



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

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

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at [cradatz@vrf.us](mailto:cradatz@vrf.us). 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 October 17, 2024.
- III. Approval of Findings of Fact for the Zoning Variation Request for 506 Edgewood Place.
- IV. Approval of Findings of Fact for the Zoning Variation Request for 1105 Park Avenue.
- V. Continuation of Public Hearing – Zoning Variation Requests for 633 Ashland Avenue – Floor Area Ratio and Setback at the Secondary Front Yard.
- VI. Approval of Findings of Fact for the Zoning Variation Request for 633 Ashland Avenue.
- VII. Public Comment
- VIII. Adjournment

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

October 17, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, October 17, 2024, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

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

Present: Members Gary Dombrowski, Ron Lucchesi, Sheila Price, and Chris Plywacz

Absent: Chairman Frank Martin, Member Mary Shoemaker and Corina Davis

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

Chairman Martin was not in attendance. Member Dombrowski was selected to act as Chairman Pro-Tem.

A **MOTION** was made by Member Lucchesi and seconded by Member Plywacz to act as Chairman Pro-Tem.

All in favor, motion passed.

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON SEPTEMBER 12, 2024**

Chair Pro-Tem Dombrowski asked if there were any comments about the minutes from the last meeting, there were none.

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to approve the minutes from the September 12 meeting.

Ayes: Chair Pro-Tem Dombrowski, Members Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

**III. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 7618 VINE STREET**

Chair Pro-Tem Dombrowski introduced the Findings of Fact for 7618 Vine Street and asked for any corrections or additions, there were none.

A **MOTION** was made by Member Lucchesi seconded by Member Plywacz to approve the findings of fact for the zoning variation request for 7618 Vine Street.

Ayes: Chair Pro-Tem Dombrowski, Members Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

#### **IV. APPROVAL OF FINDINGS OF FACT FOR THE ZONING VARIATION REQUEST FOR 7611 WASHINGTON BOULEVARD**

Chair Pro-Tem Dombrowski introduced the Findings of Fact for 7611 Washington Boulevard and asked for any corrections or additions, there were none.

A **MOTION** was made by Member Plywacz seconded by Member Price to approve the findings of fact for the zoning variation request for 7611 Washington Boulevard.

Ayes: Chair Pro-Tem Dombrowski, Members Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

#### **V. APPROVAL OF FINDINGS OF FACT FOR THE TEXT AMENDMENT REQUEST REGARDING ELECTRIC VEHICLE CHARGING**

Chair Pro-Tem Dombrowski introduced the Findings of Fact for the text amendment and asked for any corrections or additions, there were none.

A **MOTION** was made by Member Lucchesi seconded by Chair Pro-Tem Dombrowski to approve the findings of fact for the text amendment.

Ayes: Chair Pro-Tem Dombrowski, Members Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Secretary Radatz swore in those who wished to testify.

#### **VI. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 633 ASHLAND AVENUE – FLOOR AREA RATIO**

Property Owner Steve Hoover presented his application for variation to the Board. There are two variations needed for this property, increasing the Floor Area Ratio 5.72% above the allowed FAR (40%). In addition, the setback for the Secondary Front Yard variation request is for an additional 1'10" into the yard, which would cause the setback to be 11 feet 2 inches, not 13 feet as required.

Member Price asked a question to clarify the variations requested.

Chair Pro-Tem Dombrowski explained that the next vote will take place at the November 14<sup>th</sup> meeting, and the applicant understood.

Discussion ensued and all present members agreed that they had no additional concerns regarding variations. Attorney Skrodzki clarified that the findings of fact would be prepared in this fashion and be ready to be voted upon at the next meeting.

**A MOTION** was made by Member Dombrowski seconded by Member Lucchesi to continue this hearing to November 14<sup>th</sup>.

Ayes: Chair Pro-Tem Dombrowski, Members Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

## **VII. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 506 EDGEWOOD PLACE – LOT COVERAGE**

Property Owner Corey Croft presented his application for variation to increase the Lot Coverage to 33.48 percent of the Lot Area to allow the construction of a pergola. Mr. Croft stated that because there are no mature trees covering the rear yard, the existing patio has no shade and becomes hot and inhospitable. Chair Pro-Tem Dombrowski asked Mr. Croft if he had received any feedback from neighbors regarding this variation request, Mr. Croft reported no. No comments had been received by staff to date.

Member Lucchesi asked if this was to cover the existing patio, Mr. Croft answered, yes. Member Plywacz asked, about how much of the existing patio would be covered by the pergola? Mr. Croft answered that the pergola was expected to cover about half of the patio. Chair Pro-Tem Dombrowski felt this variation was a reasonable request, Member Plywacz agreed.

**A MOTION** was made by Chair Pro-Tem Dombrowski seconded by Member Plywacz to approve the variation request to the Lot Coverage regulations (Section 10-9-5).

Ayes: Chair Pro-Tem Dombrowski, Members Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Chair Pro-Tem Dombrowski explained that the findings of fact would be prepared for a vote at the November 14<sup>th</sup> meeting, and then it would go the Village Board for final approval. The applicant understood.

## **VIII. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 1105 PARK AVENUE – FRONT AND SIDE YARD SETBACKS**

Property Owner Matt Heintz presented his application to the Board, noting all the improvements he and his wife have made during his ownership tenure.

Member Lucchesi asked about the design and direction of the pergola structure on the yard. Member Plywacz noted that they were removing a porch and replacing with a smaller structure, Member Lucchesi expressed that, in his opinion, this would only enhance the property.

**A MOTION** was made by Chair Pro-Tem Dombrowski seconded by Member Plywacz to approve the variation request to the Setback regulations (10-9-7).

Ayes: Chair Pro-Tem Dombrowski, Members Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Chair Pro-Tem Dombrowski explained that the findings of fact would be approved in November, and then it would go the Village Board for final approval. The applicant understood.

**IX. PUBLIC COMMENT**

There was none.

Chair Pro-Tem Dombrowski noted the next meeting would be on November 14<sup>th</sup>.

**X. ADJOURNMENT**

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

Meeting Adjourned at 7:53 p.m.

Submitted:

---

Clifford E. Radatz, Secretary

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

---

Frank Martin, Chairman  
Zoning Board of Appeals

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
A MAXIMUM LOT COVERAGE AREA VARIATION  
RELATED TO A PROPOSED PERGOLA  
AT 506 EDGEWOOD PLACE**

**WHEREAS**, petitioner Cory Croft (“Petitioner”), owner of the property located at 506 Edgewood Place in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s maximum lot coverage allowance in Section 10-9-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-three and forty-eight hundredths (33.48%), where the maximum allowed lot coverage is thirty percent (30%), (the “Variation”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District (“R-2 Zoning District”); and

**WHEREAS**, the Village of River Forest Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested Variation should be granted on October 17, 2024, and the hearing was held in accordance with Section 10-5-4(E) of the 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**, public notice in the form required by law was given of the 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 October 17, 2024, the Petitioner, through testimony, provided information regarding the requested Variation, testifying, among other things, that they desired the addition to improve the livability of the home by adding a pergola over an existing patio; and

**WHEREAS**, four (4) members of the Board were present for the public hearing, which constituted a quorum of the entire Board that is required to convene a meeting of the Board, and allow for the public hearing to proceed; and

**WHEREAS**, after the close of public comment, the Board discussed and deliberated the application for these Variations; and

**WHEREAS**, following discussion, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, on October 17, 2024, voted four (4) to zero (0) on a motion to recommend approval of the Variations; and

**WHEREAS**, having received a majority vote of the Board members present, the motion passed and the recommendation of the Board is to grant the variation as presented pursuant to Section 10-5-4(E)(3) of the Zoning Ordinance, conditioned upon a grading plan approved by the Village;

**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 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.** The Board found that this standard been met. The Property currently contains a patio but no mature shade trees, and the open slat pergola will provide shading increasing its utility and livability.
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 Board found that this standard has been met. The Petitioners purchased the home in its current state.
3. **The conditions of the Property upon which the petition for Variations is based may not be applicable generally to other property within the same zoning classification.** The Board found that this standard has been met. Other properties in the nearby area generally have shade trees or ample lot room to provide for pergolas that meet zoning requirements without a variation. Therefore, Petitioners' property is unlike the majority of its neighbors.
4. **The purpose of the Variations is not based predominately upon a desire for economic gain.** The Board found that this standard has been met. The Petitioners indicated that they desire to build the pergola for their own use and continue to reside in the Property themselves for the foreseeable future, with no desire for economic gain or resale of the Property.
5. **The granting of the Variations 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 Property is located.** The Board found this standard has been met. The Petitioner provided evidence of support from two neighbors. No other concerns were raised.
6. **The granting of the Variations 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 Board found this standard has been met. The pergola would not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values in the neighborhood.
7. **The granting of the Variations will not unduly tax public utilities and facilities in the area of the Property.** The Board found that this standard has been met. The pergola will not increase the public utility usage more than any comparable addition in the area.

