



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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, October 17, 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 September 12, 2024.
- III. Approval of Findings of Fact for the Zoning Variation Request for 7618 Vine Street.
- IV. Approval of Findings of Fact for the Zoning Variation Request for 7611 Washington Boulevard.
- V. Approval of Findings of Fact for the Text Amendment Request regarding Electric Vehicle Charging Stations.
- VI. Public Hearing – Zoning Variation Request for 633 Ashland Avenue – Floor Area Ratio.
- VII. Public Hearing – Zoning Variation Request for 506 Edgewood Place – Lot Coverage.
- VIII. Public Hearing – Zoning Variation Request for 1105 Park Avenue – Front and Side Yard Setbacks.
- IX. Public Comment
- X. Adjournment

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

September 12, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, September 12, 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 7:31 pm. The meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin, Members Corina Davis, Ron Lucchesi, Sheila Price, and Chris Plywacz

Absent: Mary Shoemaker and Gary Dombrowski

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

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JULY 11, 2024**

A **MOTION** was made by Member Lucchesi and seconded by Member Davis to approve the minutes of the July 11, 2024, meeting.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Secretary Radatz swore in those who wished to testify.

**III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7618 VINE STREET LOT COVERAGE**

Chairman Martin opened the public hearing and invited the applicant to present her case. Ms. Shira Enbar discussed her request for a variance.

Chairman Martin asked Ms. Enbar to clarify her variation request. A discussion ensued regarding the exact floor area ratio (FAR) and lot coverage requests.

Chairman Martin expressed his opinion that the hardship was due to the small size of the lot. Member Lucchesi agreed.

A **MOTION** was made by Member Lucchesi, seconded by Member Davis, to recommend to the Village Board of Trustees the approval of the variations to Sections 10-8-5 and 10-8-4 of the

Zoning Code at 7618 Vine Street. And include the FAR increase to 43.9% (from the original application) and lot coverage increase to 35.5%.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

#### **IV. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7611 WASHINGTON BOULEVARD LOT COVERAGE**

Ashley Collins presented her application to the Board.

Chairman Martin asked Secretary Radatz if the size of the garage being requested was a normal size or excessive in size. Secretary Radatz stated that size of the proposed garage is not considered excessive.

Chairman Martin asked about the lot coverage of this proposed application in relation to the letter from a neighbor that was received. Secretary Radatz stated that a grading plan would be required from the applicant during the Building Permit process. The applicant's Civil Engineer will address the drainage concerns on the Grading Plan.

Assistant Village Administrator Spencer spoke regarding recent staff discussions of the applications.

Member Lucchesi asked if there was a cement pad in the existing location, the applicant responded no.

A **MOTION** was made by Member Plywacz, seconded by Member Lucchesi, to recommend to the Village Board of Trustees the approval of the variation to Section 10-8-5 of the Zoning Code at 7611 Washington Boulevard, subject to a grading plan that is approved by the Village.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Ms. Collins asked whom to speak to with staff regarding next steps, as well as how to communicate with her neighbor to ensure there isn't discord. Chairman Martin stated Secretary Radatz would reach out to her.

#### **V. PUBLIC HEARING – TEXT AMENDMENT REQUEST REGARDING ELECTRIC VEHICLE CHARGING STATIONS**

Management Analyst Seth Jansen introduced himself to the Board and presented the text amendment proposal.

Chairman Martin clarified that the request was to update definitions and amend the land use chart to indicate the use is permitted in each zoning district; Management Analyst Jansen agreed.

A discussion ensued regarding how many charging stations would be added to the Village. Management Analyst Jansen responded that there would be 5 additional charging stations installed at various locations. Another question was posed about the electrical grid, asking if there was sufficient electricity to support these charging stations. Management Analyst Jansen stated that he has been working with ComEd on this project.

Discussion ensued regarding the specific questions about the location of the charging stations. Chairman Martin suggested amending the language to clarify the charging station would be adjacent to the lane of traffic, as far away as possible.

Discussion ensued regarding signage appearing on the charging station. Chairman Martin suggested removing the word “advertisement” so as to not run afoul of the existing Sign Code.

Chairman Martin stated his appreciation for this project and the potential need for regulations regarding future development of charging stations.

Member Dombrowski stated that he was concerned about the risk for fire of electric batteries. Management Analyst Jansen stated that the fire department has been trained for handling those situations.

Member Price asked about how long it might take to charge a vehicle; Management Analyst Jansen explained that it varies based on the type of charger.

Member Plywacz asked if the Village would own the charging stations, and what the cost of insurance might be. Management Analyst Jansen stated he wasn’t familiar with the exact expense at this time.

Chairman Martin asked how the price structure was established for the users; Management Analyst Jansen stated the fee schedule would need to be developed. He explained the current fee schedule for the one charging station located on the south end of the Village Hall property. Chairman Martin suggested setting the rates so that the Village can recoup part of the cost of the overall expense of these charging stations.

**A MOTION** was made by Member Davis seconded by Member Price to recommend approval of the text amendments to Chapters 3, 7, 12, and 21 of the Zoning Ordinance to the Village Board of Trustees, subject to comments regarding B1 and C5.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

## **VI. PUBLIC COMMENT**

There was none.

## **VII. ADJOURNMENT**

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

Meeting Adjourned at 8:10 p.m.

Submitted:

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Clifford E. Radatz, Secretary

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Frank Martin, Chairman  
Zoning Board of Appeals

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

DRAFT

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
A MAXIMUM LOT COVERAGE AREA VARIATION AND  
A MAXIMUM FLOOR AREA RATIO VARIATION  
RELATED TO A PROPOSED ADDITION  
AT 7618 VINE STREET**

**WHEREAS**, petitioners Shira Enbar and Michael Raspatello (“Petitioners”), owners of the property located at 7618 Vine Street in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and eighty-one hundredths percent (32.81%), where the maximum allowed lot coverage is thirty percent (30%), and a variation from the Village of River Forest’s maximum floor area ratio allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum floor area ratio to forty-three and nine tenths percent (43.90%), where the maximum allowed floor area ratio is forty percent (40%) (together, the “Variations”). The Property is located in the R-1 Single-Family (Detached) Residential Zoning District (“R-1 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 September 12, 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 September 12, 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 substandard lot size; and

**WHEREAS**, five (5) 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 September 12, 2024, voted five (5) 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 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 been met. The Property contains a smaller home in the R-1 Zoning District, and the undersized lot at 5,025 feet 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 less than the standard lot size, 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. Two 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. Petitioner 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 five (5) 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 addition to a home on the Property with a variation from the Village of River Forest’s maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and eighty-one hundredths percent (32.81%), where the maximum allowed lot coverage is thirty percent (30%) in the R-1 Zoning District, and with a variation from the Village of River Forest’s maximum floor area ratio allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum floor area ratio to forty-three and nine-tenths percent (43.90%), where the maximum allowed floor area ratio is forty percent (40%) in the R-1 Zoning District, be **APPROVED.**

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Frank Martin  
Chairman

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Date



**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
A MAXIMUM LOT COVERAGE AREA VARIATION  
RELATED TO A PROPOSED GARAGE  
AT 7611 WASHINGTON BOULEVARD**

**WHEREAS**, petitioners Justin and Ashley Collins (“Petitioners”), owners of the property located at 7611 Washington Boulevard in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and seven hundredths (32.07%), where the maximum allowed lot coverage is thirty percent (30%), (the “Variation”). The Property is located in the R-1 Single-Family (Detached) Residential Zoning District (“R-1 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 September 12, 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 September 12, 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 a substandard lot size; and

**WHEREAS**, five (5) 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 September 12, 2024, voted five (5) 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 currently does not contain a garage structure. In order to build a garage that meets the Village standards set forth in Section 10-8-8, which requires that any garage built in the R-1 Residential District contain two enclosed parking spaces for passenger automobiles, the Petitioners require the requested Variation.
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, with no garage. Although there was a garage on the property at some point, it was demolished by a previous owner and not rebuilt.
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 pre-existing garages that meet the standards of the Zoning Code, or are able to construct a code-compliant garage within code standards without requiring a Variance. 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 garage 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. One neighbor raised concerns about the construction of the garage potentially causing drainage and/or water pooling issues on neighboring properties. Village Staff explained that the building of the garage required an engineered solution to any water and/or drainage issues, and that a grading plan would be required as part of the building permit process, and this would address any concerns about detrimental effects related to drainage or water. 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 garage 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, so long as the condition set forth by the Board is met.
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 garage 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 this was within the standard size of a two-car garage as required by the Code, and therefore that the Variation to lot coverage was necessary.

### RECOMMENDATION

The Board, by a vote of five (5) 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 garage on the Property with a variation from the Village of River Forest's maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and seven-hundredths percent (32.07%), where the maximum allowed lot coverage is thirty percent (30%) in the R-1 Zoning District, conditioned upon the submittal of a grading plan approved by the Village, be **APPROVED**.

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Frank Martin  
Chairman

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Date

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
A PROPOSED TEXT AMENDMENT TO THE VILLAGE OF RIVER FOREST  
ZONING ORDINANCE REGARDING REGULATION OF  
ELECTRIC VEHICLE CHARGING**

**WHEREAS**, petitioner the Village of River Forest (“Village”), based upon direction from the Village President and Board of Trustees, has requested consideration of, and a public hearing on, an amendment to the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), which was summarized as follows in the published public hearing notice as:

1. A Text Amendment to Section 10-3-1 (Definitions of Words and Terms) of the Zoning Ordinance to define terms relating to electric vehicle charging; and
2. A Text Amendment to create new Section 10-7-7 of the Zoning Ordinance regarding Electric Vehicle Charging Station Standards; and
3. A Text Amendment to Section 10-12-8 (Off-Street Parking) of the Zoning Ordinance to establish electric vehicle charging infrastructure requirements for new construction in C1, C2, C3, and ORIC districts; and
4. A Text Amendment to Section 10-21-3 (Land Use Chart) of the Zoning Ordinance to designate Electric Vehicle Charging as a permitted accessory use in all zoning districts.

**WHEREAS**, the Village’s Zoning Board of Appeals (“ZBA”) held a public hearing on September 12, 2024, regarding the question of whether the Proposed Text Amendments related to electric vehicle charging station definitions and standards, as required by Section 10-5-5 of the Zoning Ordinance, at which time 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 ZBA, including any correspondence to the ZBA; and

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

**WHEREAS**, at the public hearing, Village Staff member Seth Jansen presented the Proposed Text Amendments on behalf of the Village; and his presentation included an explanation of the proposed definitions and standards; and

**WHEREAS**, at the public hearing, opportunity was provided for public comments, and no Village residents or other members of the public testified for or against the Proposed Text Amendments; and

**WHEREAS**, after the close of the public hearing, the ZBA discussed and deliberated the Proposed Text Amendments, and offered input regarding certain amendments to clarify said proposed text amendments, and voted on recommendations regarding the Proposed Text Amendments; and

**WHEREAS**, the ZBA considered at length all of the issues outlined herein, and discussed the benefits to the community, the parameters of use, liability and insurance, fees for charging, potential commercialization, legal aspects, comparable communities in the region, location, and other issues related electric vehicle charging; and

**WHEREAS**, having discussed the benefits of having regulations regarding electric vehicle charging stations and concerns relating to traffic, advertising regulations, and safety, the ZBA concluded that regulations establishing standards for electric vehicle charging stations were in the best interests of the residents of the Village; and

**WHEREAS**, following discussion and deliberation, the ZBA, pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance, recommended the Village President and Board of Trustees approve the Proposed Text Amendments, with certain modifications; namely, adding the words “along the parkway or sidewalk” after “Public Right of Way” and adding the words “as to not interfere with the lanes of traffic” at the send of proposed Section 10-7-7(B)(1), and additionally striking the words “or advertisement” from proposed Section 10-7-7 (C).

**NOW THEREFORE**, the ZBA makes the following findings of fact and recommendations pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance:

### **FINDINGS OF FACT AND RECOMMENDATIONS**

1. All of the recitations contained in the preamble to these findings are hereby incorporated into these findings of fact as though fully restated herein.
2. By a vote of 5-0, the ZBA recommends approval of the Proposed Text Amendments, as follows:
  - A. A Text Amendment to Section 10-3-1 (Definitions of Words and Terms) of the Zoning Ordinance to define terms related to electric vehicle charging is recommended by a vote of 5-0; and
  - B. A Text Amendment to create Section 10-7-7 of the Zoning Ordinance regarding Electric Vehicle Charging Station Standards is recommended, as modified, by a vote of 5-0; and
  - C. A Text Amendment to Section 10-12-8 (Off-Street Parking) of the Zoning Ordinance to establish electric vehicle charging infrastructure requirements

for new construction in C1, C2, C3, and ORIC districts is recommended by a vote of 5-0; and

- D. A Text Amendment to Section 10-21-3 (Land Use Chart) of the Zoning Ordinance to designate Electric Vehicle Charging as a permitted accessory use in all zoning districts is recommended by a vote of 5-0.

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Frank Martin  
Chairman

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Date



## MEMORANDUM

**DATE:** October 10, 2024

**TO:** Zoning Board of Appeals

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

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

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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>
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**No Change**

Secondary Front Yard

**North**

	10.0000	13.1667
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Eave Length

Section 10-8-7-A-2

13.0000	8.0000	11.1667	<input checked="" style="color: red;" type="checkbox"/>
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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	
	<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</b>				
	<b>Existing</b>			1712.0388
	<b>Additions</b>			
	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</b>				
	<b>Existing to remain</b>			1188.1674
	<b>Additions</b>			
	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>

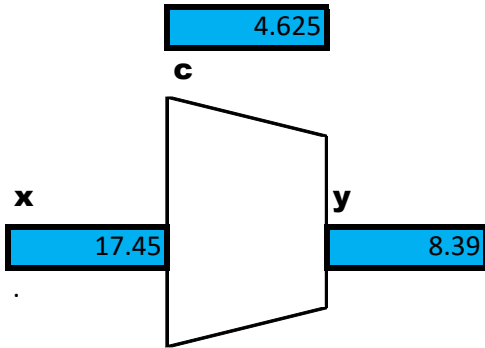
House - Attic half story - <b>Existing</b>				
	a			0.0000
	b			0.0000
	c			0.0000
Existing Attic Floor Area				<b>0.0000</b>

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



$$\begin{array}{r}
 a2 \quad 20.520900 \qquad 21.390625 \ c2 \\
 a \quad 4.530000 \qquad 4.625000 \ c \\
 \quad b \quad 0.932590 \\
 \quad b2 \quad 0.869725
 \end{array}$$

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

Area

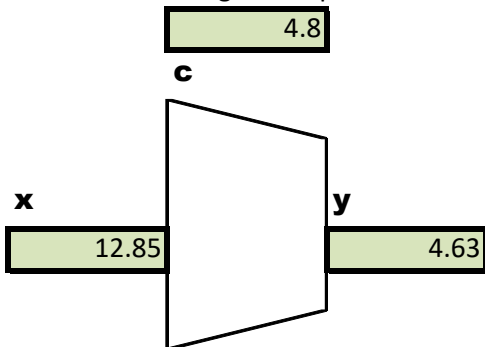
$$y+a \quad 12.92$$

$$b \quad 0.9325905$$

$$= \quad 12.049069$$

## East Bay

Area of a semi-regular trapezoid



$$\begin{array}{r}
 a2 \quad 16.892100 \qquad 23.040000 \ c2 \\
 a \quad 4.110000 \qquad 4.800000 \ c \\
 \quad b \quad 2.479496 \\
 \quad b2 \quad 6.147900
 \end{array}$$

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

Area

$$y+a \quad 8.74$$

$$b \quad 2.4794959$$

$$= \quad 21.670794$$

**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?

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**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.



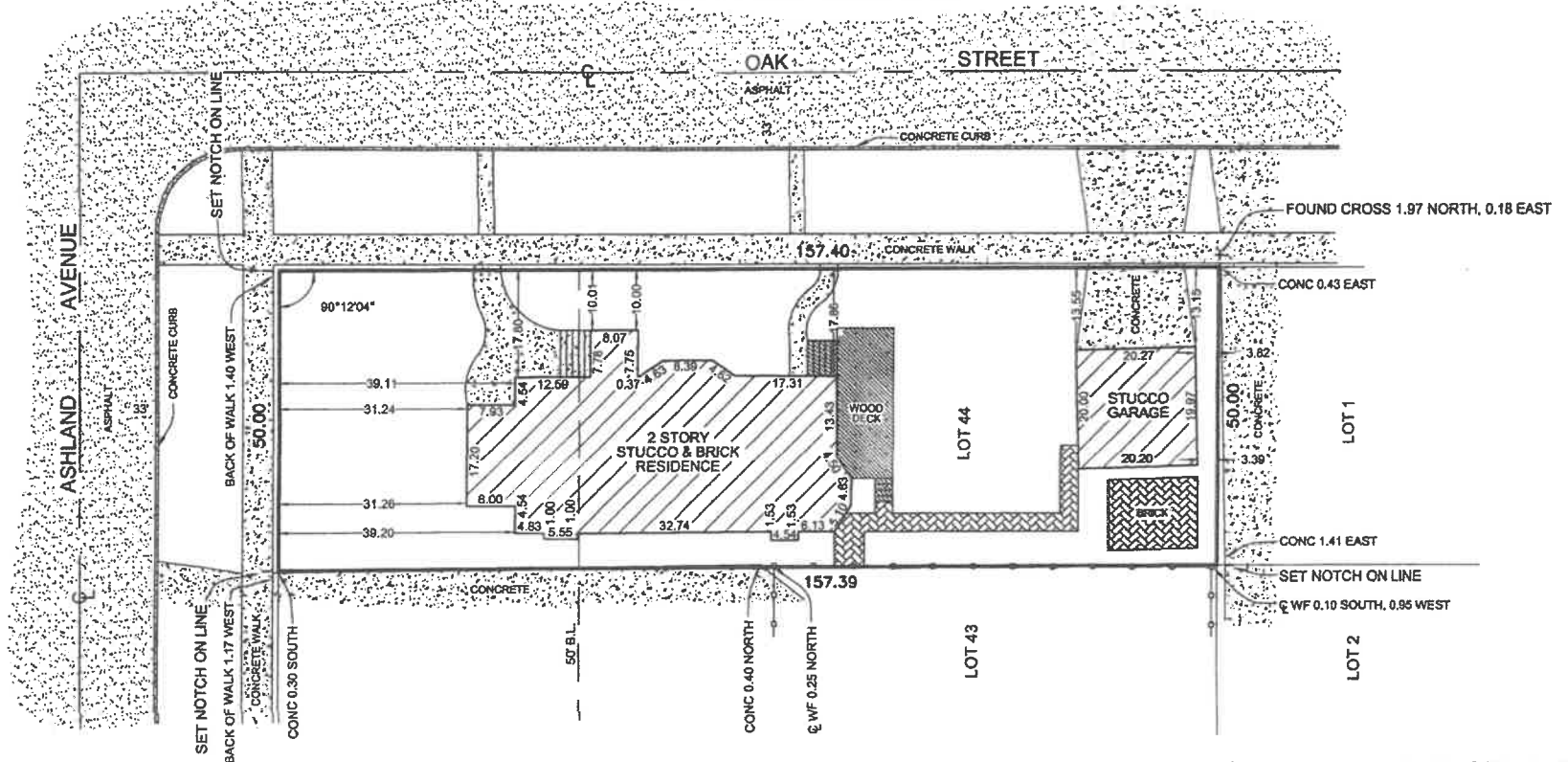
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

