



RIVER FOREST ZONING BOARD OF APPEALS

MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, February 8, 2018 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on January 11, 2018
- III. Variation Request – 631 Edgewood Place
- IV. Adjournment

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS
MEETING OF January 11, 2018**

A meeting of the Zoning Board of Appeals of the Village of River Forest was held on Thursday, January 11, 2018 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Present: Chairman Frank Martin, Gerry Dombrowski, Charles Lucchese, Tagger O'Brien, and Michael Ruehle

Not Present: David Berni, and Robert Swindal

Also Present: Lisa Scheiner, Assistant Village Administrator, and Clifford Radatz, Secretary

II. RECOMMENDATION ON VARIATIONS REQUESTED FOR 1431 MONROE AVENUE

Chairman Frank Martin reviewed the proceedings of the previous Zoning Board meeting on December 20, 2017, recounting that a motion had been made to approve the requested variations for 1431 Monroe Avenue, and that the motion had failed for lack of a second. Based on previous practice, the Chairman noted at that time that the failure of the motion would be sufficient to convey to the Village Board that the recommendation of the Zoning Board was that the requested variations should not be approved. Subsequently, the Village Attorney's expressed his opinion that it is preferable for the Village that a motion is made and passed by the Zoning Board of Appeals when making their recommendation to the Village Board. In consideration of the Village Attorney's judgement and noting that the Board Members who were at the December 20th meeting were in attendance, Chairman Martin requested that a motion be made concerning the variations requested for 1431 Monroe Avenue.

Board Member Ruehle made a motion NOT to approve the variations requested for 1431 Monroe Avenue. Board Member O'Brien seconded the motion.

Ayes: O'Brien, Ruehle, and Martin

Nays: Dombrowski

Abstained: Lucchese

Motion Passed. The recommendation of the Zoning Board of Appeals to the Village Board of Trustees is that the variations requested for 1431 Monroe Avenue should not be approved.

DRAFT

III. APPROVAL OF MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON DECEMBER 20, 2017

The minutes of the December 20, 2017 meeting were reviewed.

Board Member O'Brien moved to approve the minutes of the December 20, 2017 Zoning Board of Appeals Meeting, subject to Chairman Martin's review of any minor corrections needed to reflect the actions taken during the current meeting. Board Member Ruehle seconded the motion.

Ayes: Dombrowski, Lucchese, O'Brien, Ruehle, and Martin

Nays: None

Motion Passed.

IV. APPROVAL OF THE FINDINGS OF FACT FOR 1431 MONROE AVENUE

The draft of the Findings of Fact in regard to the Application for Zoning Variation for 1431 Monroe Avenue was reviewed.

Board Member O'Brien moved to approve the Findings of Fact subject to Chairman Martin's review of any minor corrections needed to reflect the actions taken during the current meeting. Board Member Lucchese seconded the motion.

Ayes: Dombrowski, Lucchese, O'Brien, Ruehle, and Martin Nays: None

Motion Passed.

V. ADJOURNMENT

Board member Lucchese made a motion to adjourn; the motion was seconded by Board Member Ruehle. The motion passed unanimously, and the meeting was adjourned at 7:40 p.m.

Respectfully Submitted:

Clifford Radatz, Secretary

Franklin Martin, Chairman
Zoning Board of Appeals

Date:_____

DRAFT



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

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, County of Cook, State of Illinois, on Wednesday, February 8, 2018 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by Maureen Huston, owner of the property at 631 Edgewood Place, who is proposing to construct a detached garage.

The applicant is requesting variations to Section 10-9-7 of the Zoning Code for the purpose of constructing a detached garage in the side yard adjacent to the house. The proposed garage will not conform to the requirements for side yard setback to the building wall, side yard setback to the roof eave, and the combined side yard setback.

