steps, uncovered terraces or uncovered open porches."

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 a variation to Section 10-9-7 of the Zoning Code at 633 William Street.*

A copy of the Zoning Analysis prepared by the Village Staff is attached to this memorandum.

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

## Zoning Review Checklist

Address: 633 William Street  
 Date of Review: 1/17/2025      Date of Submission: 1/8/2025

Zoning District : R2

**Use:** Detached Garage for a Single Family Residence

Accessory Structure

**Permitted Use**

<b>Lot Area</b>	Lot Width	Lot Depth	Lot Area
	<span style="border: 1px solid black; padding: 2px 10px;">50.00</span>	<span style="border: 1px solid black; padding: 2px 10px;">147.7500</span>	<span style="border: 1px solid black; padding: 2px 10px;">7387.50</span>

<b>Lot Coverage</b>	Allowed	Proposed	
30% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px 10px;">2216.25</span>	<span style="border: 1px solid black; padding: 2px 10px;">2136.69</span> 28.92%	<input checked="" type="checkbox"/>

<b>Floor Area Ratio</b>	Allowed	Proposed	
40% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px 10px;">2955.00</span>	<span style="border: 1px solid black; padding: 2px 10px;">2608.94</span> 35.32%	<input checked="" type="checkbox"/>

<b>Setbacks</b>	Required	Proposed	
Accessory structure			
Rear 30% of Lot Depth	<span style="border: 1px solid black; padding: 2px 10px;">44.3250</span>	<span style="border: 1px solid black; padding: 2px 10px;">25.2300</span>	<input checked="" type="checkbox"/>
Is the Accessory Structure located in the rear 30% of the lot?		<b>Yes</b>	
(If not, must comply with setbacks for the main building.)			

**Side Yard**

10-8-7 C 2 c 3' to bldg	<b>South</b>	<span style="border: 1px solid black; padding: 2px 10px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">22.2000</span> 0.5000	<input checked="" type="checkbox"/>
10-8-7 C 2 c 2' to eave		<span style="border: 1px solid black; padding: 2px 10px;">2.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">21.7000</span>	<input checked="" type="checkbox"/>

**Secondary Front Yard**

	<b>North</b>		<span style="background-color: yellow; border: 1px solid black; padding: 2px 10px;">3.5000</span> <span style="background-color: yellow; border: 1px solid black; padding: 2px 10px;">1.5000</span>	
10-8-7 A 2		<span style="border: 1px solid black; padding: 2px 10px;">13.0000</span>	<span style="background-color: yellow; border: 1px solid black; padding: 2px 10px;">2.0000</span>	<input checked="" type="checkbox"/>

Zoning Variation applied for Secondary Front Yard setback.

**Rear Yard**

	<b>East</b>		<span style="border: 1px solid black; padding: 2px 10px;">5.0000</span> 0.5000	
10-8-7 B		<span style="border: 1px solid black; padding: 2px 10px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">4.5000</span>	<input checked="" type="checkbox"/>

## Zoning Review Checklist

<b>Building Height Ridge</b>	Allowed	Proposed	
Height above grade in feet	18'	19.5'	<input checked="" type="checkbox"/> - No Change
Story Height	1.5	1.5	<input checked="" type="checkbox"/>

<b>Off-Street Parking</b>	Required	Proposed	
Garage spaces	<input type="text" value="2"/>	<input type="text" value="2"/>	<input checked="" type="checkbox"/>

Does the Accessory Structure cover more than 30% of the Rear Yard?

**No**

Rear Yard Depth	48.32
Lot Width at Rear Yard	50.00
Area of Rear Yard	2416
x 30%	0.3
Allowable Area of Acc. Bldg.	724.8

**633 William Street**

1/17/2025

Area Calculations

**Revised:**  
Date of Submission

1/8/2025

Lot Area	50.0000	147.7500	<b>7387.5000</b>
Allowed Coverage	0.3000		<b>2216.2500</b>
Allowed FAR	0.4000		<b>2955.0000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	1432.9086	
Detached Garage	Existing	492.7227	
Open Porch	Existing	211.0555	
		0.0000	
	<b>Total</b>		<b>2136.6868</b>