# 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.

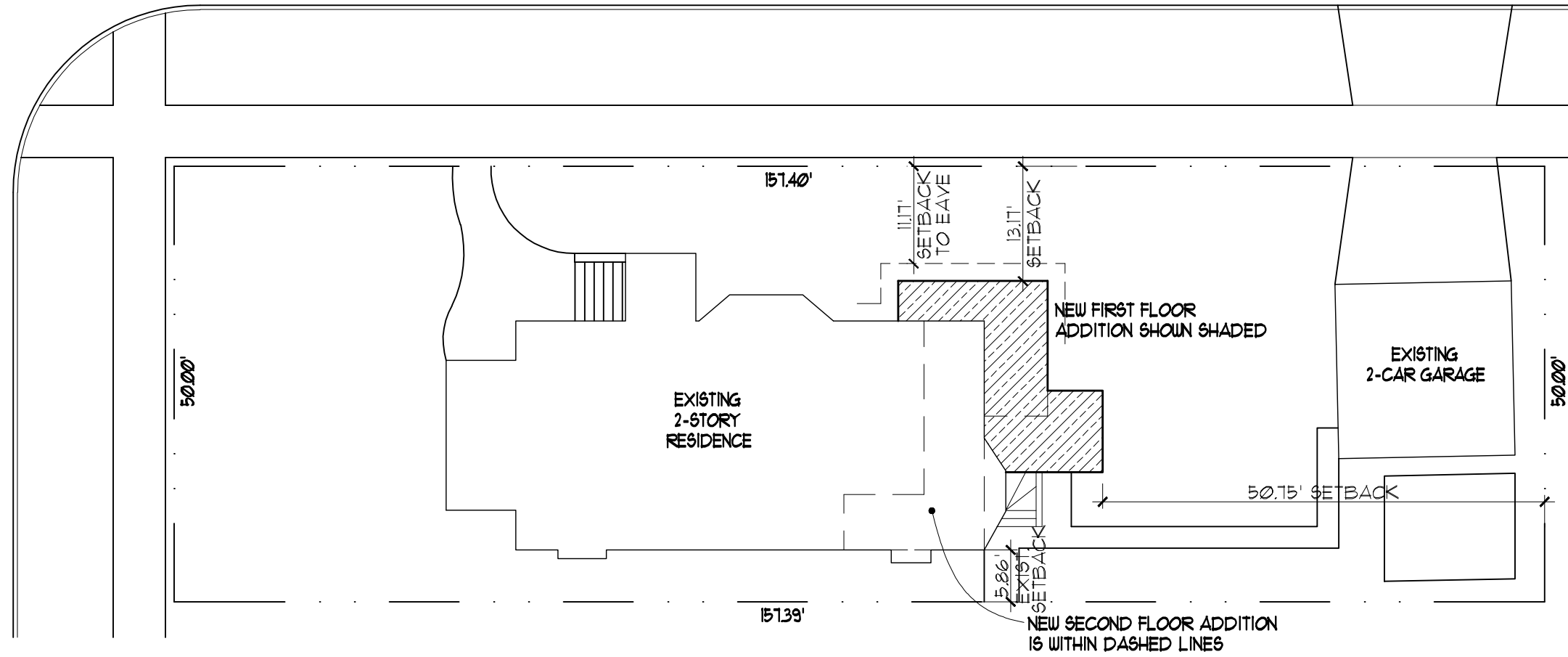
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

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.



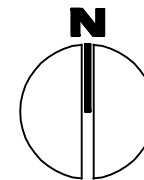
# SITE PLAN

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%

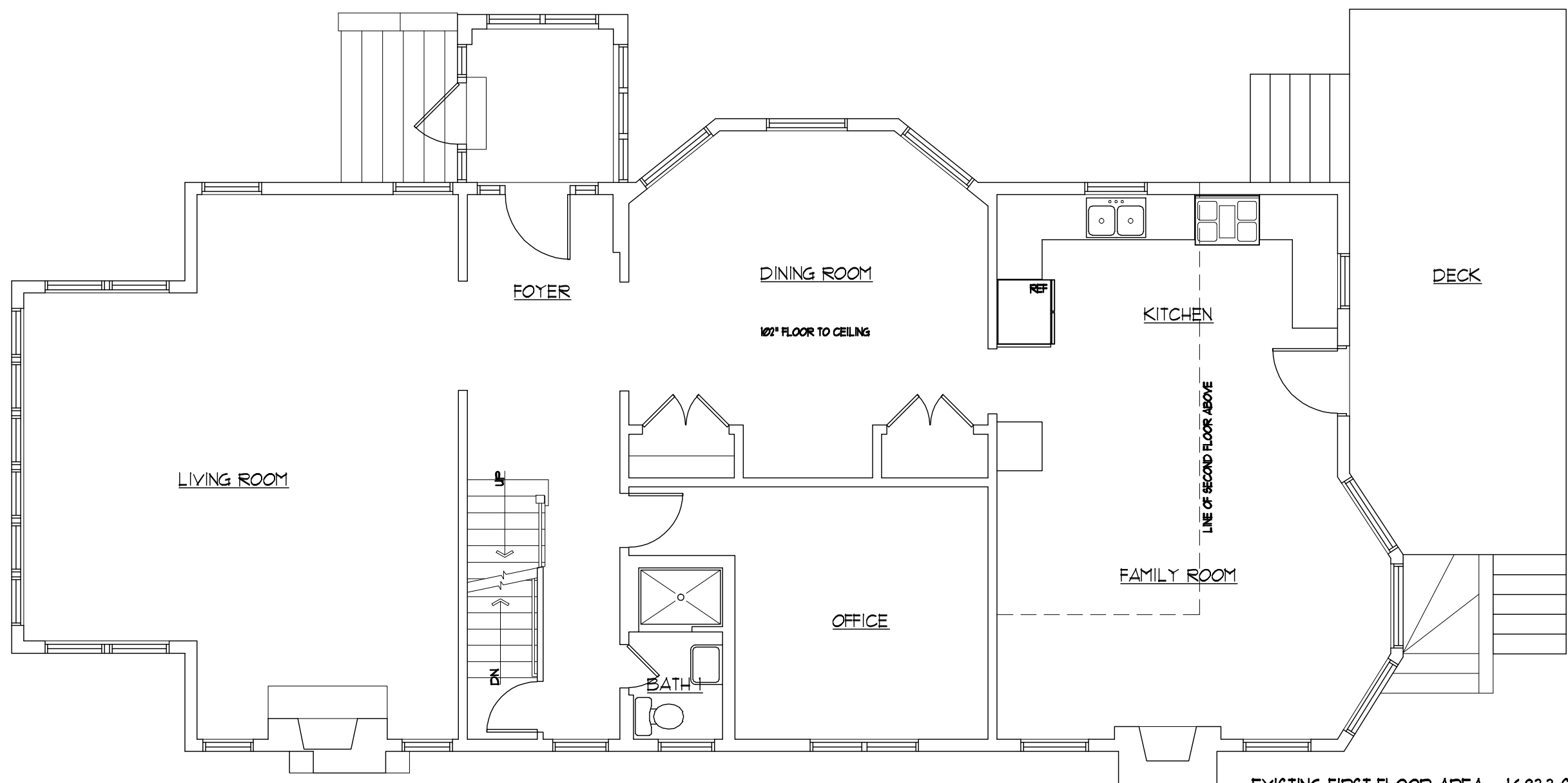
EXISTING SECOND FLOOR AREA = 1,212.3 SQ. FT.  
 EXISTING BUILDING FLOOR AREA = 2,895.6 SQ. FT.  
 EXISTING FLOOR AREA RATIO = 36.8%

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



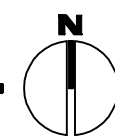
EXISTING FIRST FLOOR AREA = 1,683.3 SQ. FT.

PROPERTY LINE

**EXISTING FIRST FLOOR PLAN**

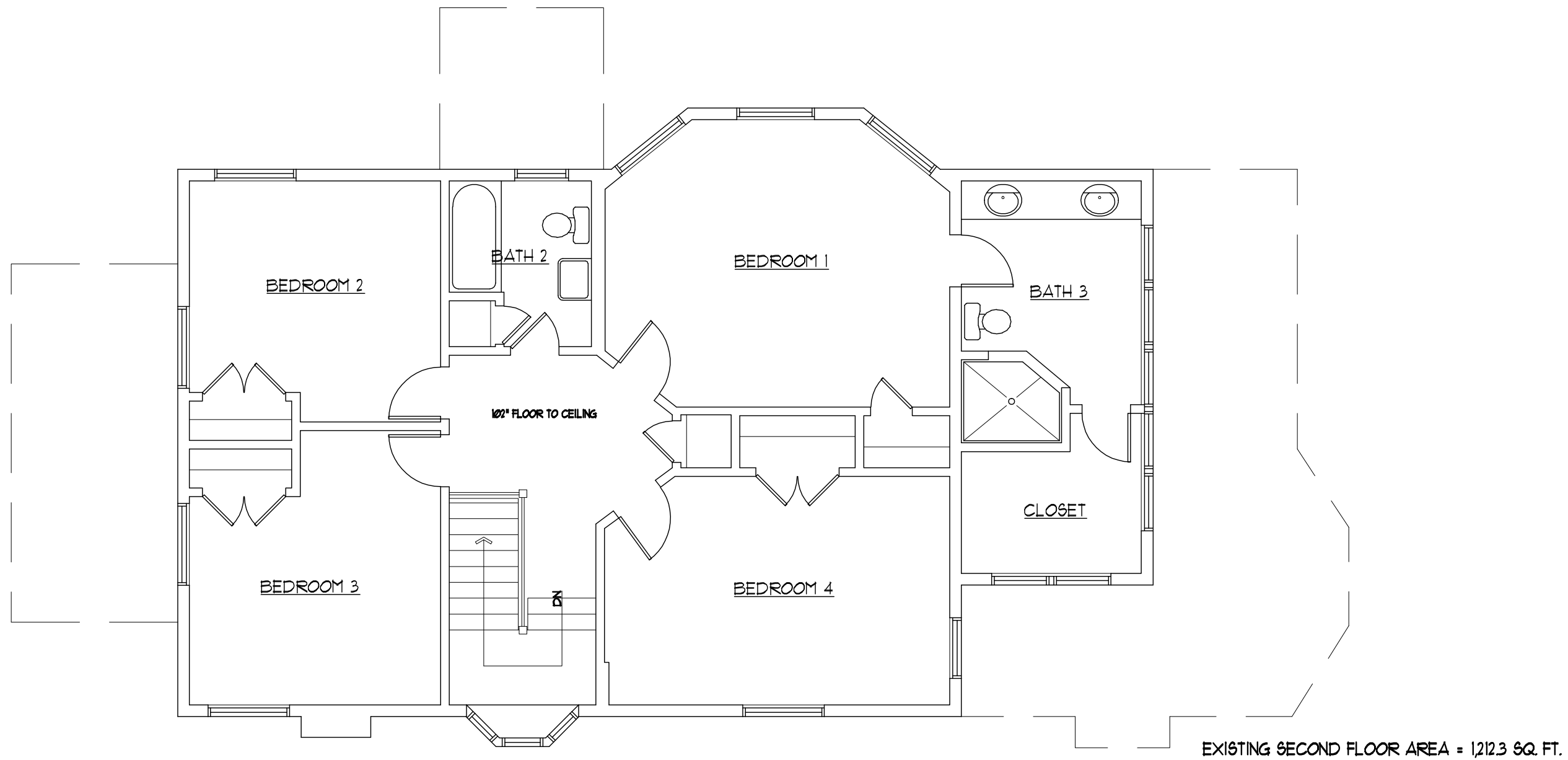
SCALE: 3/16" = 1'-0"

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



SHEET NO. 2 OF 8

**Magner Architecture LLC**  
 919 Thatcher Ave.  
 River Forest, IL  
 AUGUST 28, 2014

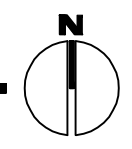


EXISTING SECOND FLOOR AREA = 1,212.3 SQ. FT.

**EXISTING SECOND FLOOR PLAN**

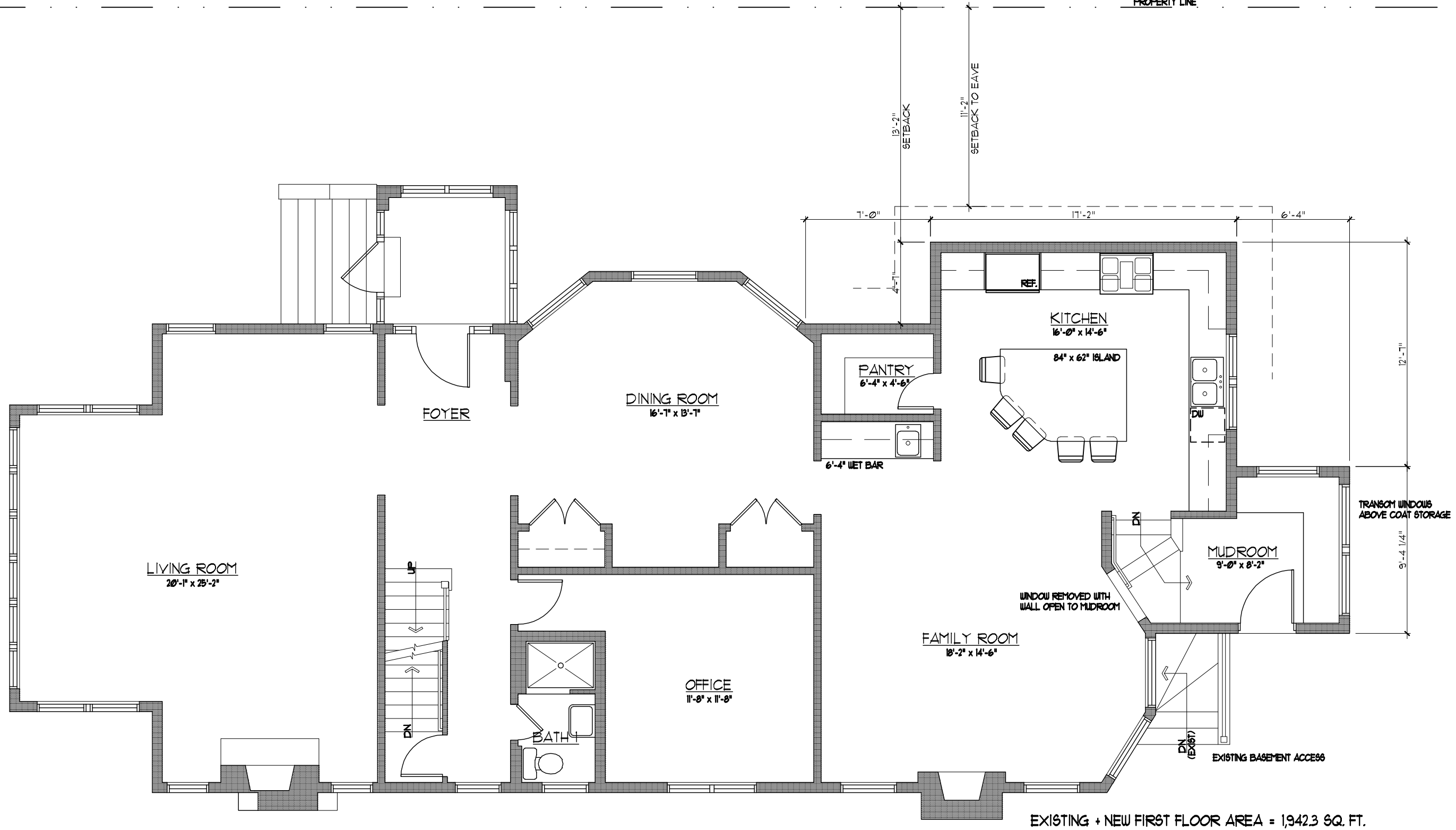
SCALE: 3/16" = 1'-0"

**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

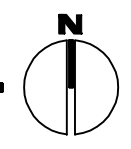


EXISTING + NEW FIRST FLOOR AREA = 1,942.3 SQ. FT.