The Zoning Code requires a side yard setback equal to 10% of the lot width or 5 feet, whichever is greater. The lot frontage is 95.79 feet wide, requiring a minimum side yard setback of 9.58 feet. The applicant proposes to construct the garage so that the corner of the garage nearest to the southwesterly property line will have a setback of only 3 feet.

The Zoning Code requires the roof eave to maintain a minimum 3'-0" side yard setback. The applicant proposes to construct the garage so that the corner of the roof eave of the garage nearest to the southwesterly property line will have a setback of only 2 feet.

The Zoning Code requires a minimum combined side yard setback equal to 25% of the lot width or 10 feet, whichever is greater. Based on the lot frontage of 95.79 feet, the combined side yard setback is required to be about 23.95 feet. With an existing setback of 14.02 feet from the existing house to the northeasterly side property line plus the proposed 3 foot setback for the garage, the proposed combined side yard setback is only 17.02 feet.

The legal description of the property at 631 Edgewood Place is as follows:
LOT 2 (EXCEPT THAT PART CONVEYED BY GEORGE L. THATCHER
AND OTHERS TO ANNIE C. MILLER, SAID PART CONVEYED BEING
THAT PART OF LOTS 2 AND 3 DESCRIBED AS FOLLOWS:
COMMENCING ON THE EAST LINE OF LOT 3, 13 FEET NORTH OF THE
SOUTH LINE OF SAID LOT;

THENCE WEST PARALLEL WITH THE SAID SOUTH LINE, 201.05 FEET TO THE ALLEY;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, TO THE WEST LINE OF THATCHER AVENUE;
THENCE SOUTH, 70 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH CORNER OF SAID LOT 2 AND THE WEST LINE OF LOT 3 IN BLOCK 1;
THENCE NORTH ON THE WEST LINE OF SAID LOT 3 EXTENDED TO A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3;
THENCE WESTERLY ALONG A LINE 83 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 3 EXTENDED TO THE SOUTHWESTERLY LINE OF LOT 2 AFORESAID;
THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE OF LOT 2 TO THE POINT OF BEGINNING; BEING ALL OF THAT PART OF SAID LOT 2 LYING SOUTH OF A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 3 EXTENDED) IN BLOCK 1 IN THATCHER'S RESUBDIVISION OF BLOCKS 20 AND 21 AND PRIVATE STREET ADJOINING SAME IN THATCHER PARK LYING EASTERLY, SOUTHEASTERLY AND SOUTHERLY OF OAK AVENUE WITH THAT PART OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
AND ALSO
THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING NORTH OF A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Clifford Radatz
Secretary
Zoning Board of Appeals



MEMORANDUM

DATE: February 2, 2017

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *CER*
Building Official

SUBJECT: Variation Request – 631 Edgewood Place

Maureen Huston, owner of the property at 631 Edgewood Place, has submitted the attached application for variations to the side yard setback regulations (Section 10-9-7) of the Zoning Code. The applicant proposes to construct a detached garage in the side yard adjacent to the existing home. As this accessory structure is not located in the rear 30 percent of the lot, the exception allowed by section 10-8-7-C-2-c of the Zoning ordinance does not apply. The same setbacks as the required for the primary building apply.

Section 10-9-7 of the Zoning Code requires a minimum side yard setback of ten percent of the lot width or five feet, whichever is greater, and the minimum required combined side yard setback to be twenty five percent of the lot width, or ten feet, whichever is greater as measured to the exterior wall of the structure. The roof eave of the structure is required to maintain a minimum 3 foot setback to the side property line.

As the total frontage of the lot along Edgewood Place is 95.79 feet, the minimum required setback at each side is 9.58 feet (about 9'-7"), and the combined side yard setback should be a total of 23.95 feet (about 23'-11 3/8").

The applicant is requesting variations so that:

The west corner of the proposed garage will be located 3'-0" away from the southwesterly side property line and;

The corner of the roof eave will be located 1'-0" away from the southwesterly side property line and;

The proposed combined side yard setback will be 17.02 feet, given the setback of 14.02 feet from the existing house to the northeasterly side property line plus the proposed 3 foot setback for the garage.