8. **There are no means other than the requested Variations by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The Board found that this standard has been met. The Board felt that since the patio area was already in existence and the pergola was merely an open shading structure, it was a reasonable addition to facilitate the use of the property.

### RECOMMENDATION

The Board, by a vote of four (4) to zero (0) found that the standards for granting of the Variations were met. Therefore, the Board recommends to the Village President and Board of Trustees that the Variations to allow the construction of a pergola on the Property with a variation from the Village of River Forest's maximum lot coverage allowance in Section 10-9-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-three and forty-eight hundredths percent (33.48%), where the maximum allowed lot coverage is thirty percent (30%) in the R-2 Zoning District, be **APPROVED**.

---

Frank Martin  
Chairman

---

Date



**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
A SETBACK VARIATION RELATED TO A PROPOSED  
BACKYARD RENOVATION AT 1105 PARK AVENUE**

**WHEREAS**, petitioners Matt and Liz Heintz (“Petitioners”), owners of the property located at 1105 Park Avenue in the Village of River Forest (“Property”), requested variations from the Village of River Forest’s minimum setback requirements in Section 10-9-7 of the Zoning Ordinance, to allow for a setback of thirteen feet, seven and one eighths inches (13’ 7 1/8”) for a pergola and eight feet three and a quarter inches (8’ 3 1/4”) for a fireplace in the Side Yard Setback where the minimum required setback is twenty feet (20’), and a setback of forty-six feet, two and five-eighths inches (46’ 2 5/8”) in the Front Yard where the minimum required setback is fifty-two and fifty-four hundredths feet (52.54’)(the “Variation”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District (“R-2 Zoning District”); and

**WHEREAS**, the Village of River Forest Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested Variation should be granted on October 17, 2024, and the hearing was held in accordance with Section 10-5-4(E) of the 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**, public notice in the form required by law was given of the 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 October 17, 2024, the Petitioners, through testimony, provided information regarding the requested Variation, testifying, among other things, that they desired the addition to improve the livability of the home while being constrained by the original placement of the residence on the lot; and

**WHEREAS**, four (4) members of the Board were present for the public hearing, which constituted a quorum of the entire Board that is required to convene a meeting of the Board, and allow for the public hearing to proceed; and

**WHEREAS**, after the close of public comment, the Board discussed and deliberated the application for these Variations; and

**WHEREAS**, following discussion, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, on October 17, 2024, voted four (4) to zero (0) on a motion to recommend approval of the Variations; and

**WHEREAS**, having received a majority vote of the Board members present, the motion passed and the recommendation of the Board is to grant the variation as presented pursuant to

Section 10-5-4(E)(3) of the Zoning Ordinance, conditioned upon a grading plan approved by the Village;

**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 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.** The Board found that this standard has been met. The Property is located on an oversized lot, but due to the location of the house on the lot, it being situated with a current setback of over ninety-four feet from the Thomas Avenue face of the home, it is positioned very deeply into the lot, which constrains the outdoor space available. In addition, the outdoor fireplace has to be positioned away from the residence to comply with the Fire Code.
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 Board found that this standard has been met. The Petitioners purchased the home in its current state, as it was constructed in 1933.
3. **The conditions of the Property upon which the petition for Variations is based may not be applicable generally to other property within the same zoning classification.** The Board found that this standard has been met. Other properties in the nearby area generally are not positioned in a deep corner, facing away from the "front" of the home. Therefore, Petitioner's property is unlike the majority of its neighbors.
4. **The purpose of the Variations is not based predominately upon a desire for economic gain.** The Board found that this standard has been met. The Petitioners indicated that they desire to build the pergolas and fireplace on the Property for their own use and continue to reside in the Property themselves for the foreseeable future, with no desire for economic gain or resale of the Property.
5. **The granting of the Variations 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 Property is located.** The Board found this standard has been met. The Petitioners provided letters of support from two neighbors. No concerns were raised.
6. **The granting of the Variations 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 Board found this standard has been met. The outdoor additions would not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of

fire, or otherwise endanger the public safety or substantially diminish or impair property values in the neighborhood. The setback variation for the outdoor fireplace is being sought in order to ensure compliance with applicable fire codes.

7. **The granting of the Variations will not unduly tax public utilities and facilities in the area of the Property.** The Board found that this standard has been met. The outdoor renovation will not increase public utility usage more than any comparable addition in the area.

8. **There are no means other than the requested Variations by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The Board found that this standard has been met. The Board felt that the positioning of the house on the lot, along with the historic nature of the home, required that usable outdoor space be positioned as proposed.

### RECOMMENDATION

The Board, by a vote of four (4) to zero (0) found that the standards for granting of the Variations were met. Therefore, the Board recommends to the Village President and Board of Trustees that the Variations to allow the construction of two pergolas and an outdoor fireplace on the Property with a variation from the Village of River Forest's minimum setback requirements in Section 10-9-7 of the Zoning Ordinance, to allow for a setback of thirteen feet, seven and one eighths inches (13' 7 1/8") for a pergola and eight feet three and a quarter inches (8' 3 1/4") for a fireplace in the Side Yard Setback where the minimum required setback is twenty feet (20'), and a setback of forty-six feet, two and five-eighths inches (46' 2 5/8") in the Front Yard where the minimum required setback is fifty-two and fifty-four hundredths feet (52.54') in the R-2 Zoning District, be **APPROVED**.

---

Frank Martin  
Chairman

---

Date



## MEMORANDUM

**DATE:** October 10, 2024

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Variation Request – 633 Ashland Avenue

---

Steven Hoover, owner of the property at 633 Ashland Avenue, had submitted an application for a variation to the Floor Area regulations (Section 10-9-5) for a proposed addition to his house. Subsequent to publishing the Legal Notice, it was determined that an additional variation to the Setback regulations (Section 10-9-7) would also be required to allow the construction of the addition as presented with the application.

On the advice of the Village Attorney, staff will republish the Legal Notice for the November 2024 meeting including both variations. The Village Attorney has advised that variations can be discussed at the October meeting, but that the hearing should be continued until the November meeting while the public portion of the meeting is still open.

The applicant proposes to construct a two-story addition onto the existing home. The home on the property currently has a Floor Area ratio of approximately 0.37. With the proposed addition, the Floor Area ratio will increase to 0.4572.

Section 10-9-5 of the Zoning ordinance (10-8-5) requires that the Floor Area ratio may not exceed 0.40.

The proposed addition as shown on the accompanying plans has a setback for the Secondary Front Yard of 13'-2" from the north property line to the face of the building. The roof eave has a depth of 2'-0", so that the setback to the fascia board of the eave is only 11'-2".