### REVISED FIRST FLOOR PLAN

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

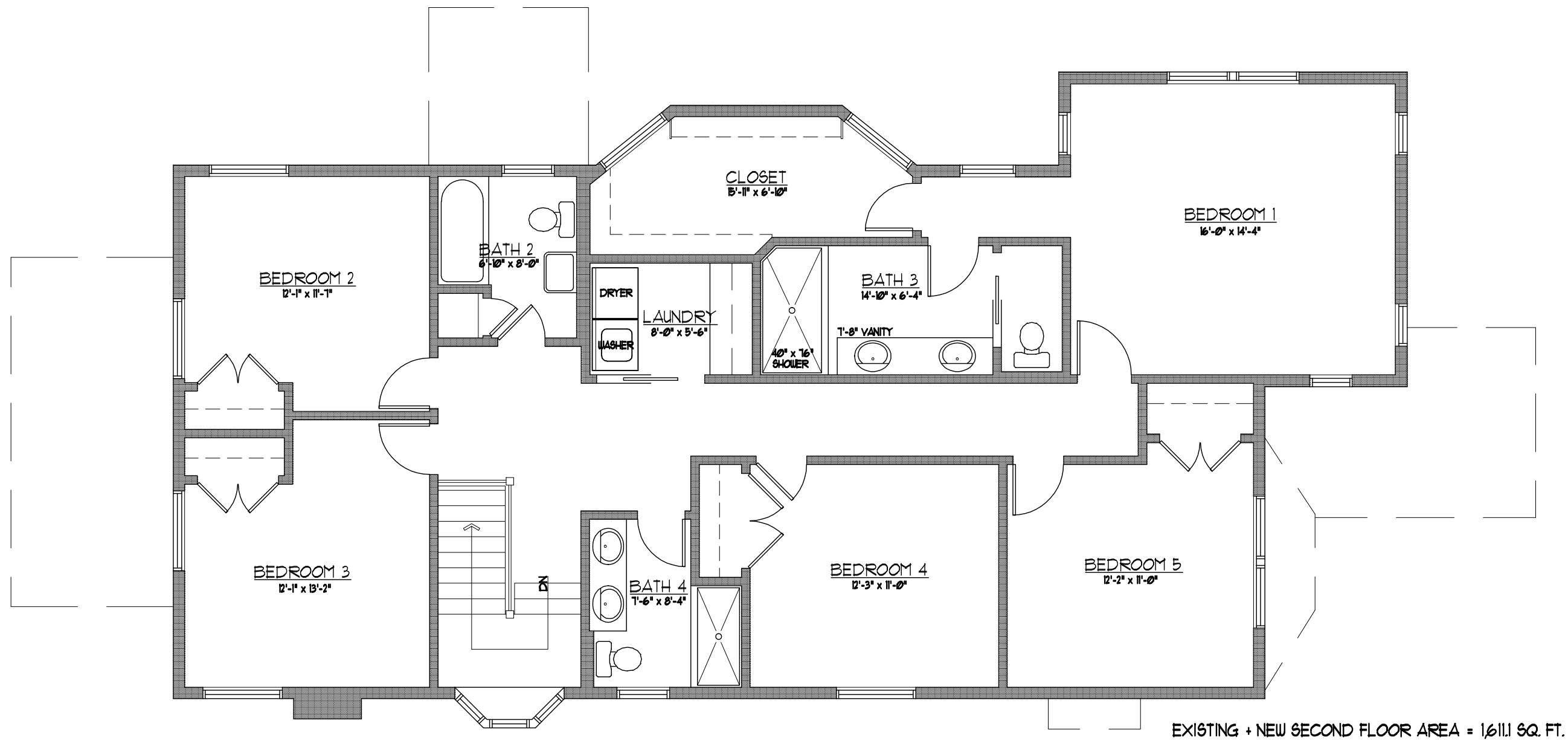
**Hoover Residence**  
**633 Ashland Ave.**  
**River Forest, IL**



SHEET NO. 4 OF 8

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

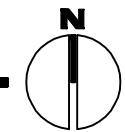




**REVISED SECOND FLOOR PLAN**

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

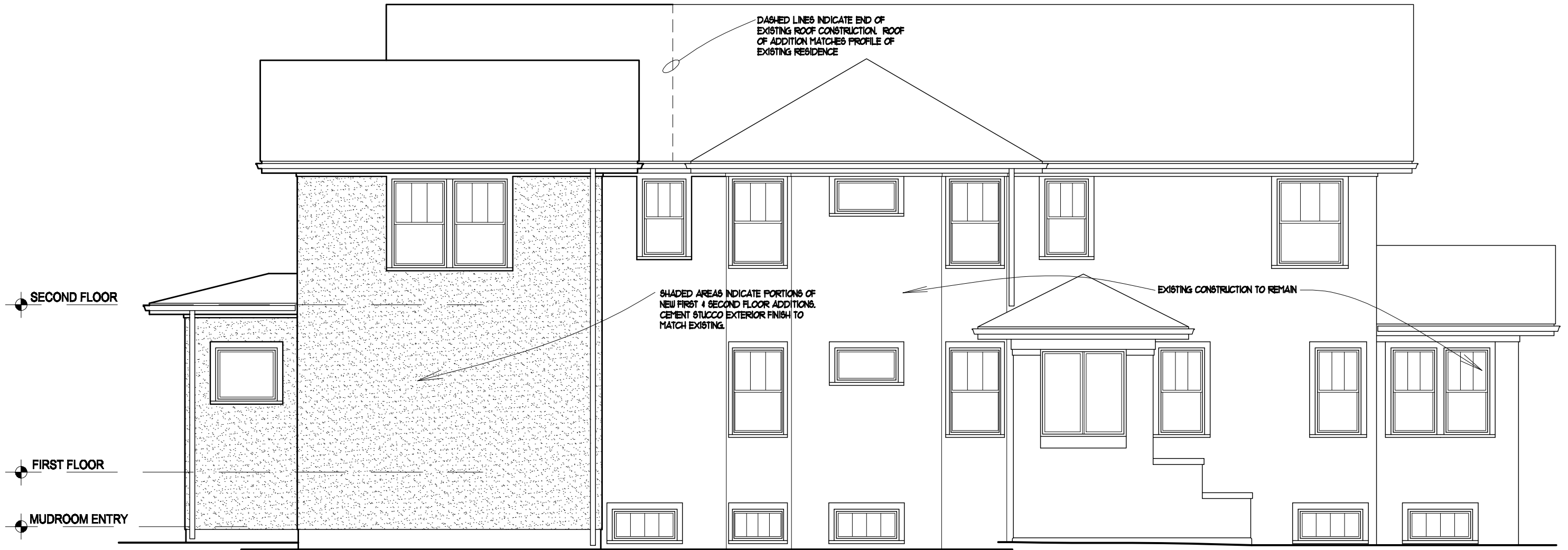
**Hoover Residence  
633 Ashland Ave.  
River Forest, IL**



SHEET NO. 5 OF 8

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

AUGUST 28, 2024



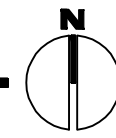
**PROPOSED NORTH ELEVATION**

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





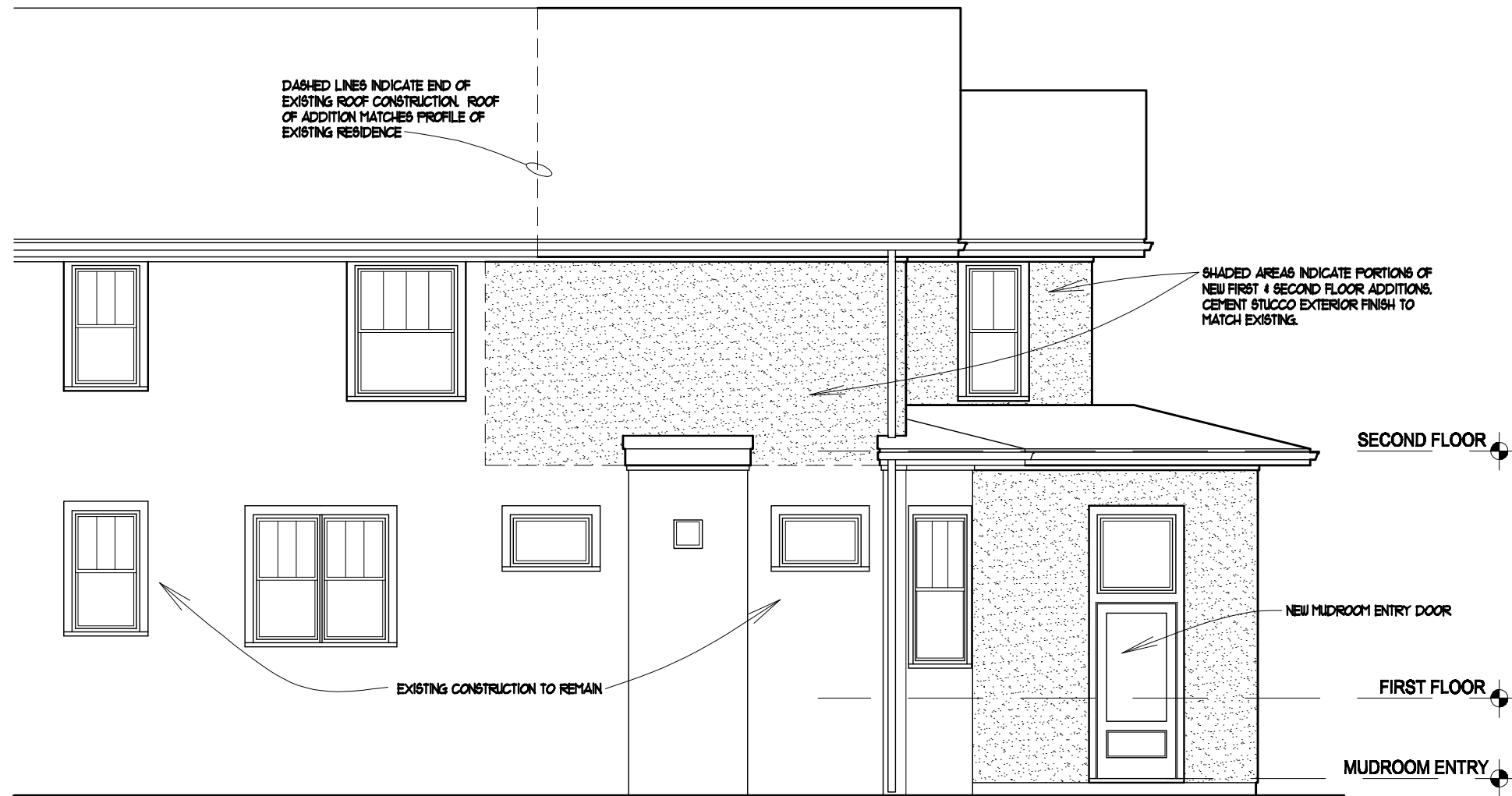
**PROPOSED EAST ELEVATION**

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	
	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</b>				
<b>Existing</b>				1712.0388
<b>Additions</b>				
	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</b>				
<b>Existing to remain</b>				1188.1674
<b>Additions</b>				
	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>



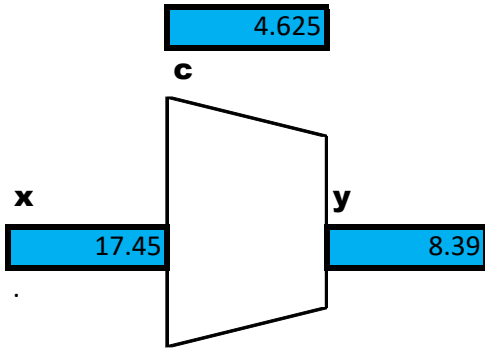
House - Attic half story - <b>Existing</b>				
	a			0.0000
	b			0.0000
	c			0.0000
Existing Attic Floor Area				<b>0.0000</b>

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



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

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

Area

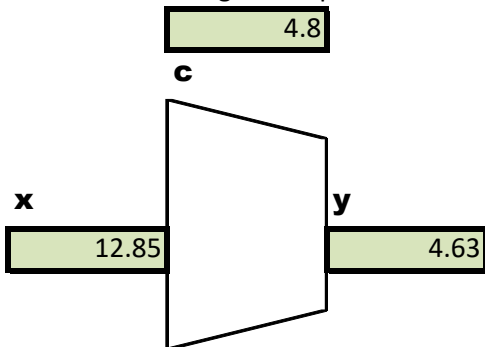
$$y+a \quad 12.92$$

$$b \quad 0.9325905$$

$$= \quad 12.049069$$

## East Bay

Area of a semi-regular trapezoid



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

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

Area

$$y+a \quad 8.74$$

$$b \quad 2.4794959$$

$$= \quad 21.670794$$

## Standards for Major Variations

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

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

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

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

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

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

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

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

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

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

The purpose of the variations is not based predominantly upon a desire for economic gain, but rather for greater utility and safety for a growing family that wishes to remain in the home for decades to come.

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

The granting of the variations will not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood. To the contrary, the investment in the property and improvements to the existing structure will help to increase the value of surrounding properties in the neighborhood.

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

The proposed variations will not impair an adequate supply of light and air to the adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed addition to the property will not diminish the setback from the neighboring structure to the South, and will remain within the required side-yard setbacks on the Oak Street side of the home.

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

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

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

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













**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



## MEMORANDUM

**DATE:** October 10, 2024

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Variation Request – 506 Edgewood Place

---

Cory Croft, owner of the property at 506 Edgewood Place, has submitted the attached application for a variation to the Lot Coverage regulations (Section 10-9-5) of the Zoning Code.

The applicant proposes to construct a one story pergola addition onto the existing home. The home on the property currently covers about 30.33 percent of the Lot Area. With the proposed addition, the Lot Coverage will increase to 33.48 percent of the Lot Area.

Section 10-9-5 of the Zoning ordinance (10-8-5) stipulates that no building with its accessory buildings or structures shall occupy (cover) more than thirty percent of a lot.

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 Sections 10-9-5 of the Zoning Code at 506 Edgewood Place.*

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: 506 Edgewood Place

Date of Review: 9/23/2024

Date of Submission: 9/13/2024

Revised: 10/3/2024

Telephone #:

Zoning District: R2

**Use:** Perola Addition to a Single Family Residence

### Permitted Use

<b>Lot Area</b>	Lot Width	Lot Depth	Lot Area	
	<span style="border: 1px solid black; padding: 2px;">50.00</span>	<span style="border: 1px solid black; padding: 2px;">200.00</span>	<span style="border: 1px solid black; padding: 2px;">10000.00</span>	
<b>Lot Coverage</b>	Allowed	Existing	Proposed	
30% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px;">3000.00</span>	<span style="border: 1px solid black; padding: 2px;">3033.29</span> 30.33%	<span style="border: 1px solid black; padding: 2px;">3347.96</span> <input checked="" type="checkbox"/>	
			33.48%	
<b>Floor Area Ratio</b>	Allowed	Existing	Proposed	
40% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px;">4000.00</span>	<span style="border: 1px solid black; padding: 2px;">4506.03</span> 45.06%	<span style="border: 1px solid black; padding: 2px;">4506.03</span> <input checked="" type="checkbox"/>	
			45.06%	<b>No Change</b>
Net additional floor area added to the residence			<span style="border: 1px solid black; padding: 2px;">0.00</span> s.f.	
<b>Setbacks</b>	Required	Existing	Proposed setback	
<b>Front Yard</b>	<b>East</b>			at addition
Average of block, see 10-8-7 A		<span style="border: 1px solid black; padding: 2px;">51.0800</span>	<span style="border: 1px solid black; padding: 2px;"></span>	
Eave Length		1.0000		
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">0.0000</span>	<span style="border: 1px solid black; padding: 2px;">50.0800</span>	<span style="border: 1px solid black; padding: 2px;"></span> <input type="checkbox"/>	<b>No Change</b>
<b>Side Yard</b>	<b>North</b>			
10% of Lot Width for the R2 District	<span style="border: 1px solid black; padding: 2px;">5.0000</span>	<span style="border: 1px solid black; padding: 2px;">5.0300</span>	<span style="border: 1px solid black; padding: 2px;">16.0000</span> <input checked="" type="checkbox"/>	
Eave Length		1.0000	0.0000	
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px;">4.0300</span>	<span style="border: 1px solid black; padding: 2px;">16.0000</span> <input checked="" type="checkbox"/>	
<b>Side Yard</b>	<b>South</b>			
10% of Lot Width for the R2 District	<span style="border: 1px solid black; padding: 2px;">5.0000</span>	<span style="border: 1px solid black; padding: 2px;">3.3000</span>	<span style="border: 1px solid black; padding: 2px;">6.3333</span> <input checked="" type="checkbox"/>	
Eave Length		0.2500	0.0000	
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px;">3.0500</span>	<span style="border: 1px solid black; padding: 2px;">6.3333</span> <input checked="" type="checkbox"/>	
<b>Combined Side Yard</b>				
25% of Lot Width for the R2 District	<span style="border: 1px solid black; padding: 2px;">12.5000</span>	<span style="border: 1px solid black; padding: 2px;">8.3300</span>	<span style="border: 1px solid black; padding: 2px;">22.3333</span> <input checked="" type="checkbox"/>	
<b>Rear Yard</b>	<b>West</b>			
15% of Lot Depth or 26'-2" minimum		<span style="border: 1px solid black; padding: 2px;">58.0800</span>	<span style="border: 1px solid black; padding: 2px;">38.4100</span>	
Eave Length		1.0000	0.0000	
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">30.0000</span>	<span style="border: 1px solid black; padding: 2px;">57.0800</span>	<span style="border: 1px solid black; padding: 2px;">38.4100</span> <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'	37'	10'-6"	<input checked="" type="checkbox"/>
Story Height	2.5	2	1	<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"/>

**506 Edgewood Place**

Area Calculations

**9/23/2024****Revised:****10/3/2024**

Date of Submission

**9/13/2024**

Lot Area	50.0000	200.0000	<b>10000.0000</b>
Allowed Coverage	0.3000		<b>3000.0000</b>
Allowed FAR	0.4000		<b>4000.0000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	2999.9667	
Front Entrance Canopy	Existing	33.3241	
		0.0000	
		0.0000	
	Total		<b>3033.2908</b>

**Lot Coverage - Proposed**

First Floor Area	Existing	2999.9667	
Front Entrance Canopy	Existing	33.3241	
Pergola	Proposed	314.6666	
		0.0000	
	Total		<b>3347.9573</b>

**Floor Area - Existing**

Floor Area - existing	1st floor	2999.9667	
	2nd floor	1656.0608	
	Attic	0.0000	
		0.0000	
garage allowance (up to 500 s.f)		-150.0000	
			<b>4506.0275</b>

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	2999.9667	
	2nd floor	1656.0608	
	Attic	0.0000	
		0.0000	
garage allowance		-150.0000	
			<b>4506.0275</b>

**Net Increase in Floor Area**

	Proposed	Existing	change
First Floor	2999.9667	2999.9667	0.0000
Second Floor	1656.0608	1656.0608	0.0000
Attic	0.0000	0.0000	0.0000
Garage	0.0000	0.0000	0.0000
Net Increase			<b>0.0000</b>



**506 Edgewood Place**

**9/23/2024**

House - 1st floor - <b>Existing per Plat</b>		n-s	e-w	
	A	21.2100	34.5500	732.8055
	B	39.9600	56.2700	2248.5492
fireplace overhang	C	1.8000	10.3400	18.6120
				0.0000
				0.0000
Existing First Floor Area				<b>2999.9667</b>

House - 2nd floor - <b>Existing</b>				
	B	39.9600	56.2700	2248.5492
less two story space	-1	21.5372	27.5100	-592.4884
				0.0000
Existing Second Floor Area				<b>1656.0608</b>

Front Entrance Canopy - <b>Existing</b>				
	xfec	9.3765	3.5540	33.3241
				0.0000
Front Entrance Canopy Area				<b>33.3241</b>

Attached Pergola - <b>Proposed</b>				
	prp	16.0000	19.6667	314.6666
				0.0000
				0.0000
Proposed Pergola Area				<b>314.6666</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, 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 Cory Croft, owner of the property at 506 Edgewood Place, 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 Lot Coverage of 30 percent of the lot area. The proposed addition will increase the Lot Coverage to approximately 33.48 percent of the lot area.

The legal description of the property at 506 Edgewood Place is as follows:

THE NORTH 50 FEET OF THE SOUTH 98 FEET OF LOT 10 IN WALLER AND HUMPHREY'S RESUBDIVISION OF RATTLE AND WALLER'S SUBDIVISION OF PART OF LOTS 2 AND 3 IN THATCHER PARK SUBDIVISION AND LOT 3 IN SUBDIVISION BY ZENOT COBB AND DAVID C. THATCHER IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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?