**Lot Coverage - Proposed**

First Floor Area	Existing	1432.9086	
Detached Garage	Relocated	492.7227	
Open Porch	Existing	211.0555	
		0.0000	
	<b>Total</b>		<b>2136.6868</b>

**Floor Area - Existing**

Floor Area - existing	1st floor	1432.9086	
	2nd floor	1176.0301	
	Attic	0.0000	
Detached Garage	Existing	492.7227	
garage allowance (up to 500 s.f)		-492.7227	
			<b>2608.9387</b>

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	1432.9086	
	2nd floor	1176.0301	
	Attic	0.0000	
Detached Garage	Existing	492.7227	
garage allowance		-492.7227	
			<b>2608.9387</b>

**Net Increase in Floor Area**

	Proposed	Existing	change
First Floor	1432.9086	1432.9086	0.0000
Second Floor	1176.0301	1176.0301	0.0000
Attic	0.0000	0.0000	0.0000
Garage	492.7227	492.7227	0.0000
		<b>Net Increase</b>	<b>0.0000</b>



**633 William Street**

**1/17/2025**

House - 1st floor - <b>Existing per Plat</b>		e-w	n-s	
	A	47.7800	24.1700	1154.8426
	B	17.4800	5.2800	92.2944
	C	1.5500	11.5500	17.9025
north bay	D	7.6250	1.3893	10.5937
	E	6.4800	13.7400	89.0352
	F	6.1700	11.0600	68.2402
Existing First Floor Area				<b>1432.9086</b>

House - 1st floor - <b>Proposed Existing</b>				1432.9086
				0.0000
Proposed First Floor Area				<b>1432.9086</b>

House - 2nd floor - <b>Existing per Plat</b>				
	A	47.7800	24.1700	1154.8426
NW bay	G	1.3893	7.6250	10.5937
SW bay	H	1.3893	7.6250	10.5937
				0.0000
				0.0000
Existing Second Floor Area				<b>1176.0301</b>

House - 2nd floor - <b>Proposed Existing to remain</b>				1176.0301
				0.0000
Proposed Second Floor Area				<b>1176.0301</b>

Detached Garage - <b>Existing</b>				
	xdgr	20.2850	24.2900	492.7227
				0.0000
Existing Garage Floor Area				<b>492.7227</b>

Open Front Porch - <b>Existing</b>				
	xofp	9.6667	21.8333	211.0555
				0.0000
Porch Area				<b>211.0555</b>

**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, March 13, 2025, 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 Tyler Lamkey and Tina Lamkey, owners of the property at 633 William Street, who are proposing to relocate the existing accessory garage structure on the lot.

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 10-9-7 of the Zoning Ordinance.

Section 10-9-7 of the Zoning ordinance (10-8-7-A-2) requires "On the secondary street the front yard shall be a minimum of thirteen feet for a fifty foot wide lot,...". The applicants are proposing to relocate the existing accessory garage structure so that it will have a setback for the Secondary Front Yard of 3'-6" from the north property line to the face of the building, and 2'-0" from the north property line to the face of the roof eave.

The legal description of the property at 633 William Street is as follows:

LOT 36 IN THE SUBDIVISION OF BLOCK 12 OF QUICK'S SUBDIVISION OF THAT PART LYING NORTH OF LAKE STREET OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Zoning Board of Appeals meeting packet, which includes a copy of this zoning variation application, will be available at [www.vrf.us/meetings](http://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](http://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? <sup>1</sup>	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>

<sup>1</sup> 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 15<sup>th</sup> 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: 02/13/25

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):**

<b>Applicable Code Section (Title, Chapter, Section)</b> <i>Example:</i> 10-8-5, lot coverage	<b>Code Requirement(s)</b> <i>Example:</i> no more than 30% of a lot	<b>Proposed Variation(s)</b> <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)

**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 for Zoning Variation

## Narrative Description

Property: 633 William Street

Applicants: Tyler & Tina Lamkey (Property Owners & Occupants)

Phone Number: 847-354-3696

Date of Application: January 7, 2025

Short Description of Proposed Variation: The homeowner/applicants are proposing to relocate an existing detached rear yard garage within the existing rear yard to improve the safety of their property by greatly increasing the functional area of their abnormally small rear yard (currently less than 25' deep) for their young children to play in.