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 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 variations to Sections 10-9-5 and 10-9-7 of the Zoning Code at 633 Ashland Avenue.*

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 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
	<b>2.0000</b>	<b>2.0000</b>

Average of block, see 10-8-7 A

Eave Length

Setback to Eave

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

**No Change**

Secondary Front Yard

**North**

	10.0000	13.1667
--	---------	---------

Eave Length

Section 10-8-7-A-2

13.0000	8.0000	11.1667	<input checked="" style="color: red;" type="checkbox"/>
---------	--------	---------	---

Side Yard

**South**

10% of Lot Width for the R2 District

Eave Length

Setback to Eave

5.0000	4.3300	14.8925	<input checked="" type="checkbox"/>
	<b>0.4700</b>	<b>2.0000</b>	
3.0000	3.8600	12.8925	<input checked="" type="checkbox"/>

Rear Yard

**East**

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

Eave Length

Setback to Eave

	59.9205	49.2100	
	<b>2.0000</b>	<b>2.0000</b>	
23.6093	57.9205	47.2100	<input checked="" type="checkbox"/>

Addition

## Zoning Review Checklist

	Allowed	Existing	Proposed Ht. at addition	
<b>Building Height Ridge</b>				
Height above grade in feet	35'	32'	32'	<input checked="" type="checkbox"/>
Story Height	2.5	2.5	2.5	<input checked="" type="checkbox"/>
<b>Off-Street Parking</b>	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	<b>7869.7500</b>
Allowed Coverage	0.3000		<b>2360.9250</b>
Allowed FAR	0.4000		<b>3147.9000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	1712.0388	
Detached Garage	Existing	404.3965	
		0.0000	
		0.0000	
	Total		<b>2116.4353</b>

**Lot Coverage - Proposed**

First Floor Area	Proposed	1964.3204	
Detached Garage	Existing	404.3965	
		0.0000	
		0.0000	
	Total		<b>2368.7169</b>

**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	
			<b>2900.2062</b>

**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	
			<b>3598.3963</b>

## 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			<b>698.1901</b>

**633 Ashland Avenue**

**9/16/2024**

House - 1st floor - <b>Existing per Plat</b>		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				<b>1712.0388</b>

House - 1st floor - <b>Proposed Existing Additions</b>				1712.0388
	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				<b>1964.3204</b>

House - 2nd floor - <b>Existing</b>				
	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				<b>1188.1674</b>

House - 2nd floor - <b>Proposed Existing to remain Additions</b>				1188.1674
	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				<b>1634.0759</b>



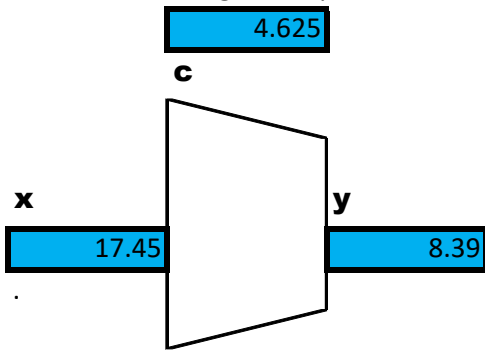
House - Attic half story - <b>Existing</b>				
	a			0.0000
	b			0.0000
	c			0.0000
Existing Attic Floor Area				<b>0.0000</b>

House - Attic half story - <b>Proposed</b>				
<b>Existing</b>				0.0000
<b>Demolitions</b>				
-1	g			0.0000
-1	h			0.0000
-1	i			0.0000
<b>Additions</b>				
	j			0.0000
	d			0.0000
				0.0000
Proposed Attic Floor Area				<b>0.0000</b>

Detached Garage - <b>Existing</b>				
	xdg	19.9850	20.2350	404.3965
				0.0000
Existing Garage Floor Area				<b>404.3965</b>

## North Bay

Area of a semi-regular trapezoid



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

A small right-angled triangle diagram with a vertical side 'a', a horizontal side 'b', and a hypotenuse 'c'.

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

Area

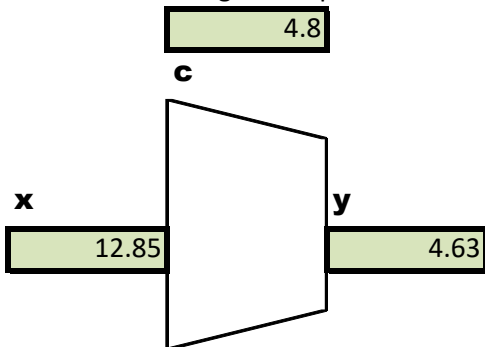
$$y+a = 12.92$$

$$b = 0.9325905$$

$$= 12.049069$$

## East Bay

Area of a semi-regular trapezoid



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

A small right-angled triangle diagram with a vertical side 'a', a horizontal side 'b', and a hypotenuse 'c'.

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

Area

$$y+a = 8.74$$

$$b = 2.4794959$$

$$= 21.670794$$

**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](http://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](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: 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.





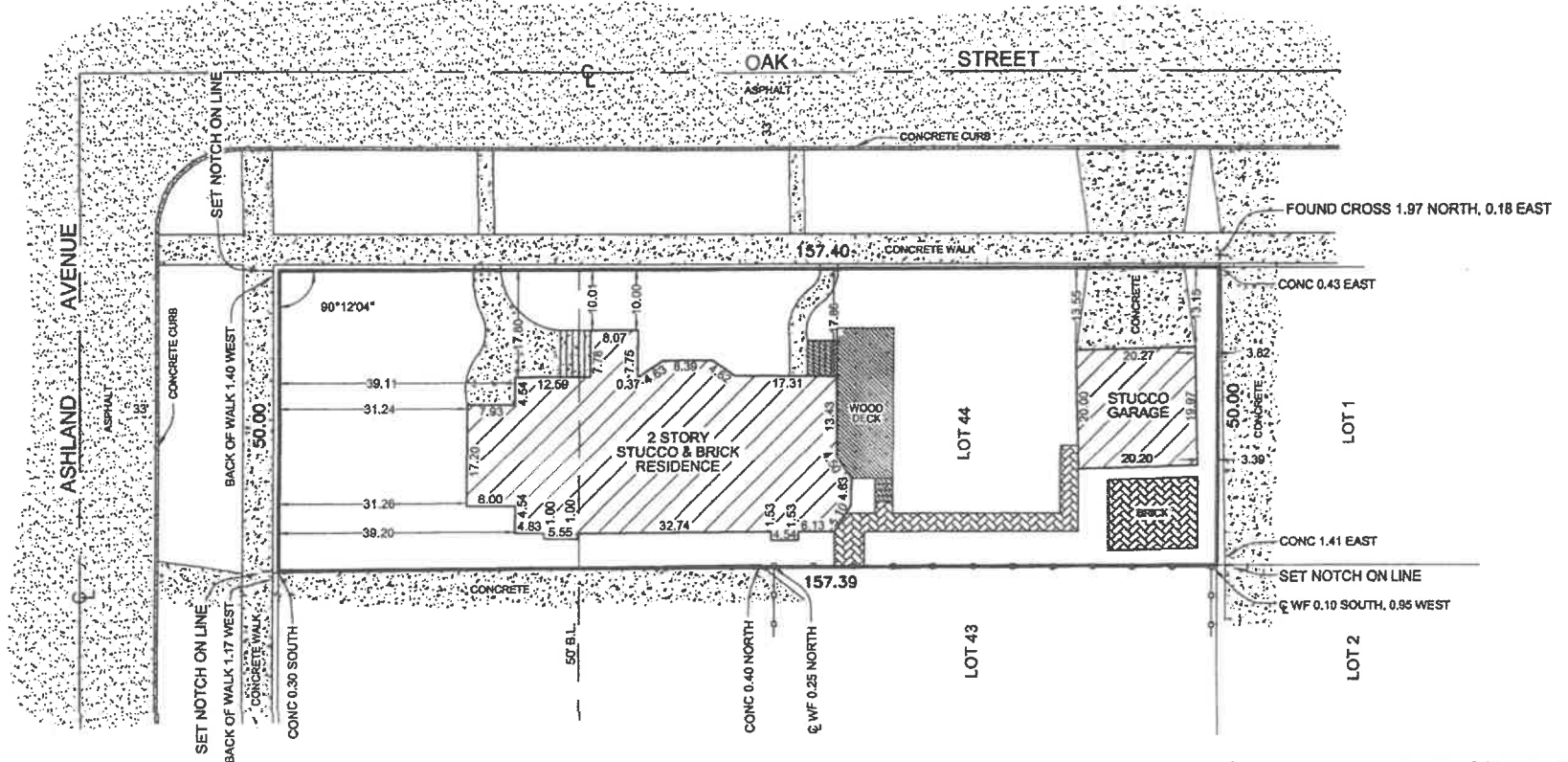
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

# SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60526  
SCHOMIG-SURVEY@SBCGLOBAL.NET  
WWW.LAND-SURVEY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454

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

SCALE: 1" = 20'

FILE: 971144.CRD



### 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.

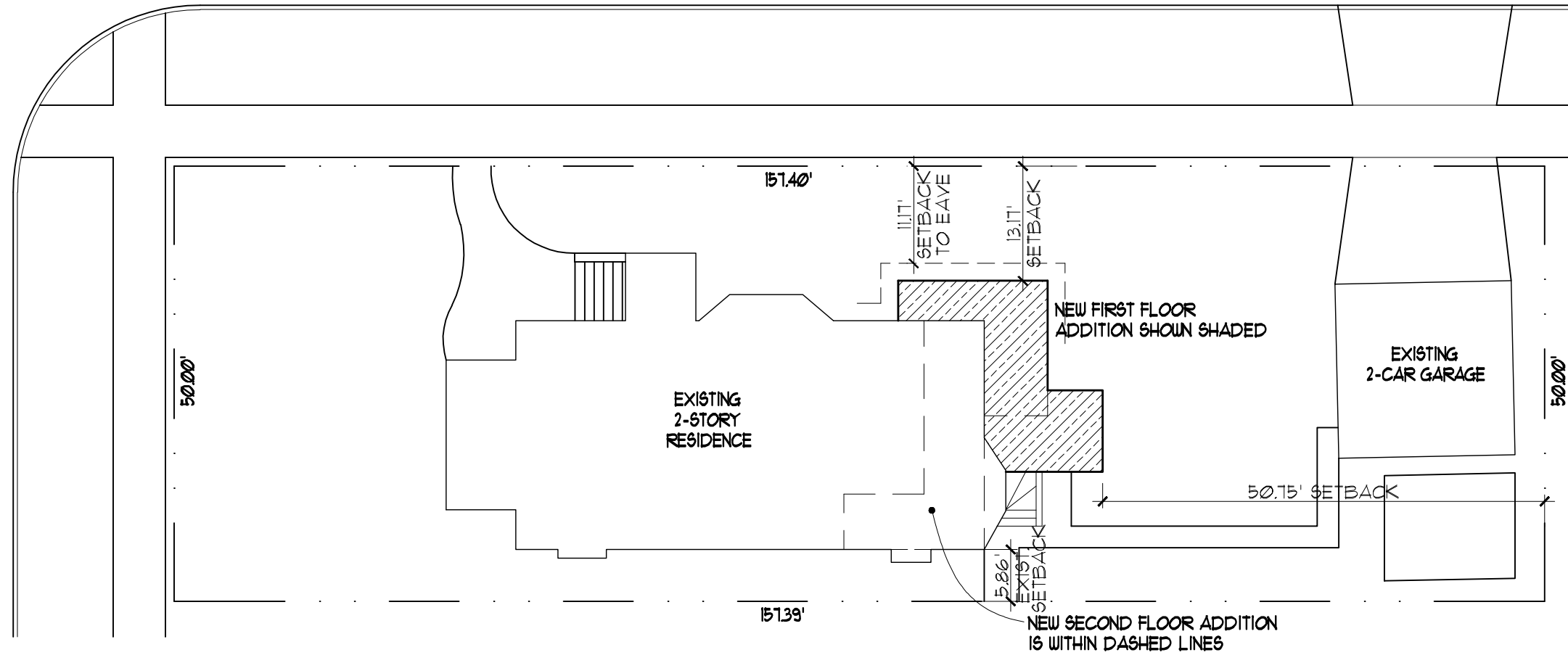
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

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

BY: Russell W. Schomig  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446

ASHLAND AVE.

OAK AVE.



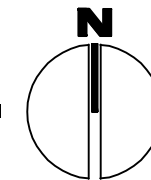
# SITE PLAN

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%

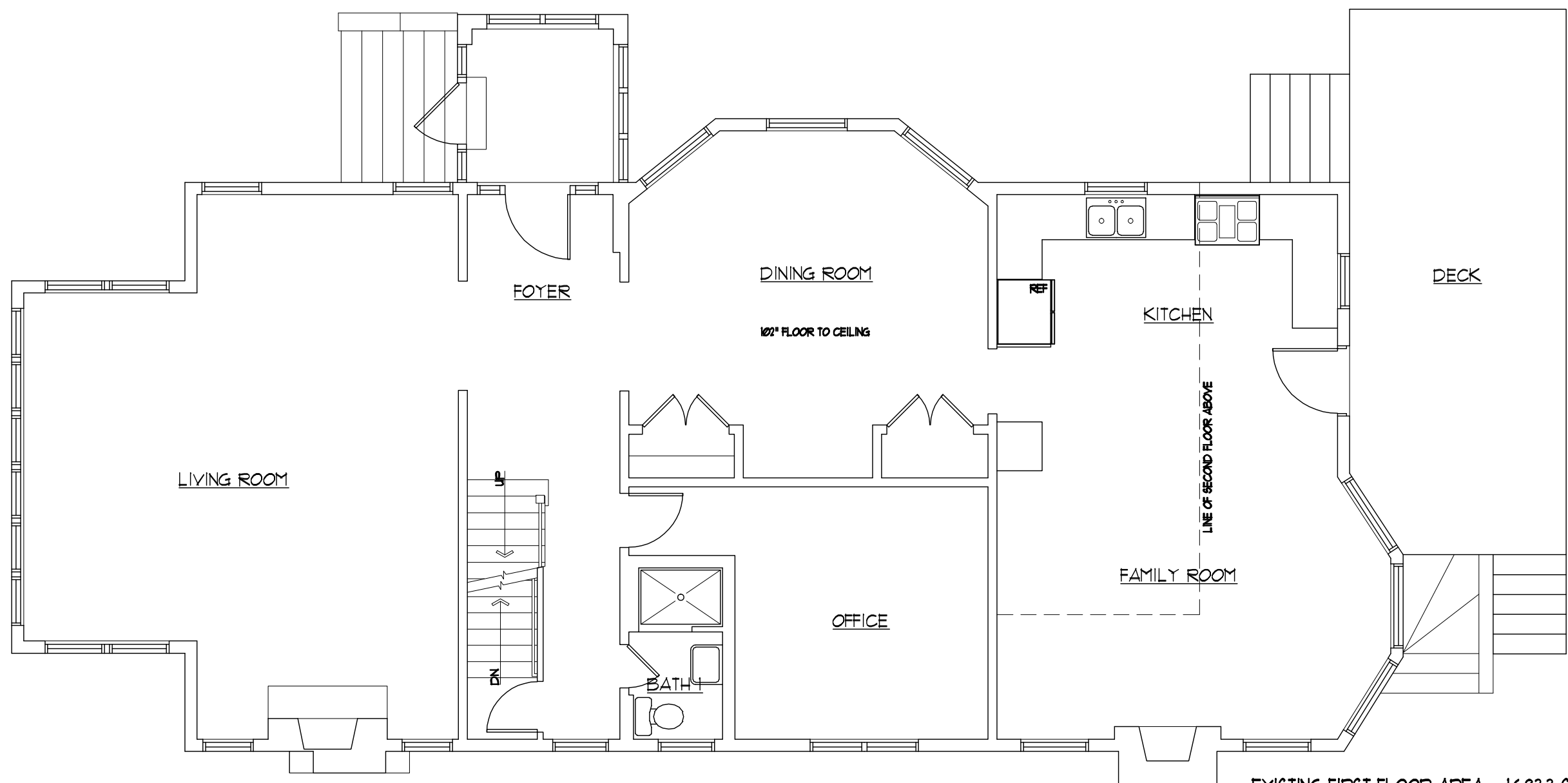
EXISTING SECOND FLOOR AREA = 1,212.3 SQ. FT.  
 EXISTING BUILDING FLOOR AREA = 2,895.6 SQ. FT.  
 EXISTING FLOOR AREA RATIO = 36.8%