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

Address of Subject Property: SOG EDGEWOOD PL. Date of Application: 09-13-24

Applicant		Architect / Contractor	
Name: <u>CORY CROFT</u>		Name: <u>DREW NEUSON, WDN ARCHITECTURE</u>	
Address: <u>SOG EDGEWOOD PL.</u>		Address: <u>432 N. CLARK, STE 204</u>	
City/State/Zip: <u>RIVER FOREST, IL 60305</u>		City/State/Zip: <u>CHICAGO, IL 60654</u>	
Phone: <u>773-939-1572</u>	Fax:	Phone: <u>312-285-2413</u>	Fax:
Email: <u>CROFTBALL@GMAIL.COM</u>		Email: <u>DNEUSON@WDNARCHITECTURE.COM</u>	

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

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

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

- Zoning Code                                     Building Code (fence variations only)


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

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

**Application Deadline:** A complete variation application must be submitted no later than the 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: 09/10/2024

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: 506 EDGEWOOD PL. Date of Application: 09/13/24

**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)
10-8-5 LOT COVERAGE	NO MORE THAN 30% OF LOT LOT = 10,000 S.F. MAX. = 3,000 S.F.	EXISTING = 3089.29 SF. = 30.99% WITH NEW PERGOLA = 3,347.96 S.F. = 33.48%

**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.**

September 13, 2024

Single-Family Residence  
506 Edgewood Place  
River Forest, IL 60305

Re: Single Family Residence – Variance Application

## Description

We are requesting a variance to River Forest Zoning Code section 10-8-5, Lot Coverage. The existing home is located at 506 Edgewood Place. Using the plat of survey, we find that the existing lot coverage is 30.33%. The maximum allowed by the zoning code is 30%. We do not wish to add onto the home or garage. We simply wish to add a pergola in the back yard as part of a patio remodeling. This pergola will be open to the sky except for slats used for shading. The requested pergola footprint is 19'-8" x 16'-0" which equals 315 square feet. If this pergola is considered in the calculation for lot coverage, the coverage percentage increases to 33.48%. We feel we should be granted a variance of 3.15% for this shading device since no other shade is currently provided in the backyard patio area. Also, the top of the pergala will be open to the sky and allow rain and snow to fall through. Calculations are listed below and on the attached application and Proposed Site Plan.

### 10-8-5 LOT COVERAGE

NO MORE THAN 30% OF LOT

LOT = 10,000 SF

MAXIMUM = 3,000 SF (30% OF LOT)

EXISTING = 3,033.39 SF = 30.33%

PROPOSED WITH NEW PERGOLA = 3,347.96 = 33.48%

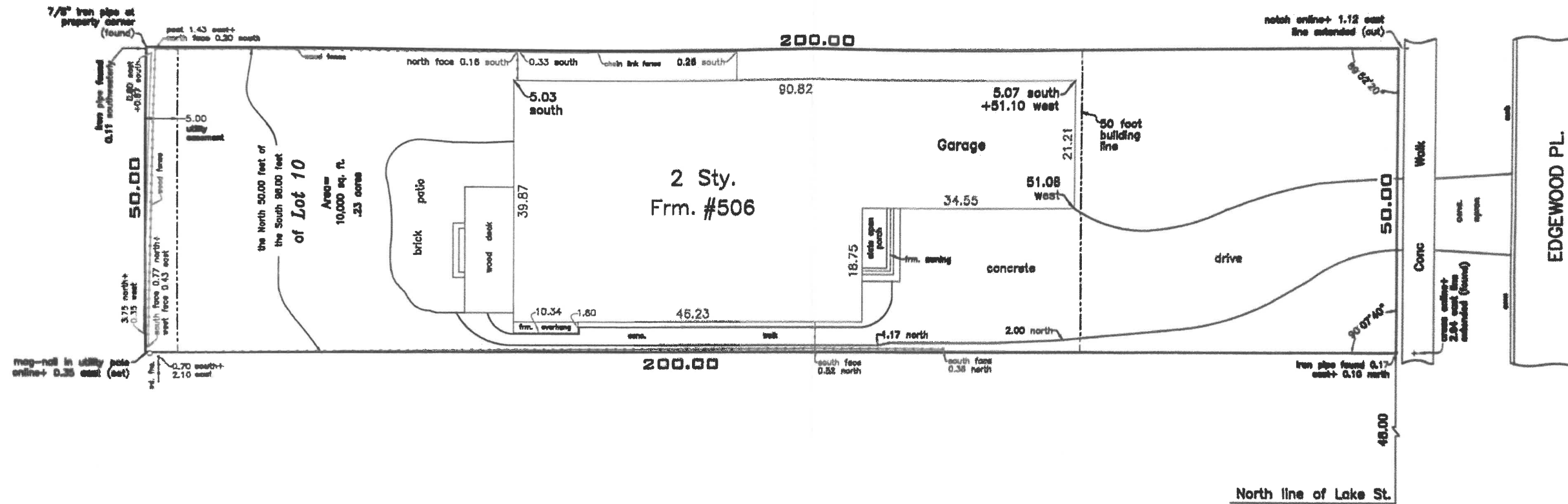
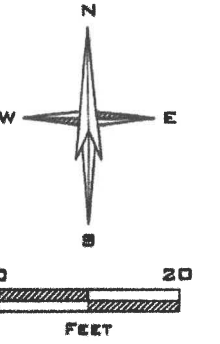
DAVID LARSEN  
 SURVEYING LTD.  
 2800 N. LK SH DR. #2809  
 CHICAGO, IL. 60657-6280  
 (773) 430-6603



EDGEWOOD 506

# PLAT OF SURVEY OF

The North 50 feet of the South 98 feet of Lot 10 in Waller and Humphrey's Resubdivision of Rattle and Waller's Subdivision of part of Lots 2 and 3 in Thatcher Park Subdivision and Lot 3 in Subdivision by Zenot Cobb and David C. Thatcher in the Northeast 1/4 of Section 11, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.



Conversion Chart

1" = .08 4" = .33  
 2" = .17 5" = .42  
 3" = .25 6" = .50  
 1/4" = .02 1/2" = .04

Order# 13211241A  
 By- Markus Sleuwen  
 Date: May 13, 2021

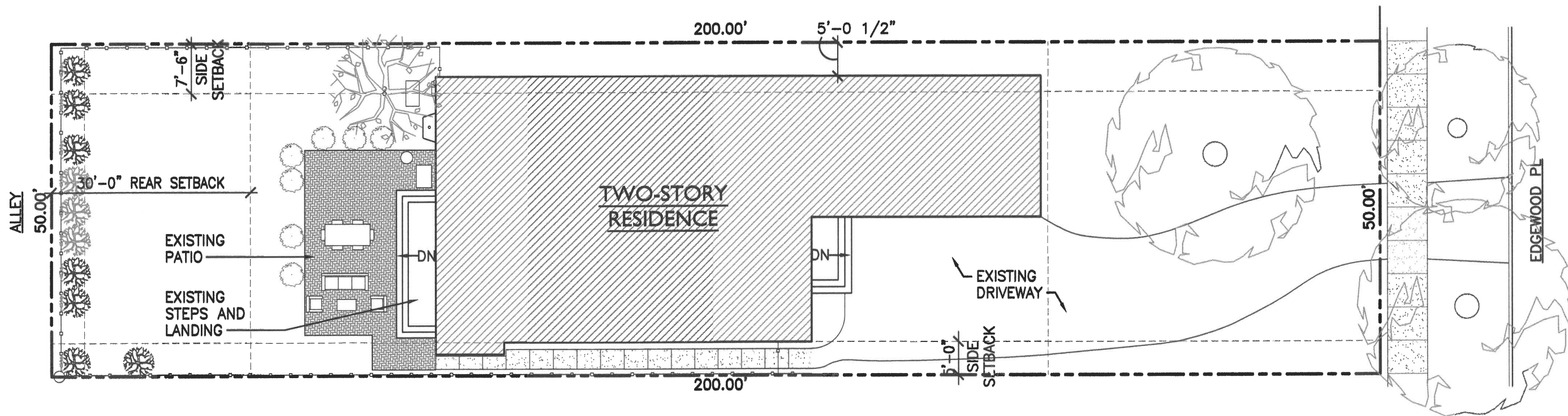
This professional service conforms to Illinois minimum standards for a BOUNDARY survey. Dimensions are in feet and decimals thereof, corrected to 68°F, and are not to be assumed by scaling. Compare points and report any differences therein before building. Original copies bear Surveyors hand seal.



I, David D. Larsen, an Illinois Professional Land Surveyor, do hereby certify that the above described property was surveyed by me, or under my direct supervision, and the plat shown hereon is a correct representation of said survey.

*David D. Larsen*  
 Lic. Exp. 11/30/2022

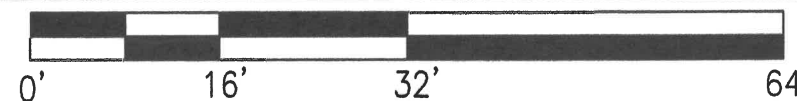




WDN ARCHITECTURE, llc

432 NORTH CLARK ST. #201  
 CHICAGO, ILLINOIS 60654  
 PHONE: 312-285-2413

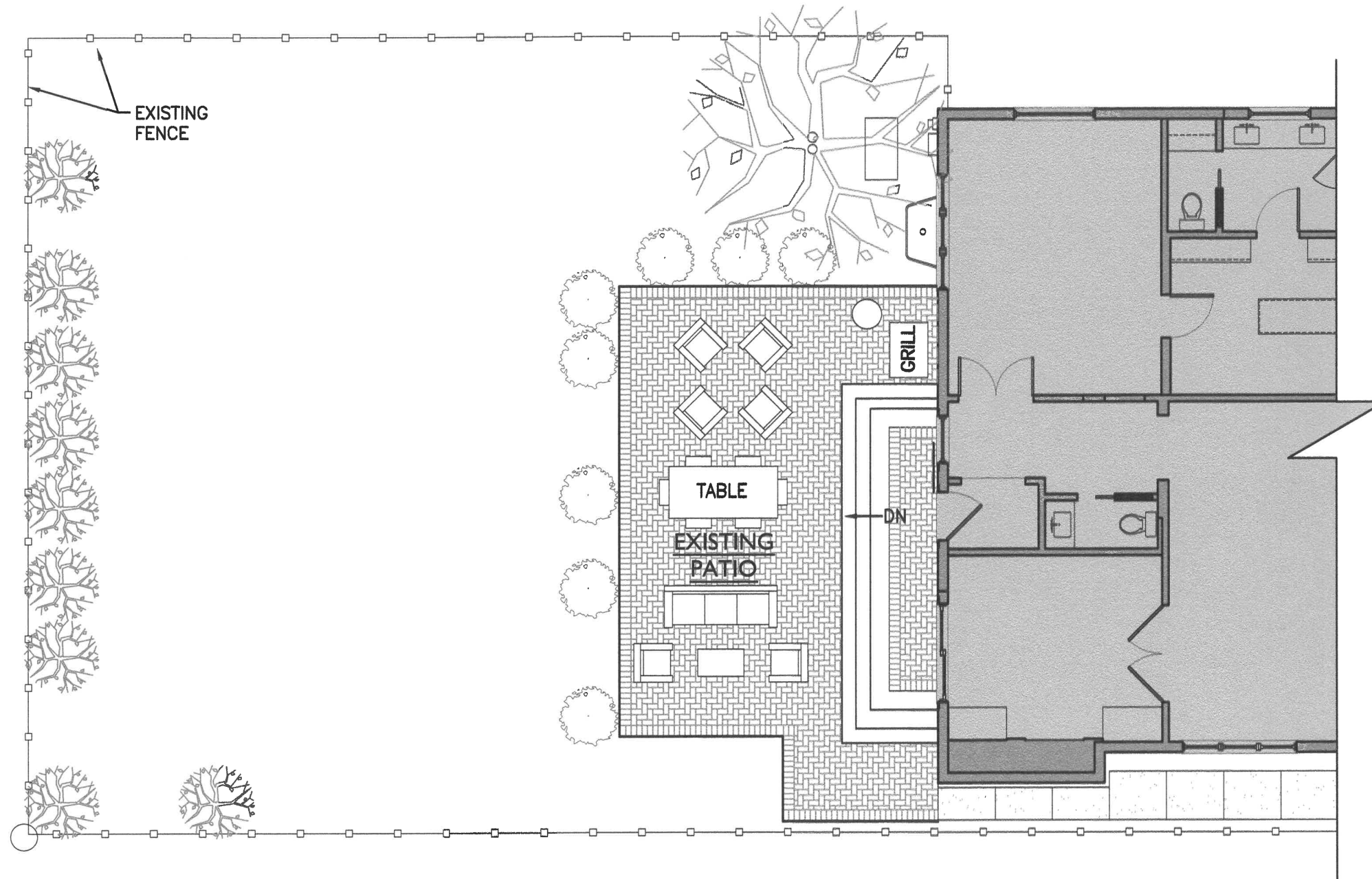
CROFT RESIDENCE, 506 EDGEWOOD PL, RIVER FOREST, ILLINOIS



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"  
 SEPTEMBER 13, 2024

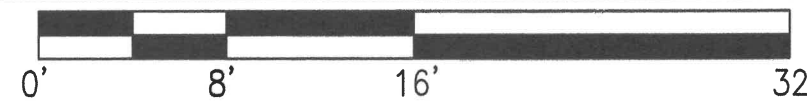




WDN ARCHITECTURE, llc

CROFT RESIDENCE, 506 EDGEWOOD PL, RIVER FOREST, ILLINOIS

432 NORTH CLARK ST. #201  
 CHICAGO, ILLINOIS 60654  
 PHONE: 312-285-2413



EXISTING BACKYARD PLAN

SCALE: 1/8" = 1'-0"  
 SEPTEMBER 13, 2024

**10-8-5 LOT COVERAGE**

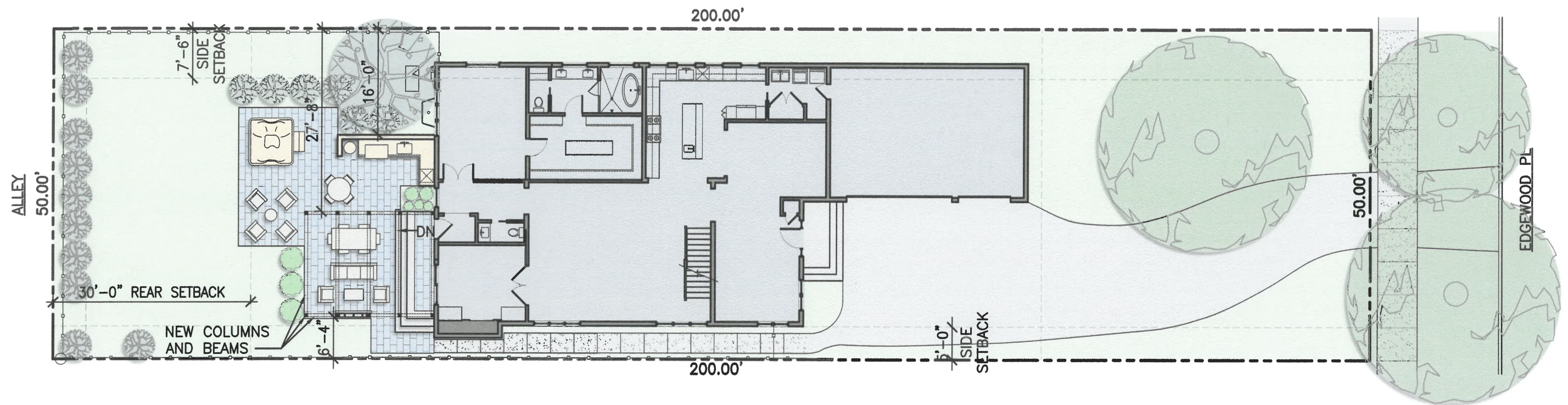
NO MORE THAN 30% OF LOT

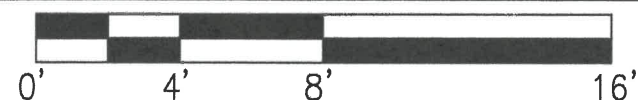
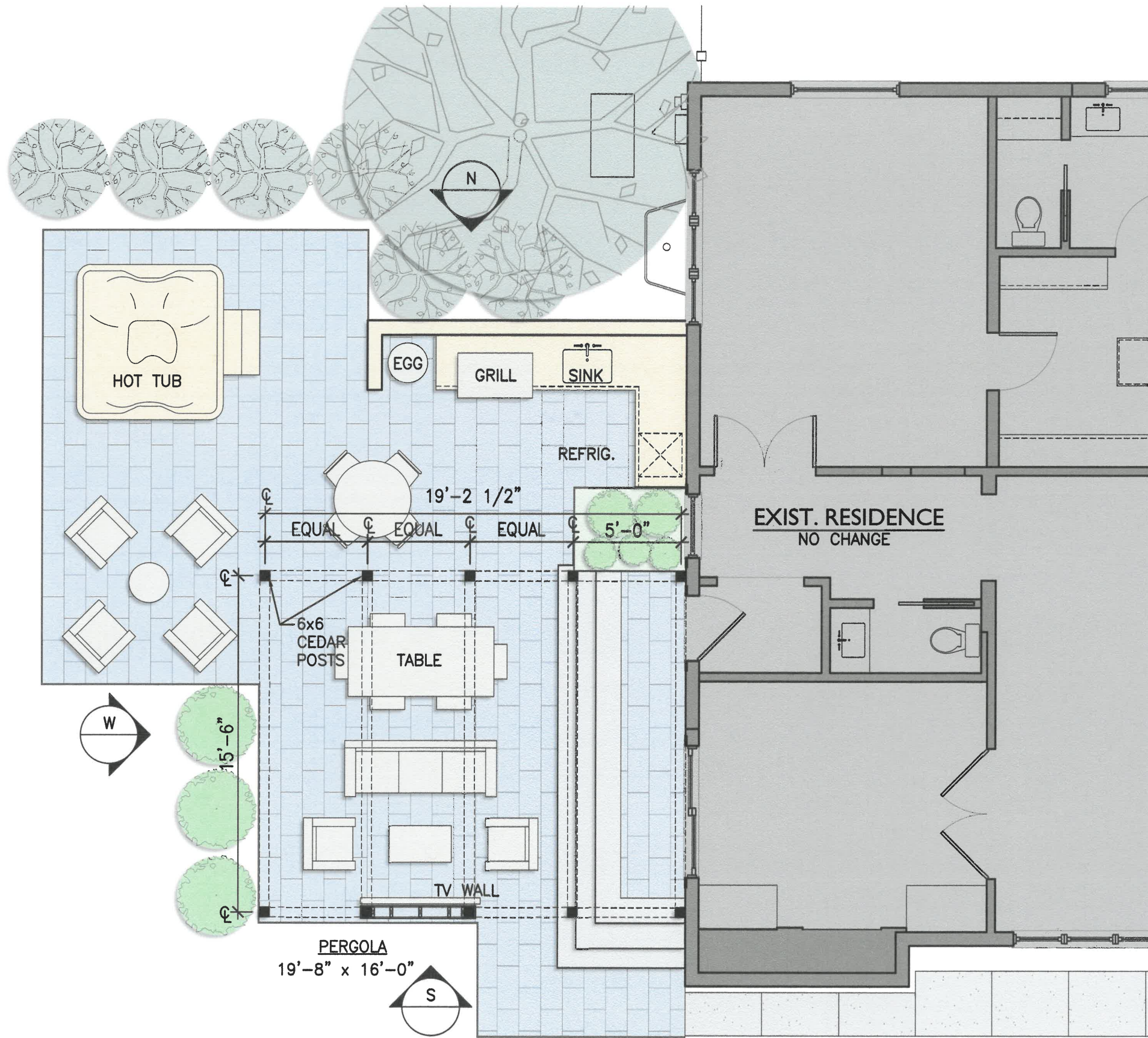
LOT = 10,000 S.F.