If the Zoning Board wishes to recommend the approval of these variations to the Village Board of Trustees, the following motion should be made: Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-9-7 of the Zoning Code at 631 Edgewood Place.

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

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

Address of Subject Property: 631 Edgewood Place, River Forest, IL 60305

Applicant: Maureen Huston

Name

631 Edgewood Place, River Forest, IL 60305

Address

708-421-2588

(none)

mfhuston@gmail.com

Phone (Daytime)

Fax

E-Mail

Owner

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

Architect/Contractor: Sheryl / Kirk Stevens - ArchImage Architects, Ltd.

Name

360 E. South Water St., Ste. 1018, Chicago, IL. 60601

Address

t: 312.642.0619

(none)

sheryl@archimagearchitects.com

m: 312.286.0409

Phone (Daytime)

Fax

E-Mail

Date of Application: January 26, 2018

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

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

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

SIGNATURES:

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

Owner: Maureen Huston Date: 01/26/2018

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

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

Address of Subject Property: 631 Edgewood Place, River Forest, IL 60305

Zoning District of Property (circle one): 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)

Summary of Requested Variation(s):

<u>Applicable Code Section (Title, Chapter, Section)</u> <i>Example:</i> 10-8-5, lot coverage	<u>Code Requirement(s)</u> <i>Example:</i> no more than 30% of a lot	<u>Proposed Variation(s)</u> <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-7 Setback regulations C. Side Yards 1. Requirements	10% of the lot width or 5 feet, whichever is greater: = 9.58 feet	3 feet from western corner of garage structure to southwestern lot line (proposed structure not parallel to lot line)
10-8-7 Setback regulations C. Side Yards 1. Requirements	minimum combined side yard setback or 25% of the lot width or 10 feet, whichever is greater: 23.75 ft	18.02 feet 17.02
10-8-7 Setback regulations, C. Side Yards 2. Exceptions a. Eaves	minimum three foot side yard setback	1 foot from corner of garage roof/eave to lot line (proposed structure not parallel to lot line)

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

RE: Application for Variation
– Garage construction

LOCATION: 631 Edgewood Place
River Forest, IL 60305

Description of the Proposed Project:

I am seeking a variation to obtain a permit to build an unattached two-car garage (frame, with a matching asphalt architectural shingle roof) near the southwesterly side property line on our single-family lot, and adjacent to the neighbor's driveway. The property's original "garage" (horse stable) collapsed in a snowstorm several years ago. The original site is too narrow to accommodate even a single-car garage. We are not able to build any structure in the rear of our lot due to low-hanging utility lines, including ComEd main supply lines, which serve several houses. This is not a service drop line, which serves only one house. ComEd requires clearance of 12' vertically and 5' horizontally from these lines to any building structure. The southwest side of the lot is the only place that could accommodate a two-car garage, and with minimal variation. We are seeking a variation to build a garage 3' from the side lot line, (about 5' from the neighbor's existing driveway.) Even this placement will require a sharp "s-curve" at the top of the driveway to preserve existing mature trees, however if the garage could be place at 3' from the side lot line, it would accommodate the minimum turning radius to allow a vehicle to access both spaces in the garage. This location would also facilitate a short driveway, adding minimal impermeable surface coverage to the lot.



Thank you for your consideration in this matter.