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



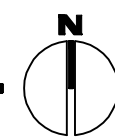
EXISTING FIRST FLOOR AREA = 1,683.3 SQ. FT.

PROPERTY LINE

**EXISTING FIRST FLOOR PLAN**

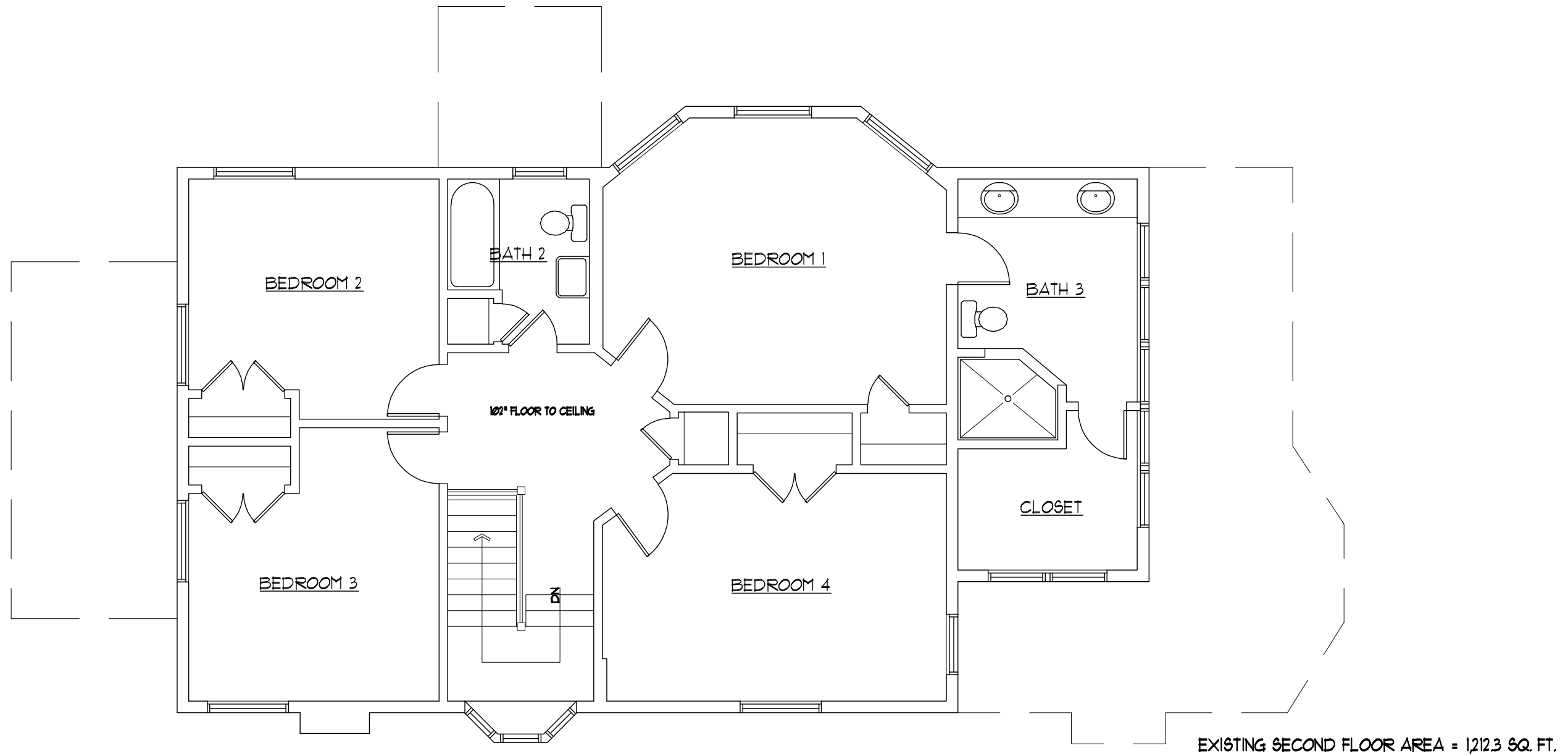
SCALE: 3/16" = 1'-0"

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



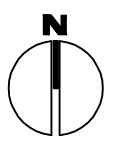
SHEET NO. 2 OF 8

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



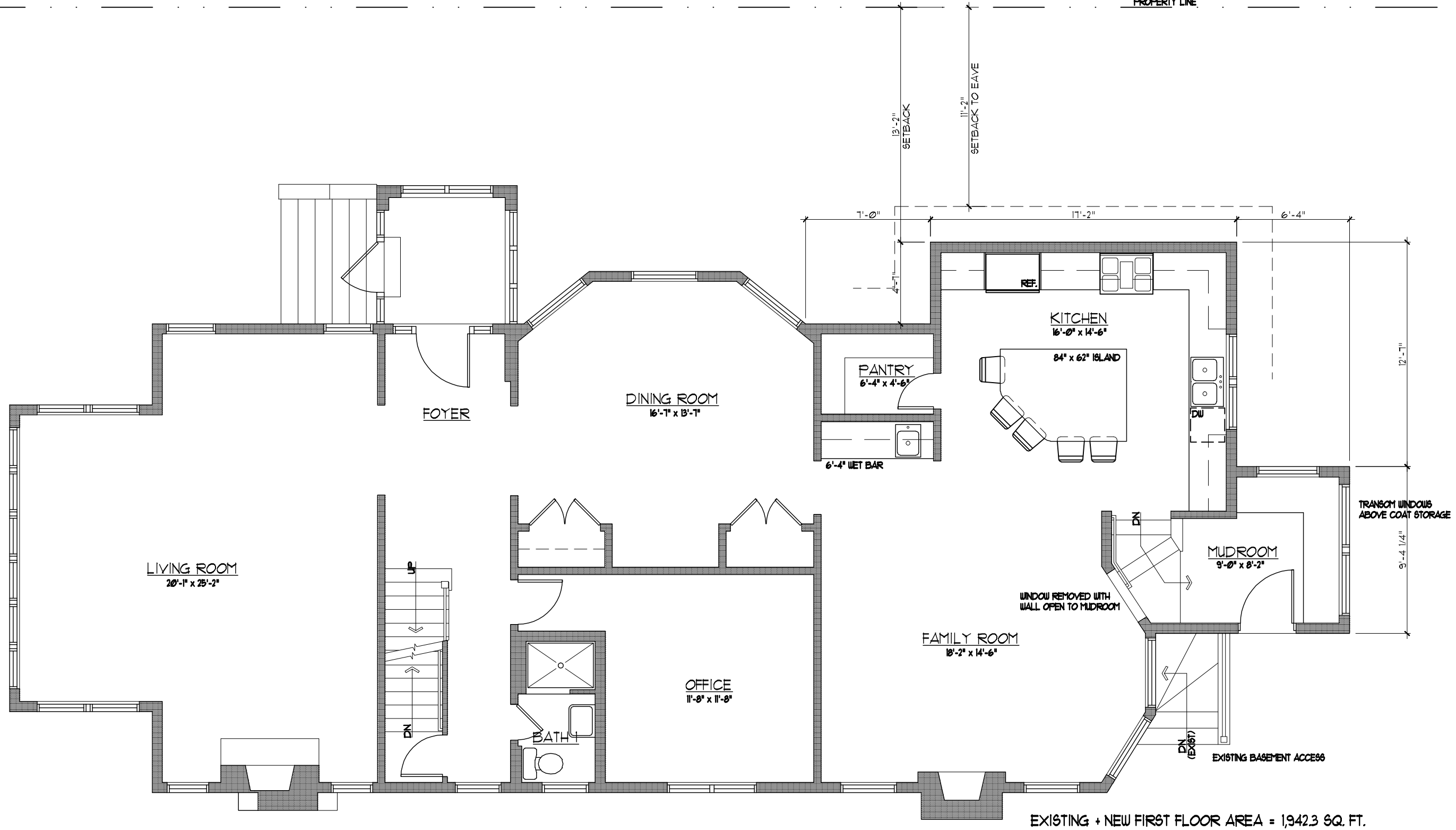
EXISTING SECOND FLOOR AREA = 1,212.3 SQ. FT.