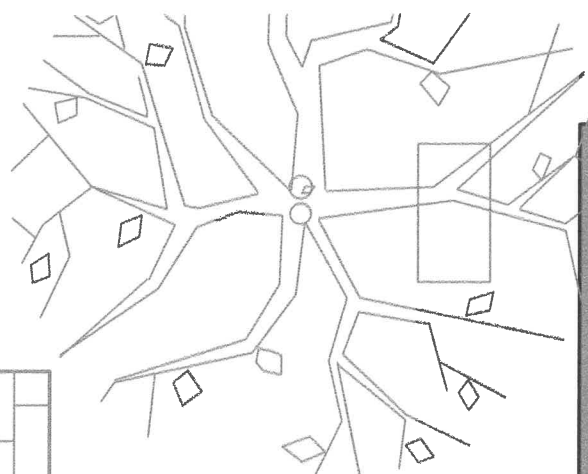
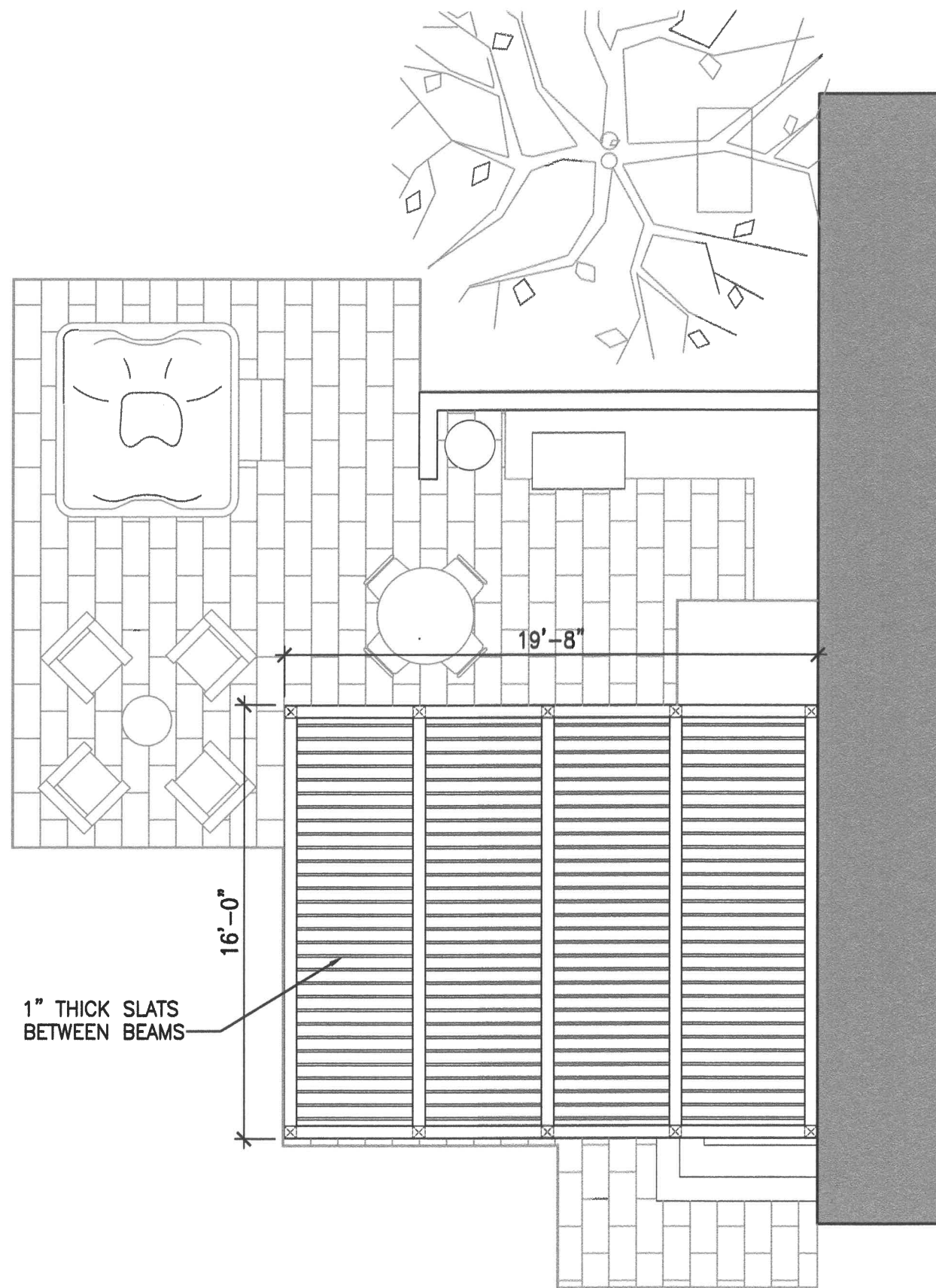
MAXIMUM = 3,000 S.F. (30% OF LOT)

EXISTING = 3,033.29 S.F. = 30.33%

WITH NEW PERGOLA = 3,347.96 S.F. = 33.48%



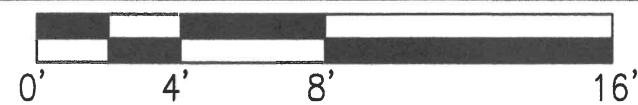




WDN ARCHITECTURE, llc

CROFT RESIDENCE, 506 EDGEWOOD PL, RIVER FOREST, ILLINOIS

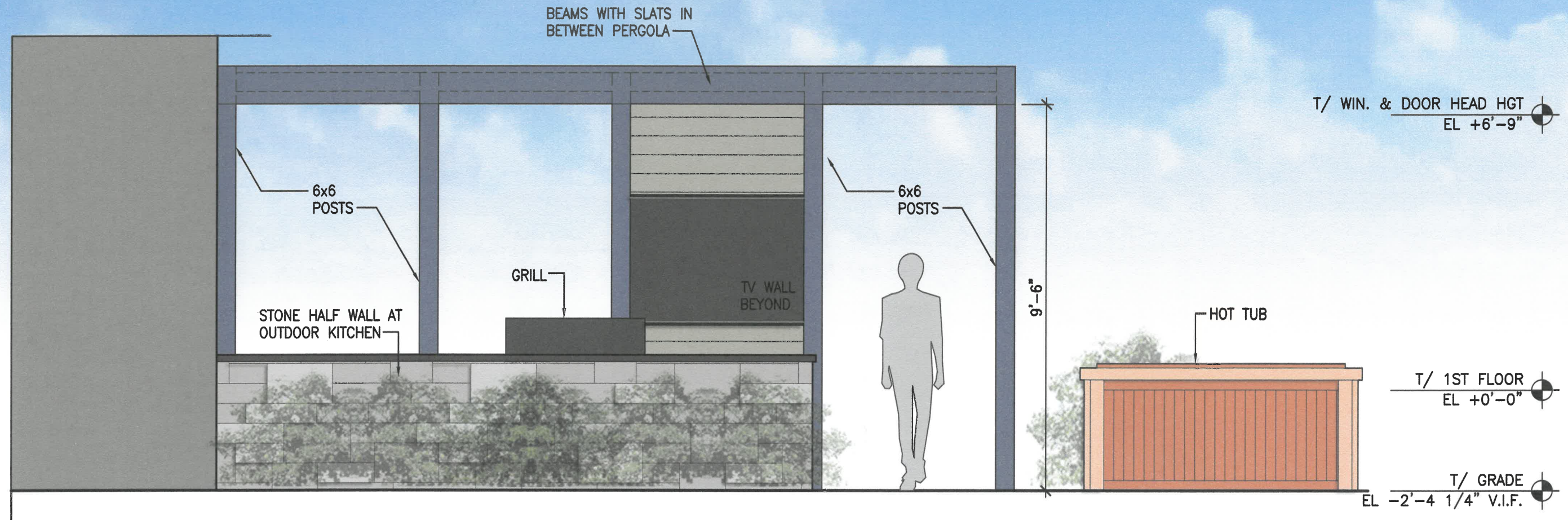
432 NORTH CLARK ST. #201  
 CHICAGO, ILLINOIS 60654  
 PHONE: 312-285-2413



PROPOSED PERGOLA PLAN

SCALE: 3/16" = 1'-0"  
 SEPTEMBER 13, 2024

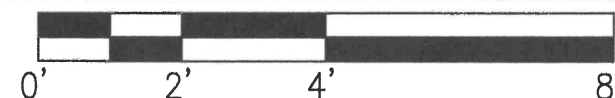




WDN ARCHITECTURE, llc

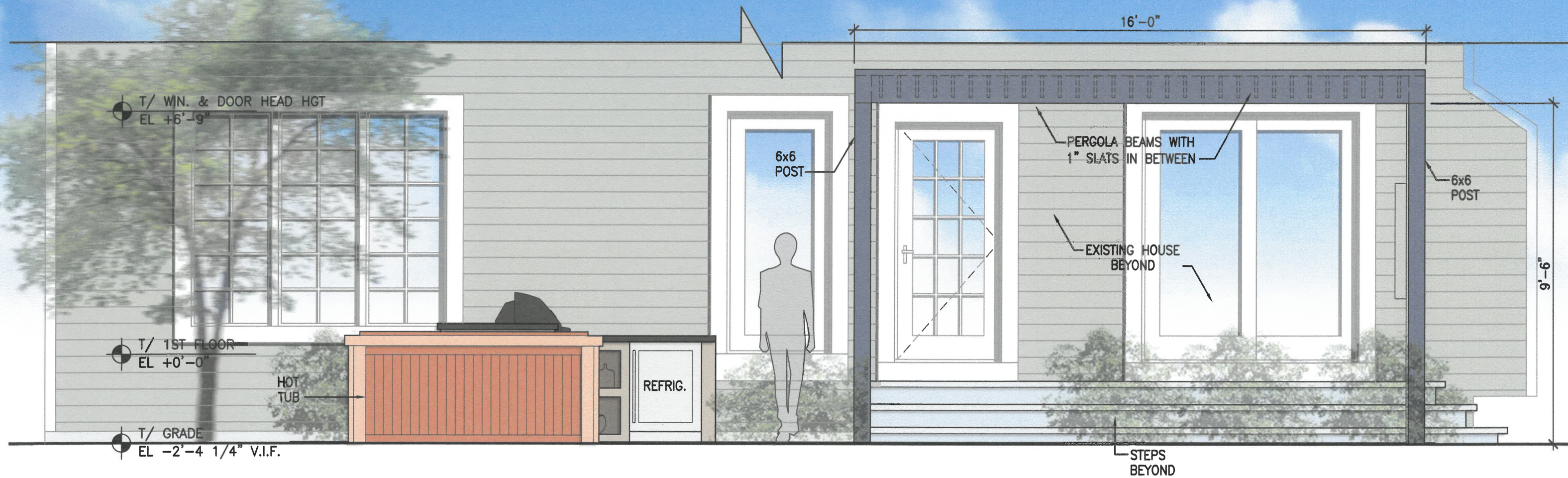
432 NORTH CLARK ST. #201  
CHICAGO, ILLINOIS 60654  
PHONE: 312-285-2413

CROFT RESIDENCE, 506 EDGEWOOD PL, RIVER FOREST, ILLINOIS



PROPOSED NORTH ELEVATION

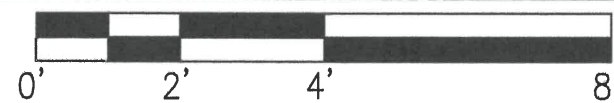
SCALE: 3/8" = 1'-0"  
SEPTEMBER 13, 2024



WDN ARCHITECTURE, llc

432 NORTH CLARK ST. #201  
 CHICAGO, ILLINOIS 60654  
 PHONE: 312-285-2413

CROFT RESIDENCE, 506 EDGEWOOD PL, RIVER FOREST, ILLINOIS



PROPOSED WEST ELEVATION

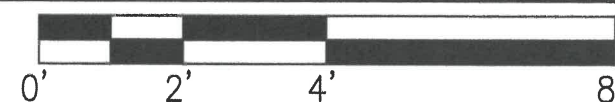
SCALE: 3/8" = 1'-0"  
 SEPTEMBER 13, 2024



W<sup>D</sup>N ARCHITECTURE, llc

432 NORTH CLARK ST. #201  
 CHICAGO, ILLINOIS 60654  
 PHONE: 312-285-2413

CROFT RESIDENCE, 506 EDGEWOOD PL, RIVER FOREST, ILLINOIS



PROPOSED SOUTH ELEVATION

SCALE: 3/8" = 1'-0"  
 SEPTEMBER 13, 2024



September 13, 2024

Single-Family Residence  
506 Edgewood Place  
River Forest, IL 60305

Re: Single Family Residence – Variance Application

## Standards for Variations

***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.***

There are no mature trees that shade the patio area during the day. The yard gets a lot of sunlight, and for that we're grateful. However, there are times when we'd like to enjoy the outside and not be in direct sunlight, particularly with our young daughter, for whom too much direct sunlight and heat can be unsafe. We are seeking a solution that meets in the middle by seeking a shade structure that is also open to the sky and its elements.

***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.***

We did not do anything to create the lack of shade in our yard. We didn't remove any trees, and we don't benefit from the shade of 2-story neighboring homes like many other homes in our neighborhood.

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

Per the last point, most homes on our block have ample shade from tree coverage and adjacent structure blockage.

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

There is no desire for economic gain. It is simply a desire for creating greater opportunity for our backyard use during the warm months of the year by creating shade greater than a single umbrella can provide.

***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.***

There is no threat to public welfare since it will be located in the rear yard. It will be a light airy structure that will be difficult to see from other properties and will not cast any shadows on neighbors.

***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.***

Per above, it will be a light airy structure that will be difficult to see from other properties and will not cast any shadows on neighbors.

506 Edgewood Place, River Forest, IL  
September 13, 2024  
Page 2 of 2

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

The only utilities used would be some added electric.

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

There are no mature trees that shade the patio area during the day. It would take multiple umbrellas that would be difficult to manage and could ultimately cover more lot area and not be open to the sky like the proposed pergola.



WDN ARCHITECTURE, llc

CROFT RESIDENCE, 506 EDGEWOOD PL, RIVER FOREST, ILLINOIS

432 NORTH CLARK ST. #201  
CHICAGO, ILLINOIS 60654  
PHONE: 312-285-2413

PHOTOS  
SEPTEMBER 13, 2024

October 2024

To: Village of River Forest Zoning Board of Appeals

From: Cory A. Croft  
506 Edgewood Pl

Re: Zoning Variation Request for 506 Edgewood PL

Dear Zoning Board,

I am submitting this letter as an addendum to the application for variation previously submitted to the ZBA. We are seeking a variation to section 10-9-5 of the zoning ordinance to allow for the construction of a pergola to the rear of our property, entirely within our backyard and not to interfere with any setbacks. Below you will find the signatures of our immediate neighbors who, by signing below, express no concerns with the project and are in support of us moving forward. We ask that you accept this letter and their support as you review our application.

We thank you for your time and consideration.


Regards,

Cory A. Croft

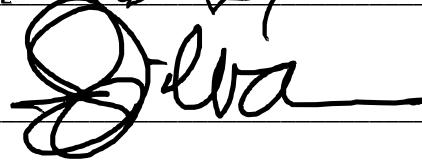
Name

Signature

CRAIG BRAOLEY



Juliana daSilva



## Addendum to Neighbor Letter

Please see below for the names and addresses of the immediate neighbors to the north and south who expressed their support for our patio project by signing the letter:

Craig Bradley: 500 Edgewood Pl

Juliana de Silva: 510 Edgewood Pl



## MEMORANDUM

**DATE:** October 10, 2024

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Variation Request – 1105 Park Avenue

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Matt and Liz Heintz, owners of the property at 1105 Park Avenue, have submitted an application for variations to the Setback regulations (Section 10-9-7) for the proposed addition of two detached pergolas and an outdoor fireplace. The property is a corner lot with a substantial area. Based on the definitions of the Zoning ordinance (10-8-7-A-2), the west side of the lot facing Park Avenue is considered the Front Yard, and the south side of the lot facing Thomas Street is considered the Secondary Front Yard. Consequently, the north side of the property is a Side Yard.

The applicants propose to construct a pergola and an outdoor fireplace in the Side Yard north of the home. The pergola is proposed to have a setback of 13'-7 1/8" from the North property line, and the fireplace shall have a setback of 8'-3 1/4" from the North property line.

Section 10-9-7 of the Zoning ordinance (10-8-7-C-1) requires "The required minimum side yard setback shall be ten percent of the lot width or five feet, whichever is greater...". Since the Lot Width is 200 feet, the minimum required Side Yard is 20 feet.

The applicants also propose to construct a pergola south of the house in the Secondary Front Yard, which encroaches into the required Front Yard. This pergola is proposed to have a setback of 46'-2 5/8" from the west property line.

Section 10-9-7 of the Zoning ordinance (10-8-7-A-2) requires that the "front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure along the same side of the street and on the same block. The shortest and longest setbacks along the same side of the same block shall be eliminated in the making of the computation." Based on this method, the required Front Yard setback for the east side of the 1100 block of Park Avenue is calculated to be 52.54 feet.