Currently the 633 William Street property is one of the shortest lot depths in River Forest (147' depth) and as a corner property, it has the additional restriction of a secondary front yard setback requirement for the garage which impacts usability of the rear yard as the majority of the rear yard is then utilized by the driveway and detached garage resulting in a very narrow rear yard that is less than 20' deep. This causes several safety issues due to the narrow rear and side yard when used for children's play activities and if children are playing in the driveway for additional play area due to the small backyard it can be a dangerous situation leaving drivers heading down Oak Street with little time to react due to their view of the driveway being blocked by the existing house.

One variance is being requested:











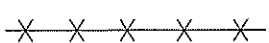

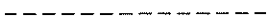

- A secondary front yard setback for a rear yard garage variance from the required 13' to a proposed 3' setback (2' to eaves) is requested to accommodate the relocated existing two car garage

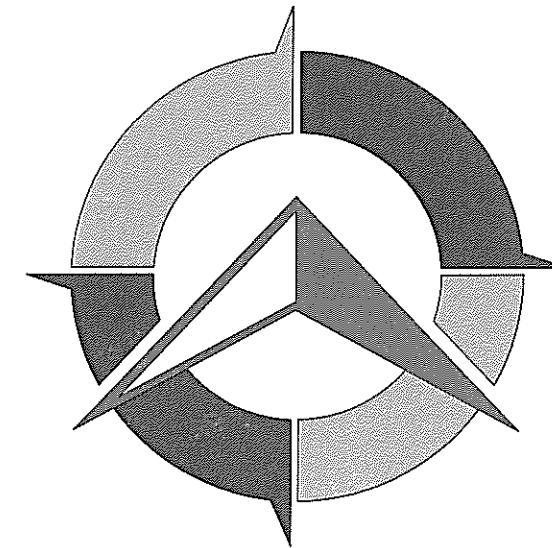
The proposed variance has no effect on the East or South neighbor's property and similar reduced setbacks for detached rear yard garage can be found at numerous corner lot locations all over River Forest including the immediately adjacent properties of 633 Clinton, 632 Bonnie Brae and 632 Clinton, all which have no adverse effect on the neighborhood. As it is an existing garage that is being relocated, there will be no change to the look, size or features of the existing garage.

In the finished condition with the reduction of the secondary front yard garage setback, the relocated existing garage will provide for an approximate doubling of the rear yard size to 50' in depth which will allow for a great improvement in the safety of the property when the children use the back yard for games, sports and activities.

## LEGEND

A	= Arc	NTS	= Not to Scale
ASPH	= Asphalt	OL	= On Line
B/C	= Back of Curb	OTW	= Overhead Transmission Wire
BLDG	= Building	PI	= Point of Intersection
B/W	= BACK of Walk	PL	= Property Line
CALC	= Calculated Distance	POB	= Point of Beginning
CHD	= Chord	POC	= Point of Commencement
CONC	= Concrete	R	= Radius
DE	= Drainage Easement	REC	= Platted Distance
EOW	= Edge of Water	RES	= Residence
E/P	= Edge of Pavement	ROW	= Right of Way
FC	= Fence Corner	SEC	= Section
FND	= Found	SF	= Square Feet
GA	= Guy Anchor	T	= Tangent
GAR	= Garage	TELE	= Telephone
IP	= Iron Pipe	T/B	= Top of Bank
IPF	= Iron Pipe Found	TWP	= Township
LP	= Light Pole	UE	= Utility Easement
MEAS	= Measured Distance	UP	= Utility Pole
MH	= Manhole	WM	= Water Meter
		WV	= Water Valve

	= Boundary Line		= Tree
	= Building Line		= Cross
	= Center Line		= Iron Pipe
	= Quarter Section Line		= Notch
	= Section Line		= Utility Pole
	= Fence Line		= Manhole
	= Easement Line		= Inlet



# Preferred SURVEY, INC

7845 W. 79th Street  
Bridgeview, IL 60455

Phone (708) 458-7845  
Fax (708) 475-4975

[www.psisurvey.com](http://www.psisurvey.com)









# Application for Zoning Variation

## Standards Responses

Property: 633 William Street

Applicants: Tyler & Tina Lamkey (Property Owners & Occupants)