■ ■ **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

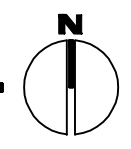


EXISTING + NEW FIRST FLOOR AREA = 1,942.3 SQ. FT.

### REVISED FIRST FLOOR PLAN

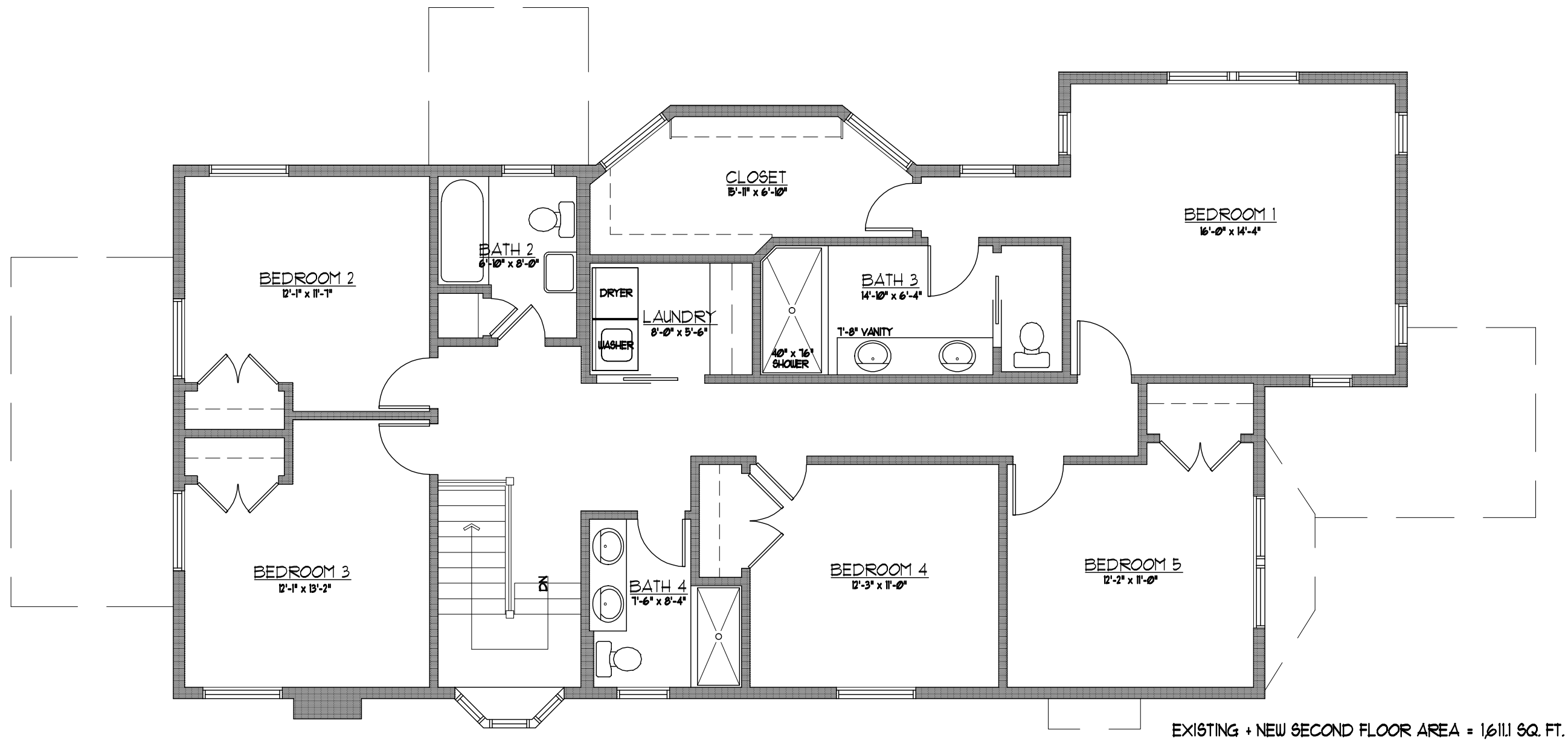
SCALE: 3/16" = 1'-0"

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



SHEET NO. 4 OF 8

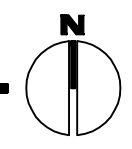
**Magner Architecture LLC**  
**919 Thatcher Ave.**  
**River Forest, IL**



**REVISED SECOND FLOOR PLAN**

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

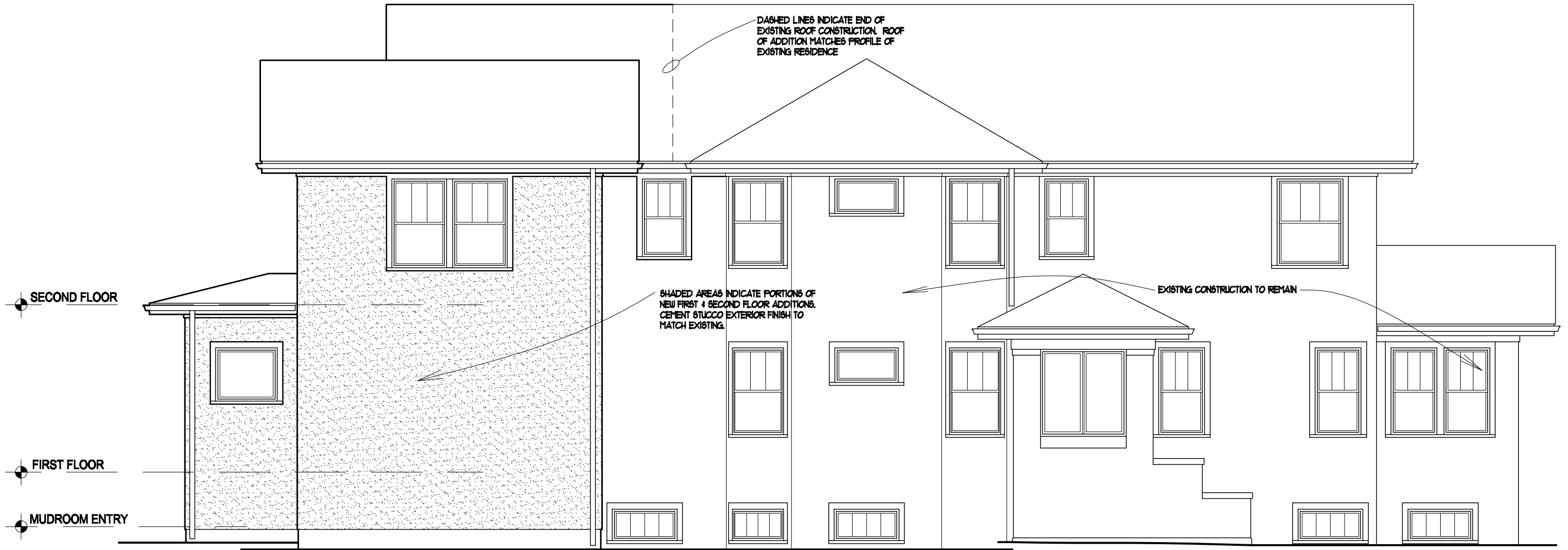
**Hoover Residence  
633 Ashland Ave.  
River Forest, IL**