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 Section 10-9-7 of the Zoning Code at 1105 Park 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: 1105 Park Avenue

Date of Review: 10/9/2024

Date of Submission: 10/8/2024

Contact:

Telephone #:

**Review for Lot Coverage and Setbacks ONLY!**

Zoning District: R2

**Use:** Accessory Pergoli and Fireplace for a Single Family Residence  
**Permitted Use**

<b>Lot Area</b>	Lot Width	Lot Depth	Lot Area
	<span style="border: 1px solid black; padding: 2px;">200.00</span>	<span style="border: 1px solid black; padding: 2px;">183.78</span>	<span style="border: 1px solid black; padding: 2px;">36755.00</span>
<b>Lot Coverage</b>	Allowed	Existing	Proposed
30% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px;">11026.50</span>	<span style="border: 1px solid black; padding: 2px;">3912.60</span> 10.65%	<span style="border: 1px solid black; padding: 2px;">4697.52</span> <input checked="" type="checkbox"/> 12.78%
<b>Floor Area Ratio</b>	Allowed	Existing	Proposed
40% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px;">14702.00</span>	<span style="border: 1px solid black; padding: 2px;">3888.65</span> 10.58%	<span style="border: 1px solid black; padding: 2px;">3888.65</span> <input type="checkbox"/> <del>✗</del> 10.58%
Net additional floor area added to the residence			<span style="border: 1px solid black; padding: 2px;">0.00</span> s.f.
<b>Setbacks</b>	Required	Existing	Proposed setback
<b>Front Yard</b>	<b>West</b>		
Average of block, see 10-8-7 A		<span style="border: 1px solid black; padding: 2px;">50.0100</span>	<span style="border: 1px solid black; padding: 2px;">47.8854</span>
Eave Length		0.0000	1.6667
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">52.5400</span>	<span style="border: 1px solid black; padding: 2px;">50.0100</span>	<span style="border: 1px solid black; padding: 2px;">46.2187</span> <input checked="" style="color: red;" type="checkbox"/>
<b>Secondary Front Yard</b>	<b>South</b>		
		<span style="border: 1px solid black; padding: 2px;">88.2600</span>	<span style="border: 1px solid black; padding: 2px;">80.2188</span>
Eave Length		0.0000	1.5833
Section 10-8-7-A-2	<span style="border: 1px solid black; padding: 2px;">25.0000</span>	<span style="border: 1px solid black; padding: 2px;">88.2600</span>	<span style="border: 1px solid black; padding: 2px;">78.6355</span> <input checked="" type="checkbox"/>
<b>Side Yard</b>	<b>North</b>		
10% of Lot Width for the R2 District	<span style="border: 1px solid black; padding: 2px;">20.0000</span>	<span style="border: 1px solid black; padding: 2px;">39.5700</span>	<span style="border: 1px solid black; padding: 2px;">8.2708</span> <input checked="" style="color: red;" type="checkbox"/>
Eave Length		0.0000	0.0000
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px;">39.5700</span>	<span style="border: 1px solid black; padding: 2px;">8.2708</span> <input checked="" type="checkbox"/>
<b>Rear Yard</b>	<b>East</b>		
15% of Lot Depth or 26'-2" minimum		<span style="border: 1px solid black; padding: 2px;">42.7400</span>	<span style="border: 1px solid black; padding: 2px;">85.7179</span>
Eave Length		0.0000	0.0000 <b>No Change</b>
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">27.5663</span>	<span style="border: 1px solid black; padding: 2px;">42.7400</span>	<span style="border: 1px solid black; padding: 2px;">85.7179</span> <input checked="" type="checkbox"/>

## Zoning Review Checklist

	Allowed	Existing	Proposed Ht. at addition	
<b>Building Height Ridge</b>				
Height above grade in feet	40'	33'	12'	<input checked="" type="checkbox"/>
Story Height	2.5	2.5	1	<input checked="" type="checkbox"/>
<b>Off-Street Parking</b>	Required	Existing	Existing + Proposed	
Garage spaces	<input type="text" value="2"/>	<input type="text" value="3"/>	<input type="text" value="3"/>	<input checked="" type="checkbox"/>



**1105 Park Avenue**  
Area Calculations

**10/9/2024**  
**Revised:**  
Date of Submission **10/8/2024**

Lot Area	200.0000	183.7750	<b>36755.0000</b>
Allowed Coverage	0.3000		<b>11026.5000</b>
Allowed FAR	0.4000		<b>14702.0000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	3730.5950	
Porte Cochere	Existing	182.0000	
		0.0000	
		0.0000	
	Total		<b>3912.5950</b>

**Lot Coverage - Proposed**

First Floor Area	Existing	3730.5950	
Porte Cochere	Existing	182.0000	
North Pergola	Proposed	458.0555	
South Pergola	Proposed	262.4284	
Fireplace	Proposed	64.4444	
	Total		<b>4697.5233</b>

**Floor Area - Existing**

Floor Area - existing	1st floor	3730.5950	
	2nd floor	0.0000	
	Attic	0.0000	
		458.0555	
garage allowance (up to 500 s.f)		-300.0000	
			<b>3888.6505</b>

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	3730.5950	
	2nd floor	0.0000	
	Attic	0.0000	
		458.0555	
garage allowance		-300.0000	
			<b>3888.6505</b>

House - 1st floor - <b>Existing per Plat</b>		n-s	e-w	
A		1.4000	8.5000	11.9000
B		8.9500	31.4000	281.0300
C		9.9000	1.0000	9.9000
D		13.1000	61.0000	799.1000
E		5.5000	2.0000	11.0000
F		3.1000	1.0000	3.1000
G		7.1000	62.7000	445.1700
H		18.0000	36.5000	657.0000
I1		6.0000	63.9000	383.4000
I2		16.7000	65.0000	1085.5000
J		0.9500	23.0000	21.8500
K		11.7000	1.8500	21.6450
Existing First Floor Area				<b>3730.5950</b>
House - 1st floor - <b>Proposed Existing to remain</b>				3730.5950
				0.0000
Proposed First Floor Area				<b>3730.5950</b>
House - 2nd floor - <b>Existing</b>				0.0000
				0.0000
Existing Second Floor Area				<b>0.0000</b>
House - 2nd floor - <b>Proposed Existing to remain</b>				0.0000
				0.0000
Proposed Second Floor Area				<b>0.0000</b>
House - Attic half story - <b>Existing</b>				0.0000
				0.0000
Existing Attic Floor Area				<b>0.0000</b>
House - Attic half story - <b>Proposed Existing</b>				0.0000
				0.0000
Proposed Attic Floor Area				<b>0.0000</b>
Porte Cochere - <b>Existing</b>				
xpc		13.0000	14.0000	182.0000
				0.0000
Existing Porte Cochere Area				<b>182.0000</b>

**1105 Park Avenue**

**10/9/2024**

North Pergola - <b>Proposed</b>		n-s	e-w	
	np	28.3333	16.1667	458.0555
				0.0000

Proposed North Pergola Area **458.0555**

South Pergola - <b>Proposed</b>				
	sp	13.1146	20.0104	262.4284
				0.0000

Proposed South Pergola Area **262.4284**

Fireplace - <b>Proposed</b>				
	fp	4.8333	13.3333	64.4444
				0.0000

Fireplace Area **64.4444**

1100 Park Setbacks east odds

Village of River Forest  
Setbacks  
1100 Park (odds - east side)

9/21/2023  
10/10/2024

Update for new plat  
Calculation for Front Yard setback for accessory structure (pergola) at 1105 Park Avenue

Best

Estimated

Address	Street	P/L to Fndh	Survey dated	Eave Length	Setback	Comments	Estimate
1147	Park	57.9500	11/12/2016	0.3333	57.62	south bay	57.62
1137	Park	59.7900	12/2/2016	1.6667	58.12	nwc	58.12
1129	Park	50.0000	estimated	0.0000	50.00		50.00
1125	Park	50.0000	3/23/2011	1.0000	49.00	Center	49.00
1105	Park	50.0100	10/7/2024	0.0000	50.01	swc	50.01

High

Low

157.63  
52.54222

**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 major zoning variations submitted by Matt and Liz Heintz, owners of the property at 1105 Park Avenue, who are proposing to construct accessory structures on the property.

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 applicants are requesting major variations to Section 10-9-7 of the Zoning Ordinance.

Section 10-9-7 of the Zoning Ordinance (10-8-7-C-1) requires the minimum side yard setback to be equal to 10 percent of the lot width or 5 feet, whichever is greater. The minimum required side yard setback for this property is 20 feet. The applicants propose to construct an accessory pergola structure with a setback of 13'-6" from the north property line and an accessory outdoor fireplace with a setback of 8'-5" from the north property line.

Section 10-9-7 of the Zoning Ordinance (10-8-7-A) requires a front yard setback based on the average of the existing front yard setbacks of the homes along the same side of the street and on the same block. The average front yard setback has been calculated to be 52.43 feet. The applicants propose to construct an accessory pergola structure with a setback of 44'-7" from the west property line.

The legal description of the property at 1105 Park Avenue is as follows:

LOTS 7 AND 8 IN BLOCK 3 IN SUBDIVISION OF PART OF NORTHWOODS, BEING THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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	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;  Notes: _____ _____ _____
Yes  No	7. That the granting of the variation would not unduly tax public utilities and facilities in the area;  Notes: _____ _____ _____
Yes  No	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;  Notes: _____ _____ _____

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

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

Address of Subject Property: 1105 Park 60305 Date of Application: 8/30/24

Applicant		Architect / Contractor	
Name: <u>Matt &amp; Liz Heintz</u>		Name: <u>MOOVS HOME + GARDEN (DANIEL)</u>	
Address: <u>1105 Park</u>		Address: <u>2089 Old Willow Rd</u>	
City/State/Zip: <u>River Forest IL 60305</u>		City/State/Zip: <u>NORTHFIELD, IL 60093</u>	
Phone: <u>314 5834381</u>	Fax:	Phone: <u>312.550.0171</u>	Fax: <u>NA</u>
Email: <u>mheintz@hotmail.com</u>		Email: <u>DANIEL.S.MILNER@GMAIL.COM</u>	

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

Zoning District of Property:  R1  R2  R3  R4  OC1  OC2  OC3  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: Matt & Liz Heintz Date: 8/30/24  
Applicant (if other than Owner): [Signature] Date: 8/30/24

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: 1105 PARK AVENUE

Date of Application: 8/30/24

Summary of Requested Variation(s):

<p>Applicable Code Section (Title, Chapter, Section) Example: 10-8-5, lot coverage</p>	<p>Code Requirement(s) Example: no more than 30% of a lot</p>	<p>Proposed Variation(s) Example: 33.8% of the lot (detailed calculations on a separate sheet are required)</p>
<p>10-8-7-C-1/ 10-9-7, SIDE YARD SETBACK; ACCESSORY STRUCTURES</p>	<p>LOT = 200' W x 10% = 20' SETBACK SIDE YARD</p>	<p>PROPOSED 8'<sup>3</sup>/<sub>8</sub>" SIDE YARD SETBACK FOR OUTDOOR FIREPLACE 13'-7" FOR PERGOLA</p>
<p><del>10-8-7-C-1, SIDE YARD SETBACK</del></p>	<p><del>—</del></p>	<p><del>—</del></p>
<p>10-8-7-A-2</p>	<p>FRONT YARD SETBACK IS AVERAGE OF EXISTING SETBACKS ON THE STREET</p>	<p>PROPOSED ENCROACHMENT OF <del>5'-4"</del> 7'-8" INTO FRONT YARD SETBACK FOR CUSTOM PERGOLA</p>

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.

October 8, 2024



Village of River Forest Zoning Board of Appeals

2089 Old Willow Road, Northfield, Illinois 60093

www.modushomeandgarden.com

p: 312.550.0171

## Zoning Board of Appeals – 1105 Park Avenue (Grading Permit #25-3076-1105)

To the ZBA Members,

I am writing this letter on behalf of my clients Matt and Liz Heintz, owners of 1105 Park Avenue, River Forest, IL 60305. We are submitting an application for a variation to the Side Yard Setback (Section 10-8-7-C-1 / 10-9-7), Front Yard Setback (Section 10-8-7-A-2).

### REQUESTING VARIATIONS TO THE FOLLOWING VILLAGE CODES:

#### **10-8-7: SETBACK REGULATIONS:**

- A. Front Yard: The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure along the same side of the street and on the same block. The shortest and longest setbacks along the same side of the same block shall be eliminated in the making of the computation.
2. Corner Lots: Shall have its required front yard on the lot's primary street; such street being the street which has the greatest distance between the two cross streets forming the block frontage. On the secondary street the front yard shall be a minimum of thirteen feet for a fifty foot wide lot, however the secondary street's front yard shall be increased by two feet for each five foot increase in lot width (or portion thereof) to a maximum secondary front yard depth of twenty five feet, and provided further that no accessory building on a corner lot shall project beyond that front yard line established for each street.
- C. Side Yards:
  1. Requirements: The required minimum side yard setback shall be ten percent of the lot width or five feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five percent of the lot width, or ten feet, whichever is greater as measured to the exterior wall of the structure. (Ord. 3460, 10-8-2012)

#### **10-9-7: SETBACK REGULATIONS: (Accessory Structures)**

The setback regulations of the R1 district contained in section [10-8-7](#) of this title shall apply. (Ord. 2640, 5-23-1995)

### SUMMARY:

As part of a proposed Landscape Project and Garding Permit (See attached Plans) the owners, Matt and Liz Heintz, are requesting a variation to the Side Yard setback to allow for the construction of a proposed Outdoor Fireplace and North Custom Cedar Pergola, as well as a variation to the Front Yard setback to allow the construction of a South Custom Cedar Pergola.

1105 Park Avenue is a corner lot (NE corner of Park Avenue & Thomas Avenue) that has a lot size of 200' Wide x 183' Deep. Per code 10-8-7-C-1 it has 20' side yard setbacks, and per code 10-8-7-A-2 it has a front yard setback based on the average front yard setbacks of the homes on the street. Per the Village reviewer, Cliff Raditz, the front yard set back for the 1105 Park lot is 52.43', which sits inside the house. Due to the zoning restrictions to the 1105 Park lot, we are applying for 2 variations: 10-8-7-C-1 - The side yard setback for the North Pergola and the Outdoor Fireplace north of the home, and 10-8-7-A-2 - The front yard setback for the South Pergola. These variations are being requested due to what the owner's believe to be a hardship, based on the current zoning codes, of "Physical Defects" of their property based on the historic construction of the home on the lot.

**SIDE YARD – (10-8-7-C-1 / 10-9-7):**

Based on Village Code Section 10-8-7-A-2, Park Avenue is deemed the Front Yard of this lot, and the Thomas Avenue facing portion is the South Side Yard. The issue begins as the **TRUE** front of the house as constructed in 1933 faces Thomas Avenue. In addition, the **TRUE** front of the home was built extremely far back with a current setback of 94'-4" from the Thomas Avenue side yard property line. This positions the home very deep into the lot, greatly shrinking the north side yard (Please see attached Plan). This impacts our ability to create an outdoor space outside of the 20' setback. We have tried designing the outdoor fireplace closer to the home, but run into the issue of it not complying with the River Forest Fire Department codes. These codes require an Outdoor Fireplace to be located a minimum of 15' away from all operable windows of the home. Therefore, we are requesting a variation to Code Section 10-8-7-C-1 to allow us to build inside the 20' side yard setback. Per the design, the back of the Outdoor Fireplace is proposed to sit 8'-3" from the north side yard property line, and the North Custom Cedar Pergola 13'-7" from the north side yard property line.

**FRONT YARD – (10-8-7-A-2):**

We face similar hardship regarding the front yard setback per Code Section 10-8-7-A-2. Per the code, the front yard is deemed Park Avenue facing, but the **TRUE** front of the home as constructed in 1933 faces Thomas Avenue. With the Front Yard setback being inside the west edge of the home we have no Side Yard per the orientation of the home to work within. Therefore, we are requesting a variation to Code 10-8-7-A-2 to allow us to encroach into the front yard setback by 7.85' to build a South Custom Cedar Pergola. As shown in the plan, the proposed South Pergola will sit 46'-2" away from the west property line, and 78'-7" away from the south property line.

**IN CLOSING:**

In summary, given the unique orientation of this corner property, and the positioning of the historic home on this large lot, we are asking the ZBA to consider our requests for these Variations. We appreciate and thank the ZBA's time and consideration in reviewing our request and look forward to discussing our request at the next ZBA meeting.