Maureen F. Huston

Maureen F. Huston
631 Edgewood Place
River Forest, IL 60305-1609
708-421-2588
mfhuston@gmail.com





UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 2 (EXCEPT THAT PART CONVEYED BY GEORGE L. THATCHER AND OTHERS TO ANNIE C. MILLER, SAID PART CONVEYED BEING THAT PART OF LOTS 2 AND 3 DESCRIBED AS FOLLOWS:
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KNOWN AS: 631 EDGEWOOD PLACE, RIVER FOREST, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 11 - 208 - 002 - 0000

AREA = 8,969 SQ. FT. OR 0.206 ACRE

NOTE:
LEGAL DESCRIPTION PREPARED BY
UNITED SURVEY SERVICE, LLC

ORDERED BY:		
MAUREEN HUSTON		
SCALE: 1" = 20'		
DATE: AUGUST 8, 2017		
FILE No.:		
2017 - 25275	DATE	REVISION

STORM
MANHOLE
RIM=624.48
INV=620.35

STORM
MANHOLE
RIM=624.21
INV=619.93

SITE BENCH MARK
CUT "C" ON CONC. CURB
EL=625.04 (NAVD 1988)

40' R.O.W. HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

LINE 83 FEET NORTH OF AND PARALLEL
TO THE SOUTH LINE OF LOT 3

P.O.B.
OF EXCEPTION

LOT 3

WEST LINE OF THATCHER AVENUE



PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT
SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM
RECORDS NORMALLY CONSIDERED RELIABLE. NO
RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE
SURVEYOR.

**CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY
COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND
WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.**

THESE COMPANIES WILL LOCATE ON THE GROUND THE
LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING,
ETC., ADJOINING AND CROSSING
PROPOSED CONSTRUCTION.

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.

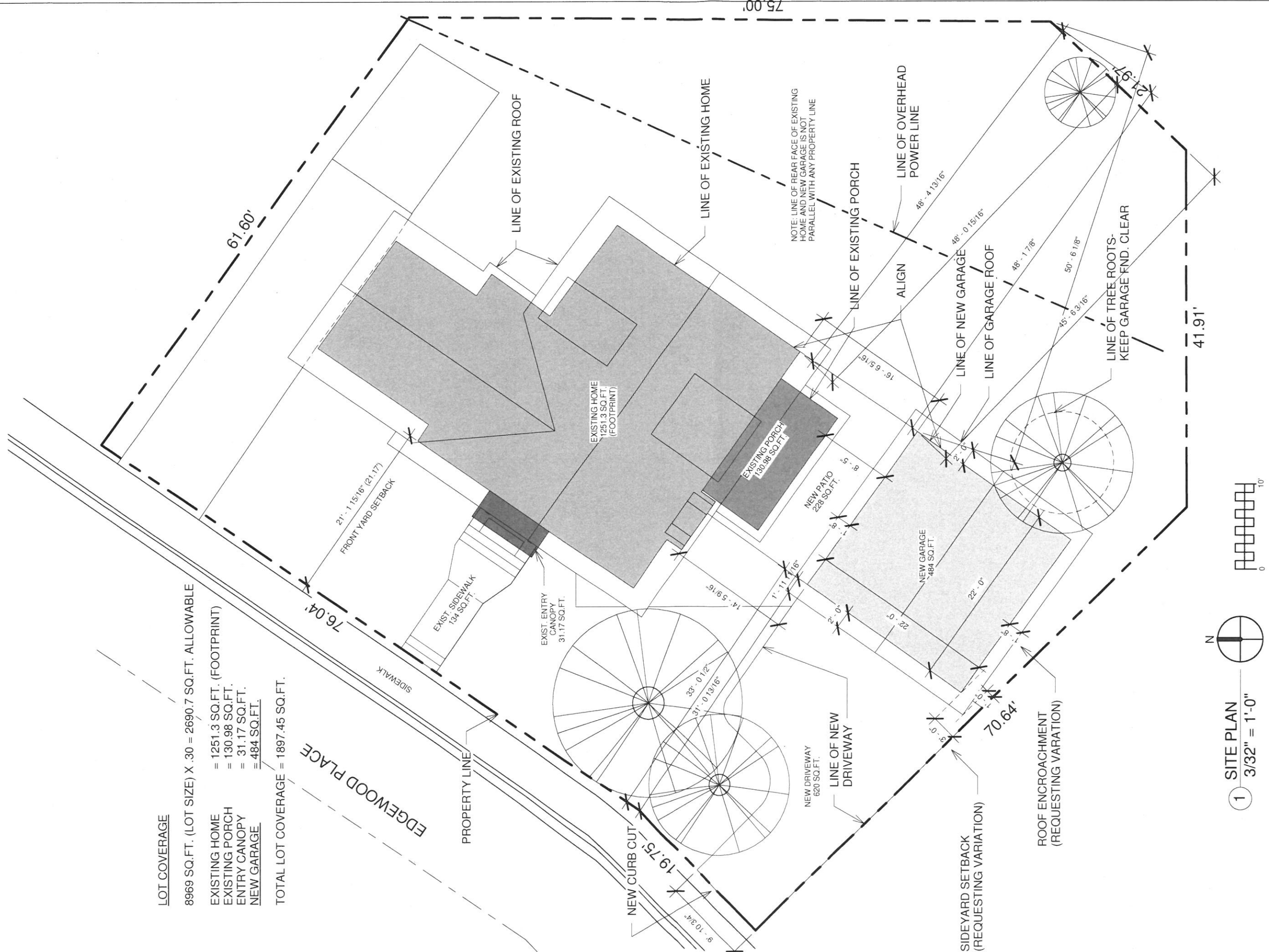
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND
TOPOGRAPHIC SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, AUGUST 8, A.D. 2017