SHEET NO. 5 OF 8

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

AUGUST 28, 2024



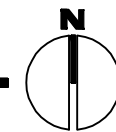
**PROPOSED NORTH ELEVATION**

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**

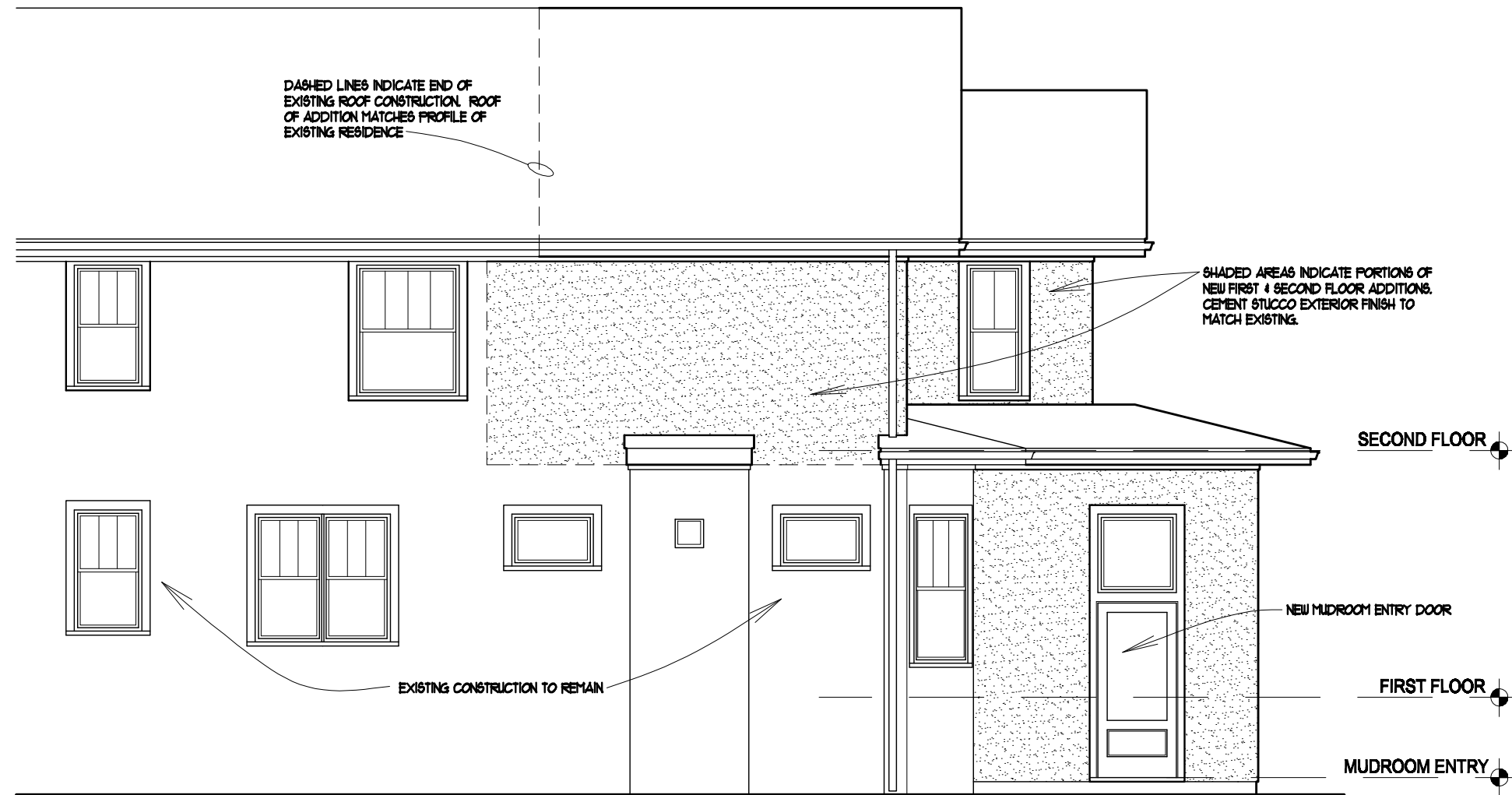
SCALE : 3/16" = 1' - 0"

**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"/> <del>✗</del>
--------	---------	---------	---------------------------------------

**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	
<b>Building Height Ridge</b>				
Height above grade in feet	35'	32'	32'	<input checked="" type="checkbox"/>
Story Height	2.5	2.5	2.5	<input checked="" type="checkbox"/>
<b>Off-Street Parking</b>	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	<b>7869.7500</b>
Allowed Coverage	0.3000		<b>2360.9250</b>
Allowed FAR	0.4000		<b>3147.9000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	1712.0388	
Detached Garage	Existing	404.3965	
		0.0000	
		0.0000	
	<b>Total</b>		<b>2116.4353</b>

**Lot Coverage - Proposed**

First Floor Area	Proposed	1964.3204	
Detached Garage	Existing	404.3965	
		0.0000	
		0.0000	
	<b>Total</b>		<b>2368.7169</b>

**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	
			<b>2900.2062</b>

**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	
			<b>3598.3963</b>

**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
<b>Net Increase</b>			<b>698.1901</b>

**633 Ashland Avenue**

**9/16/2024**

House - 1st floor - <b>Existing per Plat</b>		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				<b>1712.0388</b>

House - 1st floor - <b>Proposed Existing Additions</b>				1712.0388
	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				<b>1964.3204</b>

House - 2nd floor - <b>Existing</b>				
	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				<b>1188.1674</b>

House - 2nd floor - <b>Proposed Existing to remain Additions</b>				1188.1674
	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				<b>1634.0759</b>

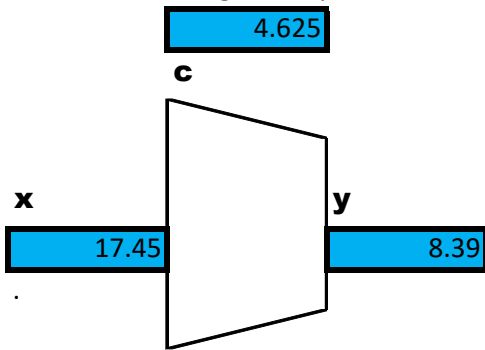
House - Attic half story - <b>Existing</b>				
	a			0.0000
	b			0.0000
	c			0.0000
Existing Attic Floor Area				<b>0.0000</b>

House - Attic half story - <b>Proposed</b>				
<b>Existing</b>				0.0000
<b>Demolitions</b>				
-1	g			0.0000
-1	h			0.0000
-1	i			0.0000
<b>Additions</b>				
	j			0.0000
	d			0.0000
				0.0000
Proposed Attic Floor Area				<b>0.0000</b>

Detached Garage - <b>Existing</b>				
	xdg	19.9850	20.2350	404.3965
				0.0000
Existing Garage Floor Area				<b>404.3965</b>

## North Bay

Area of a semi-regular trapezoid



$$\begin{array}{r}
 a^2 \quad 20.520900 \qquad 21.390625 \ c^2 \\
 a \quad 4.530000 \qquad 4.625000 \ c \\
 \quad b \quad 0.932590 \\
 \quad b^2 \quad 0.869725
 \end{array}$$