With Regards,

Daniel S. Milnes – Owner / Head Designer – Modus Home + Garden, LLC.  
P: 312.550.0171

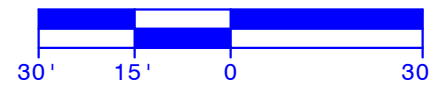
LEGEND

A = ASSUMED  
 C = CALCULATED  
 CH = CHORD  
 CL = CENTERLINE  
 D = DEED  
 E = EAST  
 F.I.P. = FOUND IRON PIPE  
 F.I.R. = FOUND IRON ROD  
 FT. = FEET/FOOT  
 L = ARC LENGTH  
 M = MEASURED  
 N = NORTH  
 NE = NORTHEAST  
 NW = NORTHWEST  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R = RECORD  
 RAD = RADIUS  
 R.O.W. = RIGHT OF WAY  
 S = SOUTH  
 S.I.P. = SET IRON PIPE  
 S.I.R. = SET IRON ROD  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST

—X—X— = CHAIN LINK FENCE  
 —○—○— = WOOD FENCE  
 —□—□— = METAL FENCE  
 —△—△— = VINYL FENCE  
 - - - - = EASEMENT LINE  
 - - - - = SETBACK LINE  
 - - - - = INTERIOR LOT LINE

# PLAT OF SURVEY OF

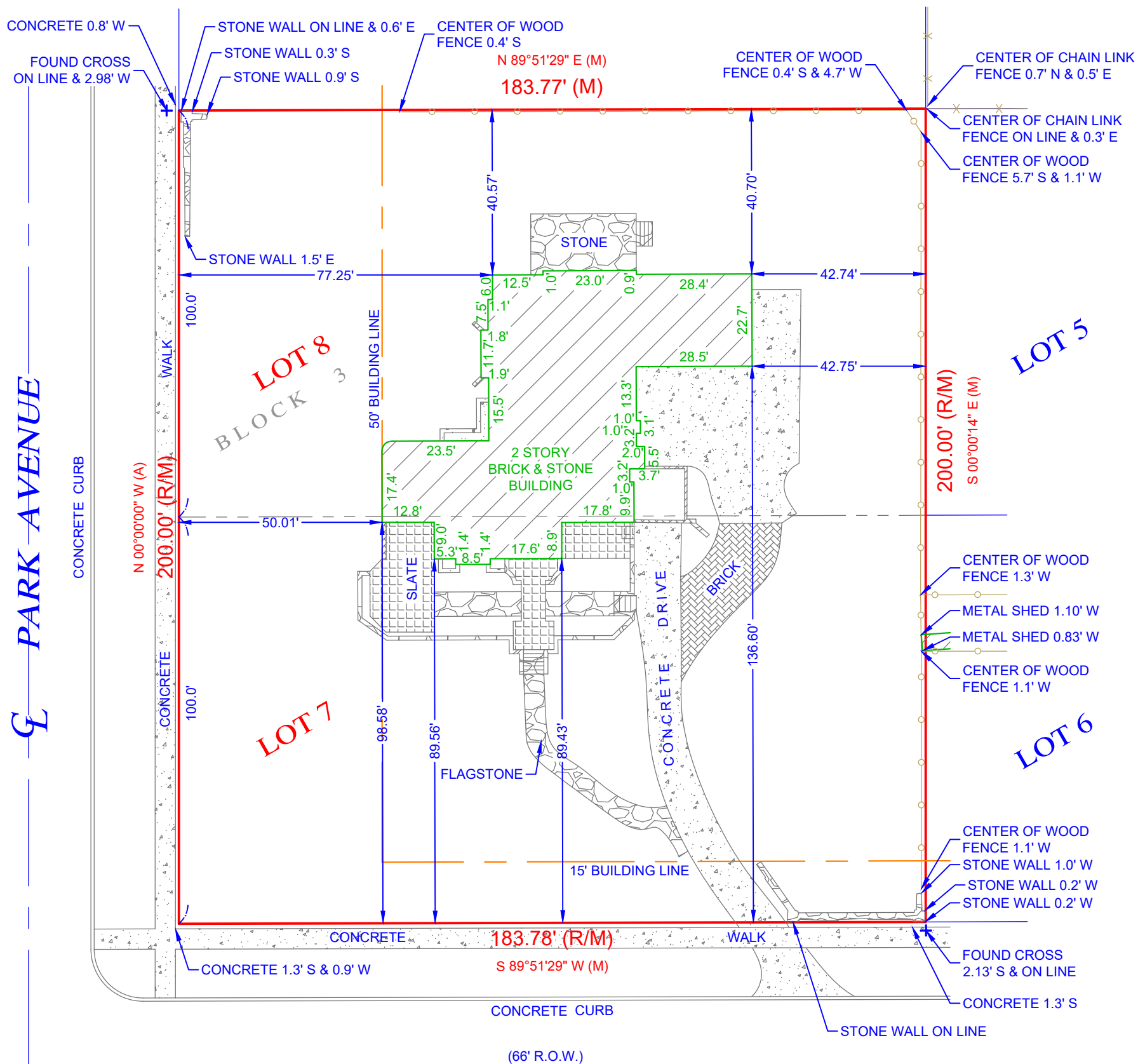
LOTS 7 AND 8 IN BLOCK 3 IN SUBDIVISION OF PART OF NORTHWOODS,  
 BEING THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER  
 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARING:  
 EAST LINE OF PARK AVENUE AS FOUND  
 MONUMENTED AND OCCUPIED.  
 N 00°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 36,754 SQ. FT. OR 0.84 ACRES MORE OR LESS"



## THOMAS STREET



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

STATE OF ILLINOIS }ss  
 COUNTY OF DUPAGE

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

DATED, THIS 7TH DAY OF OCTOBER, A.D., 2024, AT LISLE, ILLINOIS.

*Ronald W. Zaraf*

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



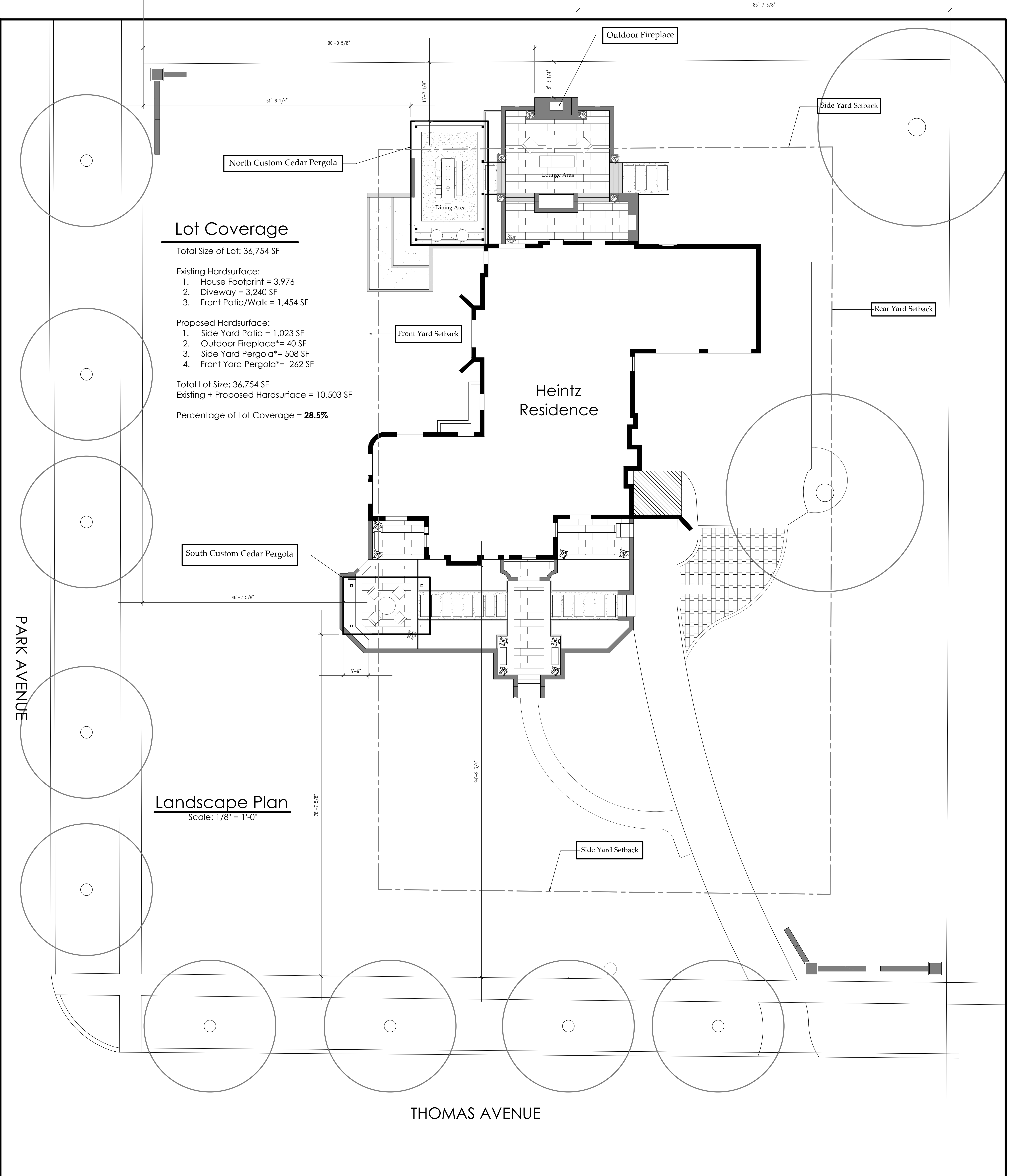
NOTE:

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

ADDRESS COMMONLY KNOWN AS 1105 PARK AVENUE  
 RIVER FOREST, ILLINOIS

CLIENT MODUS HOME AND GARDEN

FIELDWORK DATE (CREW) 10/04/2024 (BV/JN)  
 DRAWN BY: RT REVISED: JOB NO. 24-09-0302



**Lot Coverage**

- Total Size of Lot: 36,754 SF
- Existing Hardsurface:
1. House Footprint = 3,976
  2. Diveway = 3,240 SF
  3. Front Patio/Walk = 1,454 SF
- Proposed Hardsurface:
1. Side Yard Patio = 1,023 SF
  2. Outdoor Fireplace\* = 40 SF
  3. Side Yard Pergola\* = 508 SF
  4. Front Yard Pergola\* = 262 SF
- Total Lot Size: 36,754 SF  
 Existing + Proposed Hardsurface = 10,503 SF  
 Percentage of Lot Coverage = **28.5%**

**Landscape Plan**  
 Scale: 1/8" = 1'-0"

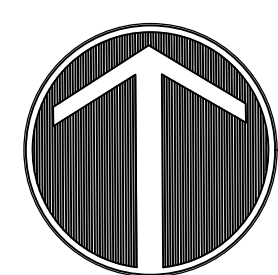
PARK AVENUE

THOMAS AVENUE

# Heintz Residence

## Landscape Plan

1105 Park Avenue, River Forest, Illinois

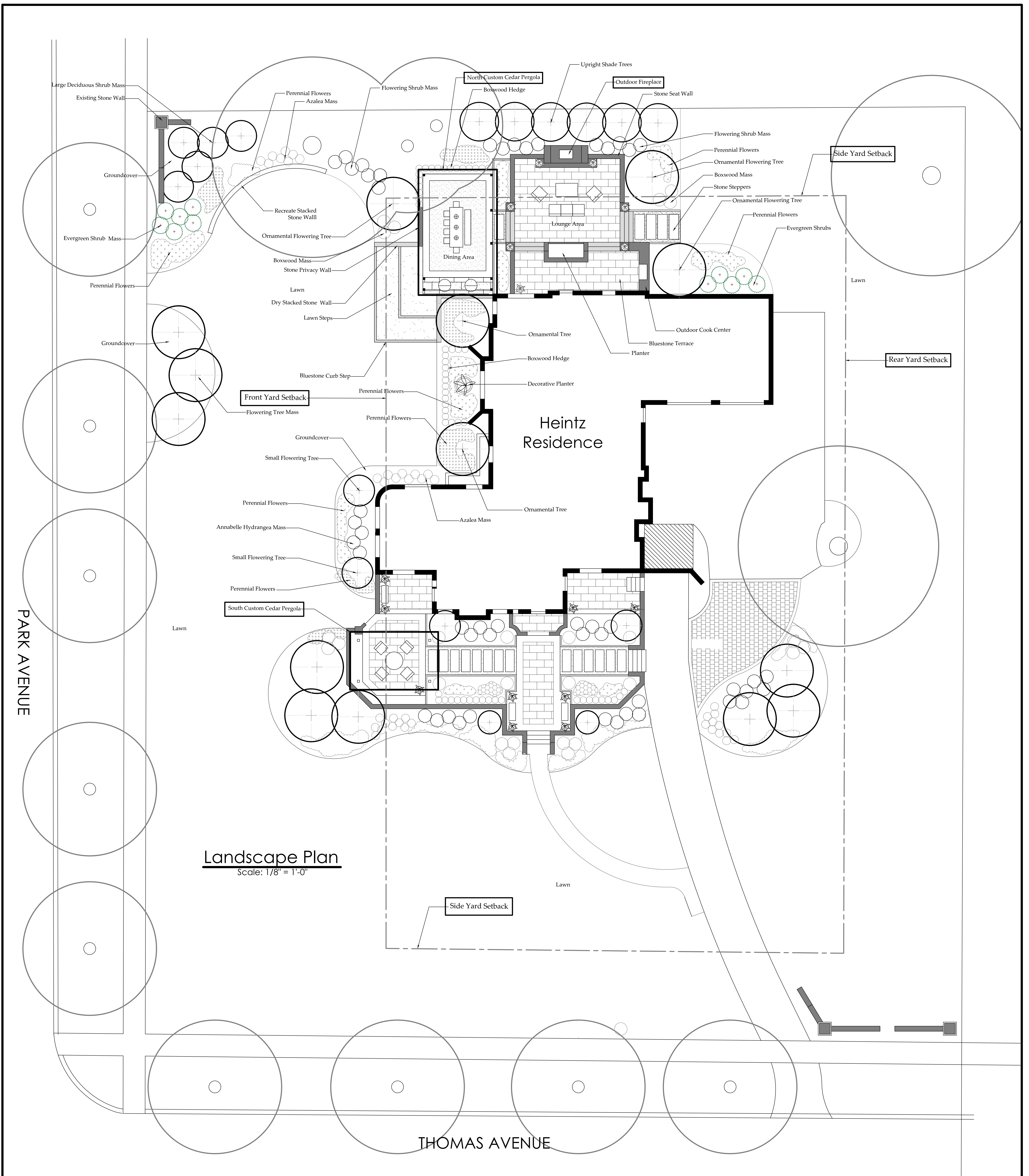


L1.0 Sheet#: 1 of 3

DATE:	ISSUED FOR:	LIVE WELL-BE WELL.
06/18/2024	DSM	
09/18/2024	DSM	

This drawing is the property of Modus H + G and cannot be used for any purpose without the written consent of Modus Home + Garden. Modus Home + Garden reserves the right to substitute plant material varieties based on availability.

**mōdus**  
 HOME + GARDEN  
 2089 Old Willow Road, Northfield, IL 60093  
 www.modushomeandgarden.com

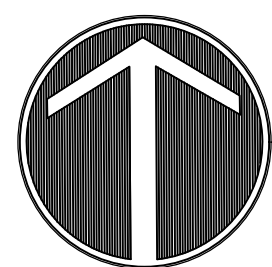


**Landscape Plan**  
Scale: 1/8" = 1'-0"

# Heintz Residence

## Landscape Plan

1105 Park Avenue, River Forest, Illinois



L1.1 Sheet#: 2 of 3

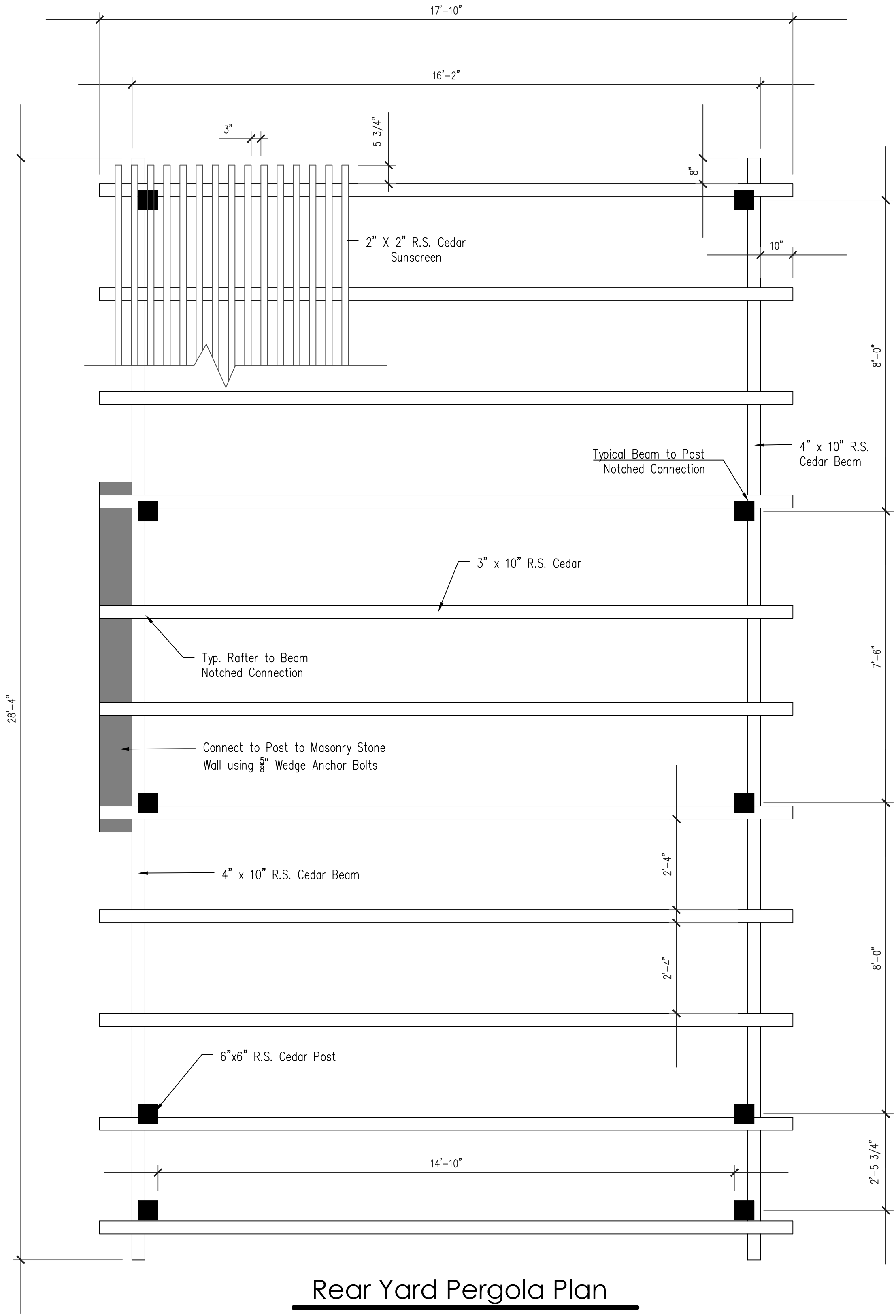
DATE	ISSUED FOR
06/18/2024	DSM
09/18/2024	DSM

LIVE WELL-  
BE WELL.

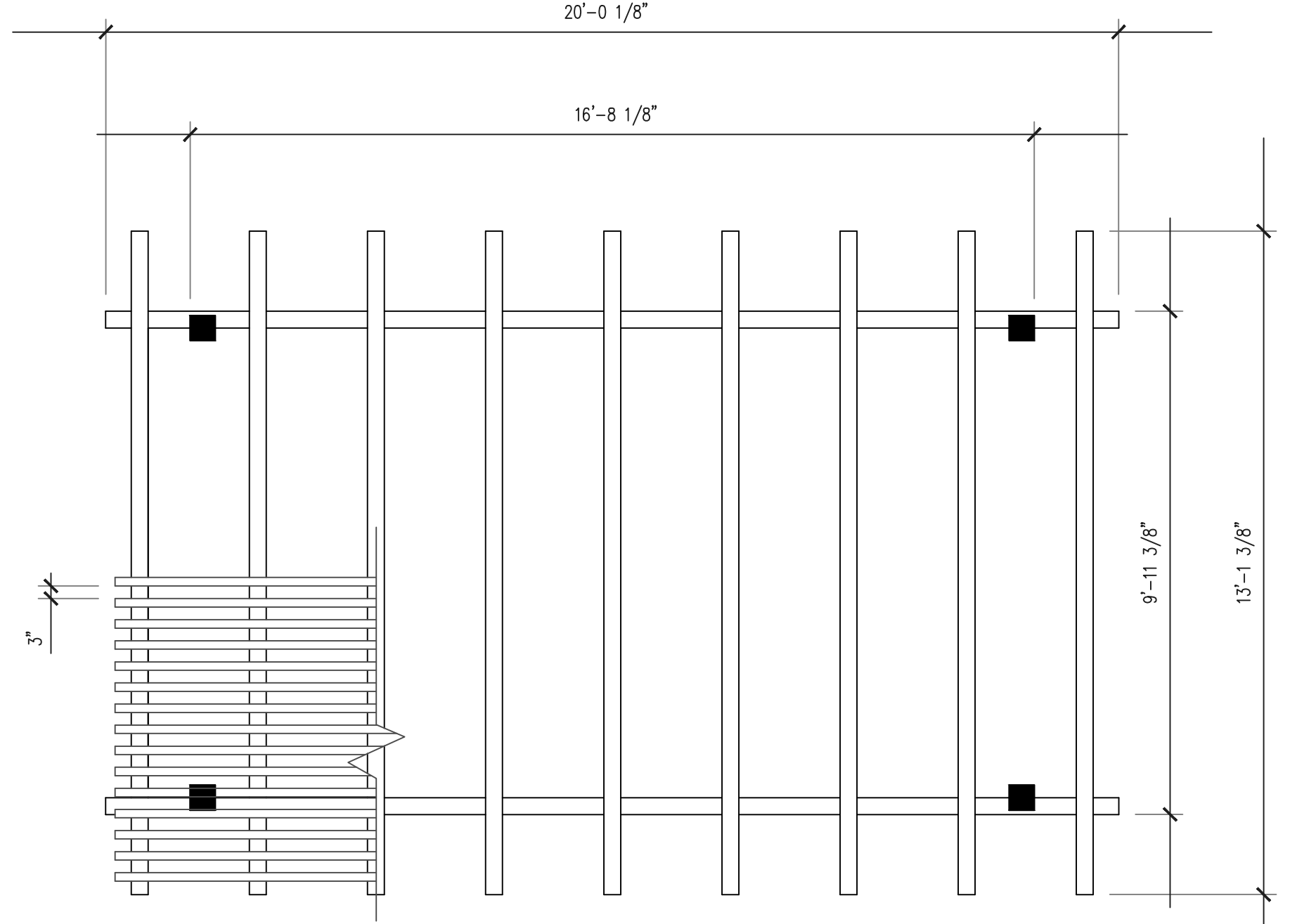
This drawing is the property of Modus H + G and cannot be used for any purpose without the written consent of Modus Home + Garden. Modus Home + Garden reserves the right to substitute plant material varieties based on availability.