BY: *Roy G. Lawniczak*
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019





LOT COVERAGE

8969 SQ.FT. (LOT SIZE) X .30 = 2690.7 SQ.FT. ALLOWABLE

EXISTING HOME

= 1251.3 SQ.FT. (FOOTPRINT)

EXISTING PORCH

= 130.98 SQ.FT.

ENTRY CANOPY

= 31.17 SQ.FT.

NEW GARAGE

= 484 SQ.FT.

TOTAL LOT COVERAGE = 1897.45 SQ.FT.

Ärchimäge
Architects, Ltd.

www.archimagearchitects.com

HUSTON RESIDENCE
631 Edgewood Place
River Forest, IL 60305

SITE PLAN

Project number	1706
Date	1-31-2018
Drawn by	SOS
Checked by	KRS
Scale	3/32" = 1'-0"

2/1/2018 9:00:50 AM



1 FRONT ELEVATION
1/8" = 1'-0"



2 Front 3D

Ärchimäge
Architects, Ltd.
www.archimagearchitects.com

HUSTON RESIDENCE
631 Edgewood Place
River Forest, IL 60305

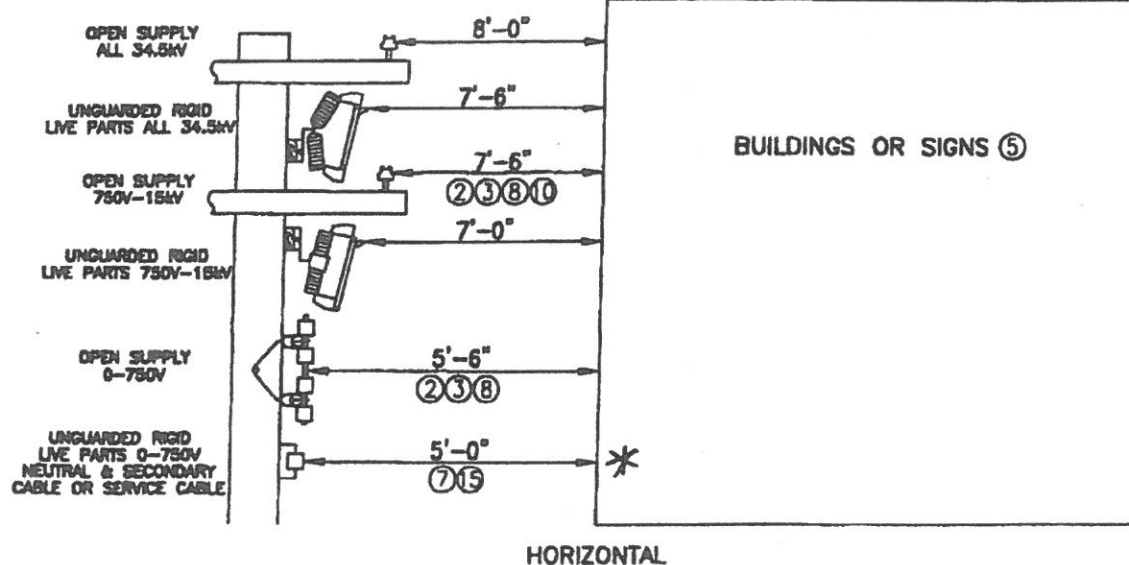
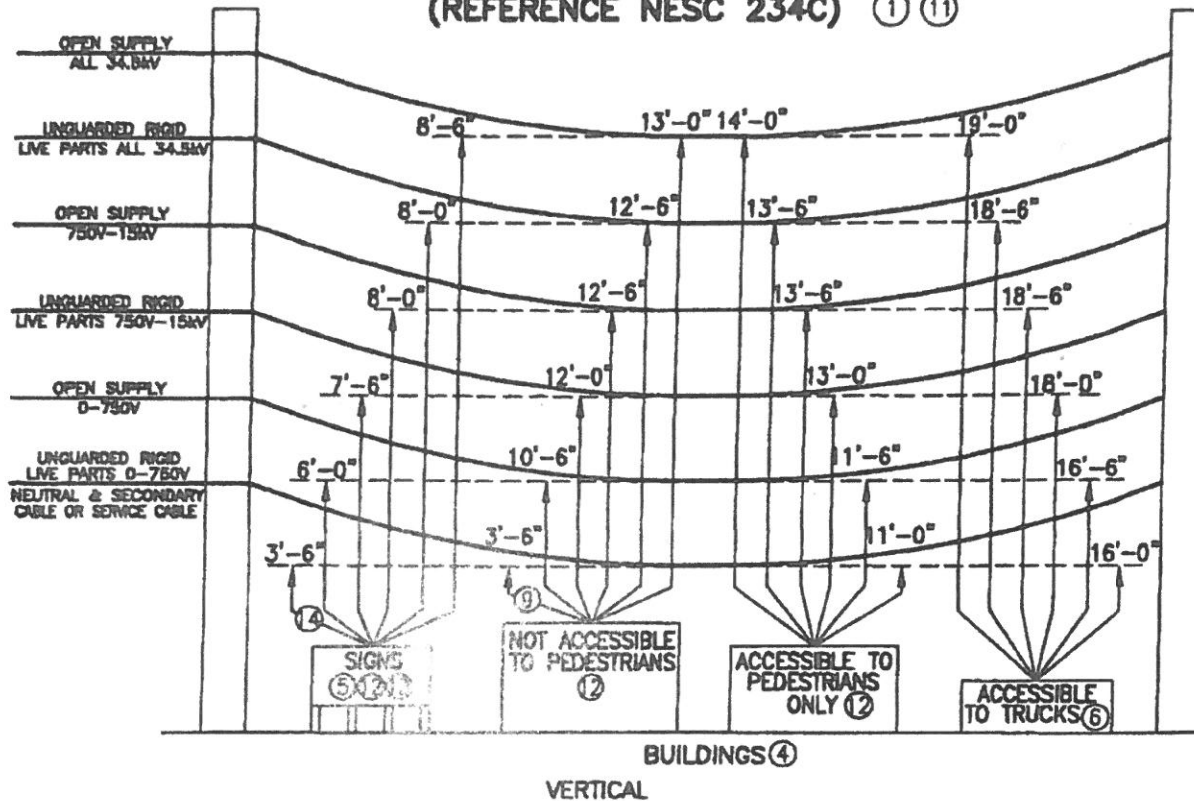
FRONT VIEWS