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

Area

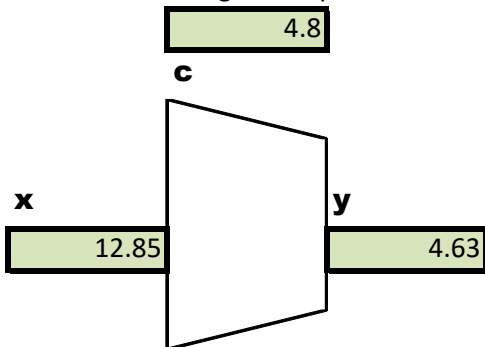
$$y+a \quad 12.92$$

$$b \quad 0.9325905$$

$$= \quad 12.049069$$

## East Bay

Area of a semi-regular trapezoid



$$\begin{array}{r}
 a^2 \quad 16.892100 \qquad 23.040000 \ c^2 \\
 a \quad 4.110000 \qquad 4.800000 \ c \\
 \quad b \quad 2.479496 \\
 \quad b^2 \quad 6.147900
 \end{array}$$

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.











**From:** [Erin Mackey O'Keefe](#)  
**To:** [Cliff Radatz](#)  
**Cc:** [Dominic O'Keefe](#)  
**Subject:** [External] Letter of Support - Hoover Zoning Variance Application @ 633 Ashland Ave  
**Date:** Tuesday, October 8, 2024 6:13:12 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Radatz,

My name is Erin O'Keefe and my husband Dominic and I (along with our 3 children) live directly across the street from 633 Ashland and support the Hoovers' application for a zoning variance. We do not believe that their proposed addition will have any adverse effect on our property and support their efforts to improve their property. Thanks for your consideration.

Sincerely,

Erin and Dom O'Keefe

632 Ashland Avenue

312.505.9691 (c)

773.621.6712 (c)

**From:** [Elizabeth Elsen](#)  
**To:** [Cliff Radatz](#)  
**Subject:** [External] Letter of Support for 633 Ashland  
**Date:** Tuesday, October 8, 2024 1:57:58 PM

---

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Zoning Board,

We are neighbors of 633 Ashland and are writing to express our support for the homeowners' application for a zoning variation. We have no concerns that the proposed addition will negatively impact our property and welcome our neighbors making improvements to their property.

Respectfully,

Michael and Elizabeth Elsen  
700 Ashland Ave, River Forest, IL 60305

--

Elizabeth Elsen



**From:** [Lauren Conway](#)  
**To:** [Cliff Radatz](#)  
**Subject:** [External] Support of 633 Ashland addition  
**Date:** Monday, October 7, 2024 11:09:07 AM

---

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Radatz,

We live directly across Oak Avenue from 633 Ashland and are writing in support of the Hoovers' request for a variance related to the floor area ratio requirement of the zoning ordinance. We have both discussed the plans with the Hoovers and reviewed their application in detail and do not believe their addition would have any negative impact on our property with the street separating our homes.

Sincerely,  
Joe and Lauren Conway  
Sent from my iPhone

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
A SETBACK VARIATION AND A MAXIMUM FLOOR AREA RATIO  
VARIATION RELATED TO A PROPOSED ADDITION AT 633 ASHLAND AVENUE**

**WHEREAS**, petitioners Steven and Camille Hoover (“Petitioners”), owners of the property located at 633 Ashland Avenue in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s maximum lot coverage allowance in Section 10-9-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to forty-five and seventy-two hundredths percent (45.72%), where the maximum allowed lot coverage is forty percent (40%), and a variation from the Village of River Forest’s minimum setback requirement in Section 10-9-7 of the Zoning Ordinance, to allow for a setback of the roof eave fascia of eleven feet two inches (11’ 2”), where the minimum required setback is thirteen feet (13’) (together, the “Variations”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District (“R-2 Zoning District”); and

**WHEREAS**, the Village of River Forest Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested Variations should be granted on October 17, 2024, and the hearing was held in accordance with Section 10-5-4(E) of the 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**, public notice in the form required by law was given of the public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to the October 17, 2024 and November 14, 2024 public hearing dates 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 October 17, 2024, the Petitioners, through testimony, provided information regarding the requested Variations, testifying, among other things, that they desired the addition to improve the livability of the home while being constrained by a corner lot with substandard lot size; and

**WHEREAS**, four (4) members of the Board were present for the public hearing, which constituted a quorum of the entire Board that is required to convene a meeting of the Board, and allow for the public hearing to proceed; and

**WHEREAS**, after the close of public comment, the Board discussed and deliberated the application for these Variations, and continued the matter for further hearing on November 14, 2024; and

**WHEREAS**, following discussion, and after further hearing and deliberation on November 14, 2024, having given the public a chance to provide input at the continued Public Hearing, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, on Sep, voted \_\_\_\_\_ ( ) to \_\_\_\_\_ ( ) on a motion to recommend approval of the Variations; and

**WHEREAS**, having received a majority vote of the Board members present, the motion passed and the recommendation of the Board is to grant the variations as presented pursuant to Section 10-5-4(E)(3) of the Zoning Ordinance;

**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 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.** The Board found that this standard has been met. The Property contains a smaller home in the R-2 Zoning District, and the undersized lot and the consideration that it is a corner lot with a secondary front yard, prevents space for enjoyment of the home within the borders of the Property, without the construction of an addition to the home.
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 Board found that this standard has been met. The Petitioners purchased the home in its current state. The lot is a corner lot, resulting in a limited livable space within the lot configuration.
3. **The conditions of the Property upon which the petition for Variations is based may not be applicable generally to other property within the same zoning classification.** The Board found that this standard has been met. Other properties in the nearby area have larger available lot size that would accommodate an addition without variation to lot coverage restrictions. As such, the Property is uncharacteristic of the surrounding properties.
4. **The purpose of the Variations is not based predominately upon a desire for economic gain.** The Board found that this standard has been met. The Petitioners indicated that they desire to build the addition to the home on the Property and reside in it themselves for the foreseeable future, with no desire for economic gain or resale of the Property.
5. **The granting of the Variations 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 Property is located.** The Board found this standard has been met. Three neighbors of the Petitioners submitted letters in support of the proposed addition. No neighbor of the Petitioners objected to the addition.
6. **The granting of the Variations 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 Board found this standard has been met. The addition, to the rear of the home, would not impair an adequate supply of light and air to adjacent properties, or substantially increase the

danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values in the neighborhood. Petitioners presented evidence of neighbor support for the proposed addition.

7. **The granting of the Variations will not unduly tax public utilities and facilities in the area of the Property.** The Board found that this standard has been met. The addition will not increase the public utility usage more than any comparable addition in the area.

8. **There are no means other than the requested Variations by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The Board found that this standard has been met. The Board felt that the limitations of the undersized lot unduly restricted the Petitioner's ability to construct an addition that would allow for continued use and enjoyment of the property.

### RECOMMENDATION

The Board, by a vote of \_\_\_\_\_ ( ) to \_\_\_\_\_ ( ) found that the standards for granting of the Variations were met. Therefore, the Board recommends to the Village President and Board of Trustees that the Variations to allow the construction of an addition to a home on the Property with a variation from the Village of River Forest's maximum lot coverage allowance in Section 10-9-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to forty-five and seventy-two hundredths percent (45.72%), where the maximum allowed lot coverage is forty percent (40%) in the R-2 Zoning District, and with a variation from the Village of River Forest's minimum setback allowance in Section 10-9-7 of the Zoning Ordinance, to allow for a decrease of the minimum setback required to eleven feet two inches (11' 2"), where the minimum required setback is thirteen feet (13') in the R-2 Zoning District, be **APPROVED**.

---

Frank Martin  
Chairman

---

Date