**mōdus**  
HOME + GARDEN

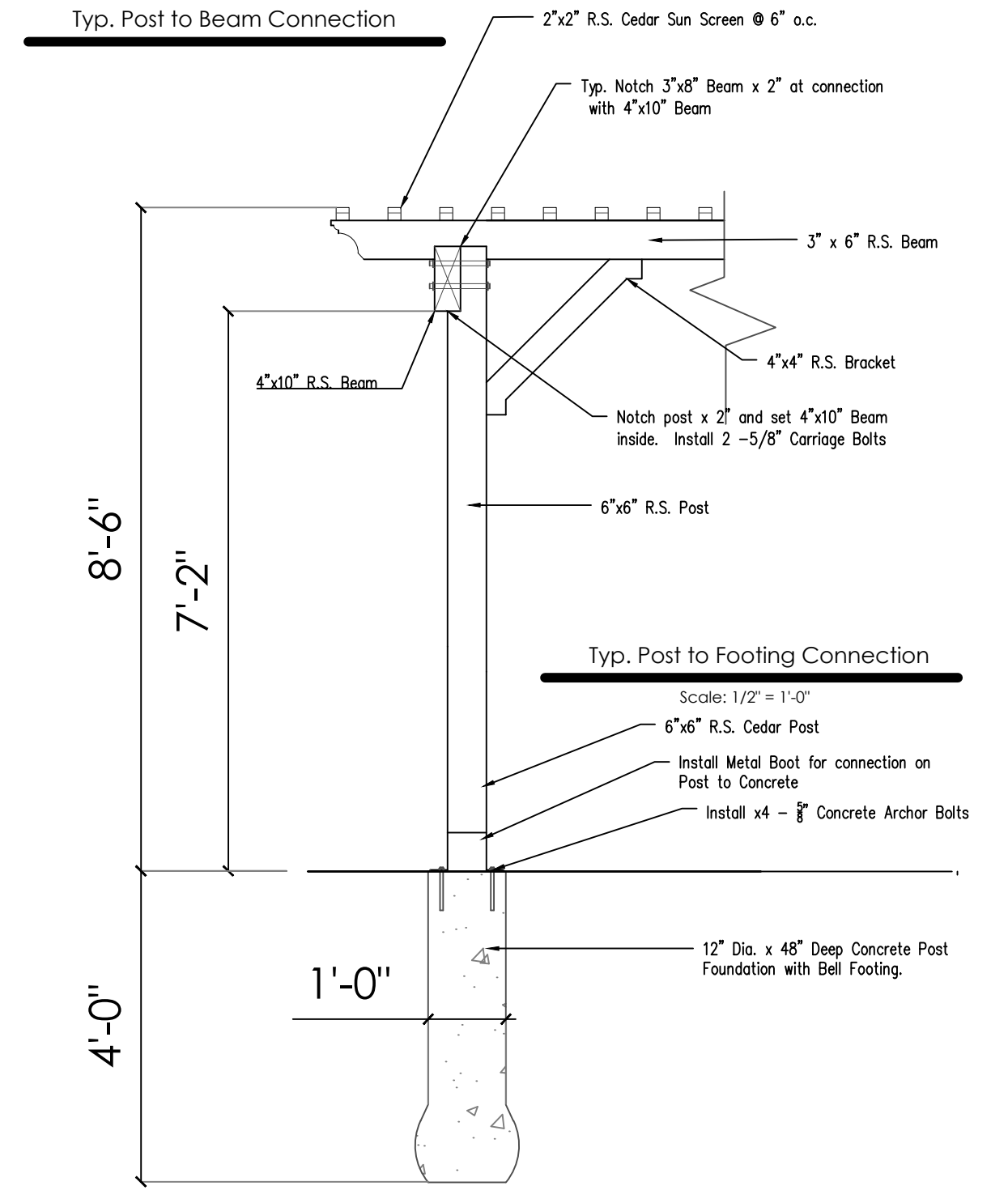
2089 Old Willow Road, Northfield, IL 60093  
www.modushomeandgarden.com



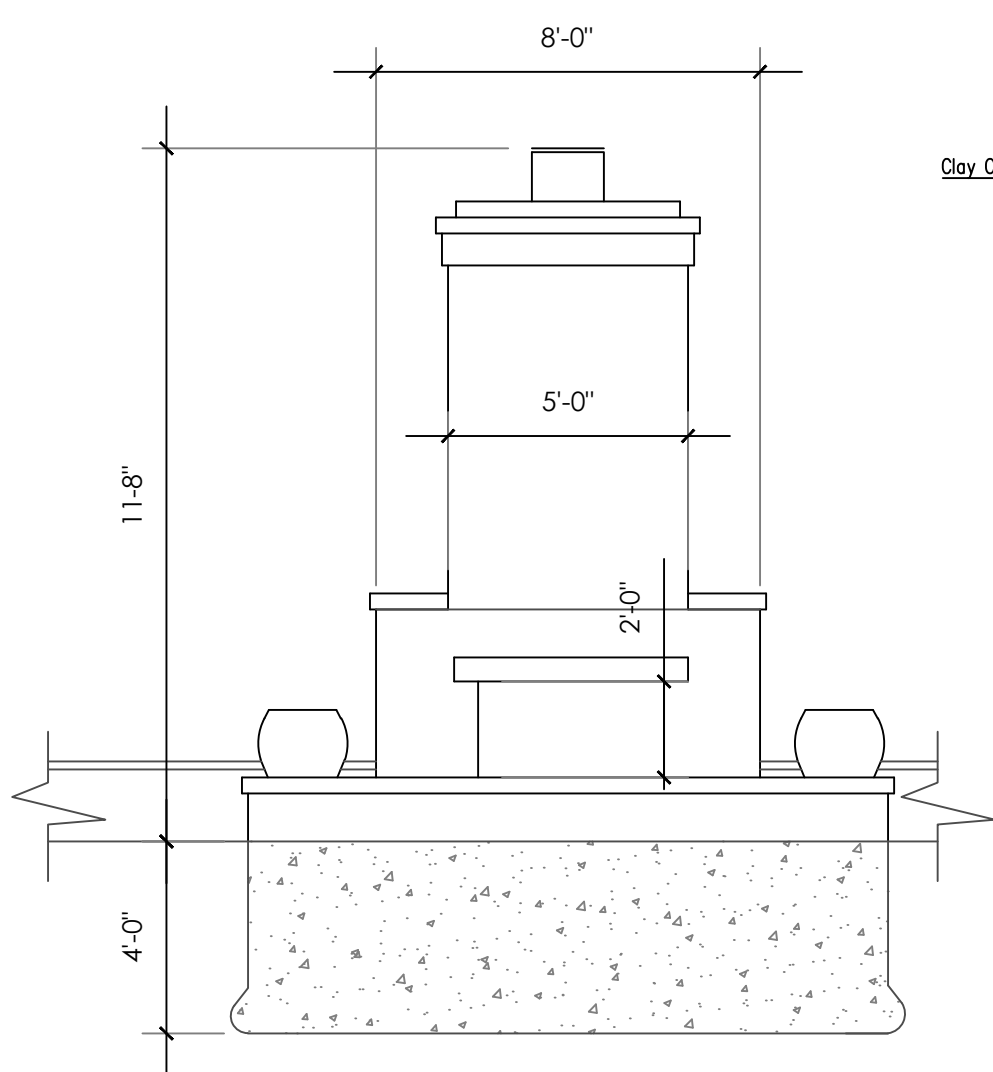
**Rear Yard Pergola Plan**  
Scale: 1/2" = 1'-0"



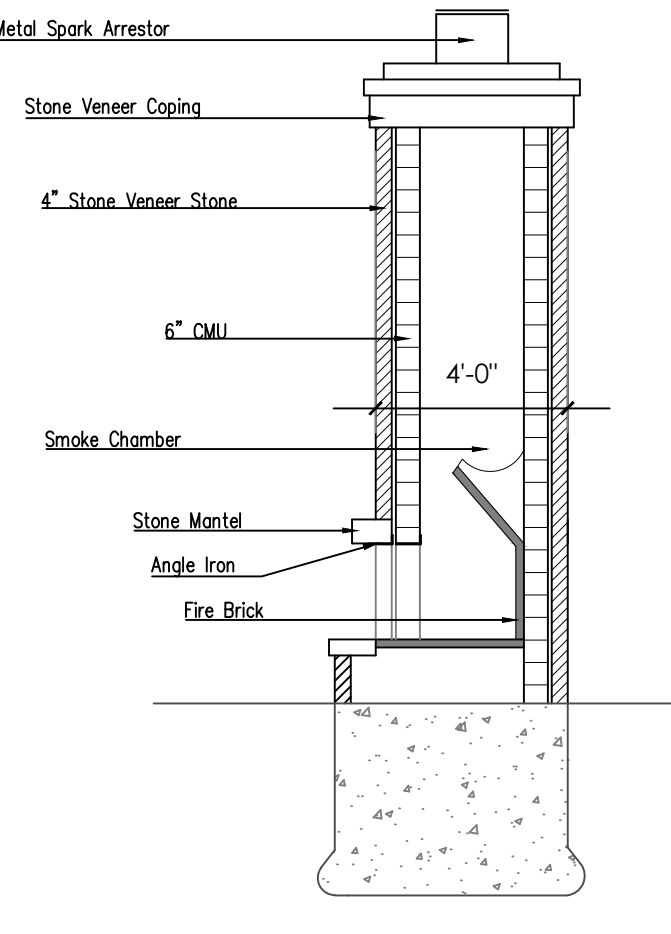
**Front Yard Pergola Plan**  
Scale: 3/8" = 1'-0"



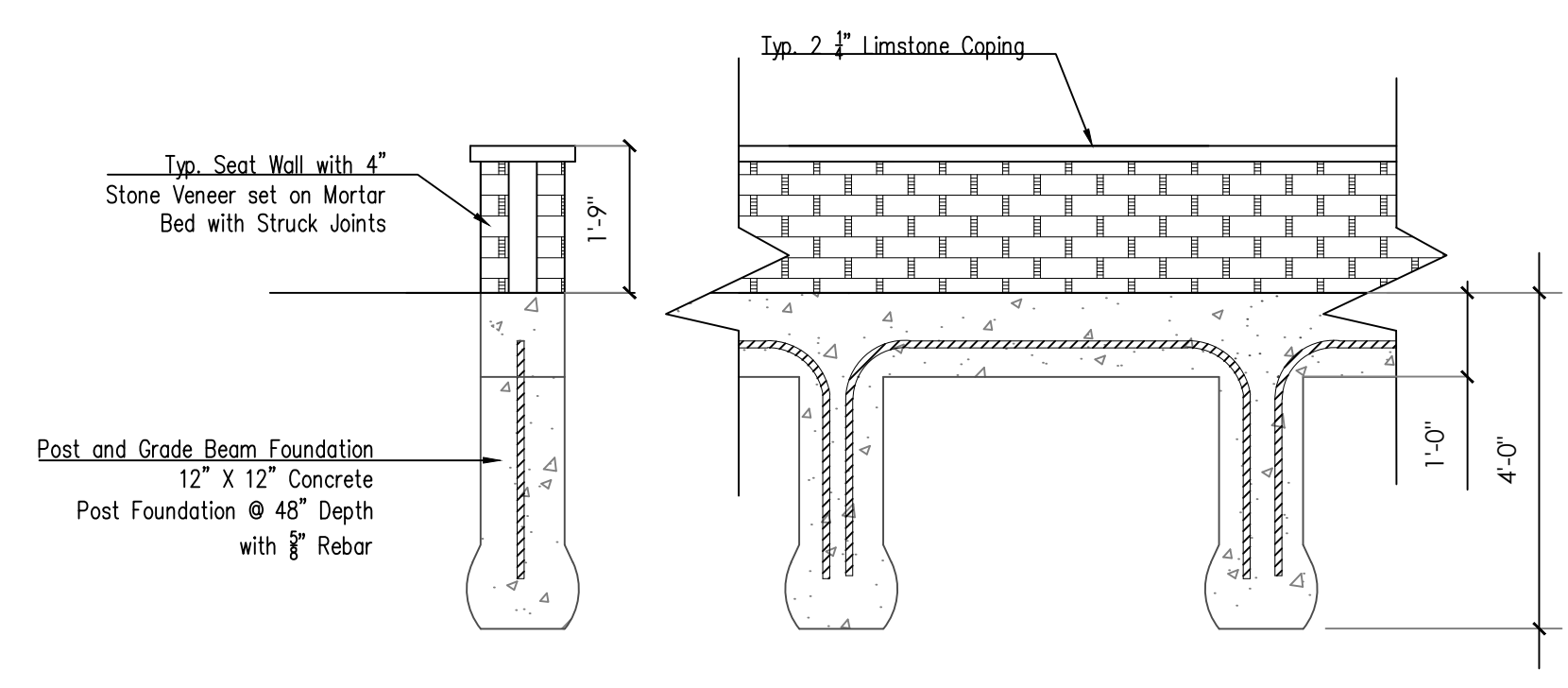
**Beam to Post Connection**  
Scale: 1/2" = 1'-0"



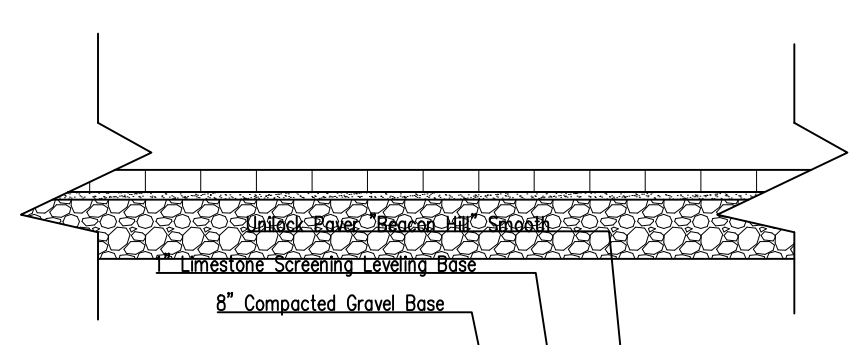
**Outdoor Fireplace Elevation**  
Scale: 1/4" = 1'-0"



**Side Wall Section**  
Scale: 1/4" = 1'-0"



**Masonry Seat Wall + Concrete**  
Scale: 1/2" = 1'-0"



**Typ. Paver Section**  
Scale: 1/2" = 1'-0"

## Standards for Major Variations

Address:

### Section 10-5-4 Variations

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

1. The physical surroundings, shape, or topographical conditions of the specific property involved 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;

**Yes. Due to the Historic location of the home, constructed in 1933, on the lot we are encountering our hardship of staying out of the zoning setback.**

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;

**No.**

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

**No. We believe this is a very unique situation on this unique corner lot.**

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

**No, it will not.**

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,

**No, it will not.**

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;

**No, it will not.**



## Standards for Major Variations

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

No, it will not.

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.

No, not that makes sense with the historic location of the home on the lot.

1105 Park Avenue



Northwest corner of house. View from the north.



North end of the house. View from the west.

1105 Park Avenue



North end of the house. View from the west.



Southwest corner of the house. View from the west.

1105 Park Avenue



Southwest corner of the house. View from the south.



Existing patio at the Southwest corner of the house.

September 19, 2024

Village of River Forest  
400 Park Avenue  
River Forest, IL 60305

Village of River Forest Managers,

My name is Brian Crumbaugh. I was born in River Forest and grew up here until I moved away for college at age 18. In November 2015, I bought a house in River Forest (1125 Park Avenue) and have lived here ever since.

We live immediately north of the Heintz family, and our house is the closest to their proposed landscaping project and outdoor structure. The Heintz family has discussed the plans with us, and we are supportive of the project.

We do not believe this project infringes on our property or our enjoyment of our outdoor space. We also completed a patio hardscaping and outdoor kitchen project last year that was approved by the Village.

The Heintz family's property is sizeable (I believe it's a double lot and nearly an acre in size), and there would still be ample green space if the proposed project was to be approved.

The Heintz family are great neighbors, and we are supportive of their project.

Sincerely,

A handwritten signature in black ink that reads "Brian R. Crumbaugh". The signature is written in a cursive style with a loop at the end of the last name.

Brian R. Crumbaugh

Mark and Betsy Carroll  
1045 Park Ave  
River Forest, IL 60305  
09/19/2024

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

Dear Village of River Forest Zoning Board of Appeals:

As the residents, one house south of the Heintz's on Park Avenue, we are reaching out to share our support for the Heintz Family's landscaping project and patio structure. We have discussed the plans with the Heintz's and are comfortable that the project does not infringe on the neighboring properties. This is a large lot with a significant amount of remaining green space.

Further, we have been encouraged by the improvements that the Heintz's have made over the last three years to a historic River Forest home.

Sincerely,

Handwritten signature in blue ink, appearing to read "Mark Carroll" and "Betsy Carroll" stacked vertically.

Mark and Betsy Carroll