Phone Number: 847-354-3696

Date of Application: January 7, 2025

### 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 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;*

Response: 633 William street is on the East side of the 600 block of William Street which has an abnormally narrow lot depth of 147' for River Forest. The 50' property width is one of the smallest lot sizes for all of River Forest at 7,387 SF. The 633 Willam Street property is also a corner lot property which creates further restrictions by not only having a required front yard setback, but also a secondary front yard setback which greatly reduces the usable/buildable area on this abnormally small lot making it have a usable rear yard of less than 25' deep. One of the hardships caused by the narrow rear yard and adjacent side yard is that they are of inadequate width to safely accommodate our young children's games, sports and activities without being in danger of running into a fence or building and/or easily losing a ball over the fence on to Oak street, which is a busy street due to the proximity of Harlem nearby. Another hardship is that the existing driveway for the existing garage, the length of which is a function of the secondary front yard setback, is in a dangerous spot for the children to use as additional play area due to our small rear yard. The house has an existing setback of approximately 3' off of the North (Oak Street) property line and blocks the view of the driveway for East bound drivers on Oak street, creating a dangerous situation if a child was to accidentally chase a ball or toy into the street. This condition effectively renders our existing driveway unusable for safe children's play activities.

*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 purchased this property in 2018 and has not modified the footprint of the house during their ownership of the home.

*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 condition is specific to the 633 William existing home footprint and the existing property conditions.

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

Response: Applicant is the owner occupier of the home at 633 William and intends to remain at this home for the foreseeable future as our kids just started school at Lincoln Elementary.

*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: This variance is not detrimental to neighborhood or other neighboring properties. The proposed variance has no effect on the East or South neighbor's property and similar reduced setbacks for detached rear yard garages can be found at numerous corner lot locations all over River Forest including the immediately adjacent properties of 633 Clinton, 632 Bonnie Brae and 633 Monroe, all which have no adverse effect on 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;*

Response: . The proposed variance has no effect on the East or South neighbor's property and similar reduced setbacks for detached rear yard garage can be found at numerous corner lot locations all over River Forest. As it is an existing garage that is being relocated, there will be no change to the look, size or features of the existing garage.

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

Response: There will be no impact to public utilities or facilities as part of the variation.

*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: Applicant has reviewed other possible solutions for improving the rear yard hardship, but has found that there is no other means feasible other than the requested variation to allow for improvement of the rear yard. Specifically, the following alternative was reviewed in great detail:

- The applicant has extensively studied an attached two car garage in various forms for the existing side yard, however, every variation of this required multiple side yard and FAR variances in order to achieve a minimum two car garage dimension in the side yard.



MARY ANN COOPER, MD  
DALE L. JONES  
632 Clinton Place  
River Forest, IL 60305-1912

708-308-3973 Cell MAC  
708-308-3972 cell DLJ  
[macooper@uic.edu](mailto:macooper@uic.edu)  
[dljbb@comcast.net](mailto:dljbb@comcast.net)

February 27, 2025

Zoning Board of Appeals  
Village of River Forest, IL 60305

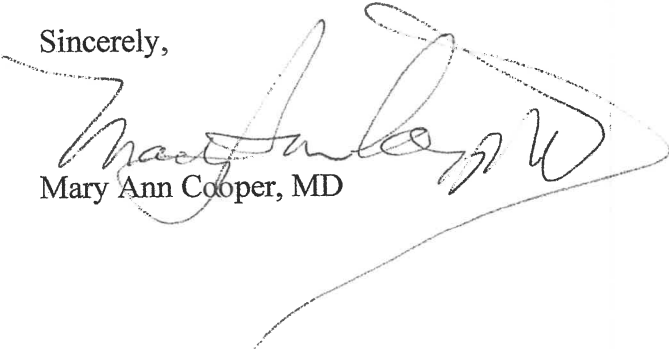
TO WHOM IT MAY CONCERN:

RE: Proposed garage relocation with zoning variance for Tina and Tyler Lamkey, 633 William Street, River Forest, IL 60305

We have reviewed the proposed changes with Mr Lamkey. He answered all our questions and concerns, and we support their proposed changes without reservation.

Should you have any questions, please do not hesitate to call us.

Sincerely,

  
Mary Ann Cooper, MD

  
Dale L. Jones