Project number	1706	A2
Date	1-31-2018	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

4-4-03
C7500
 PAGE 8 OF 18
 NOT COMPUTERIZED

4-4-03
C7500
 PAGE 8 OF 18
 NOT COMPUTERIZED

**CLEARANCE FOR CONDUCTORS AND RIGID LIVE PARTS FROM
 BUILDINGS, SIGNS, BILLBOARDS, RADIO AND TELEVISION
 ANTENNAS, TANKS⁽¹⁶⁾, AND OTHER INSTALLATIONS EXCEPT BRIDGES
 (REFERENCE NESC 234C) (1) (11)**



ACAD

Zoning Analysis Table

Project Address:	<u>631 Edgewood Place, River Forest, IL 60305</u>	
Prepared by:	<u>Maureen F. Huston</u>	Date: <u>11/15/2017</u>
Telephone Number:	<u>708-421-2588</u>	
Zoning District:	<u>R-2</u>	
Use:	<u>Residential</u>	

Line #

Lot Area		Lot Width	Lot Depth	Lot Area
Using a current Plat of Survey, calculate the area of the Lot in square feet		95.79 (irregular)	102.7 +/- (irregular)	8.968 sf
1				
Lot Coverage		Allowed		Proposed
2	See Lot Coverage Worksheet	2A 2,690.7 sf		2C 1869.4 sf
Floor Area Ratio		Allowed		Proposed
3	See Floor Area Worksheet	3A 3,587.6 sf		3C 1632.88 sf
Building Height at Roof Ridge		Allowed		Proposed
4	Height above "grade" in feet	4A 18 ft		4C 18 ft
5	Story Height	5A 1-1/2		5C 1
Off-Street Parking		Required		Proposed
6	Garage spaces	6A 2		6C 2

Zoning Analysis Table

Project Address:

631 Edgewood Place, River Forest, IL 60305

Line # Location and Area

7 Is the proposed Accessory Structure located entirely within the rear 30% of the lot? 7C

8 Allowed Proposed
 8A 8B

9 Does the proposed Accessory Structure cover less than 30% of the Rear Yard? 9C

10 Allowed Proposed
 10A 10B

Setbacks

	Direction	Required Setback	Proposed Setback
Secondary Front Yard		NW	Existing House
11 Property Line to Building		21.1	11C 33.09
12 Eave Length		2.5	12C 2.00
13 Setback to Eave	13A	<input type="text"/>	13C 31.09

Side Yard		SW	
14 Property Line to Building	14A	9.58'	14C 3'
15 Eave Length			15C 1.66'
16 Setback to Eave	16A	3'	16C 1'

Side Yard		NE	
17 Property Line to Building	17A	9.58'	17C 76.74'
18 Eave Length			18C 1.66'
19 Setback to Eave	19A	3'	19C 74.41'

Rear Yard		SE	
20 Property Line to Building	20A	3'	20C 47.61
21 Eave Length			21C 2.0
22 Setback to Eave	22A	2'	22C 45.61

Lot Coverage Worksheet

In Zoning Districts R-1 and R-2, Lot Coverage is limited to 30% of the Area of the Lot. Multiply the Lot Area from line 1 by 0.30 and indicate this number in Box 2A on the Zoning Analysis Table.

(Lot Area)				(Allowed Lot Coverage)
8,968 sf	X	0.30	=	2,690.7 sf

Lot Coverage includes the following:

The footprint area of the main building and any overhanging floor areas

The footprint area of all accessory buildings (garages, sheds, etc.)

The area under roof of all accessory structures including open porches, carports, gazebos, pergolas, trellises, etc.

Provide a Sketch or Block Diagram of the Existing and Proposed Lot Coverage

Existing Lot Coverage Calculation

Chimney
Ext. porch
Porch overhang

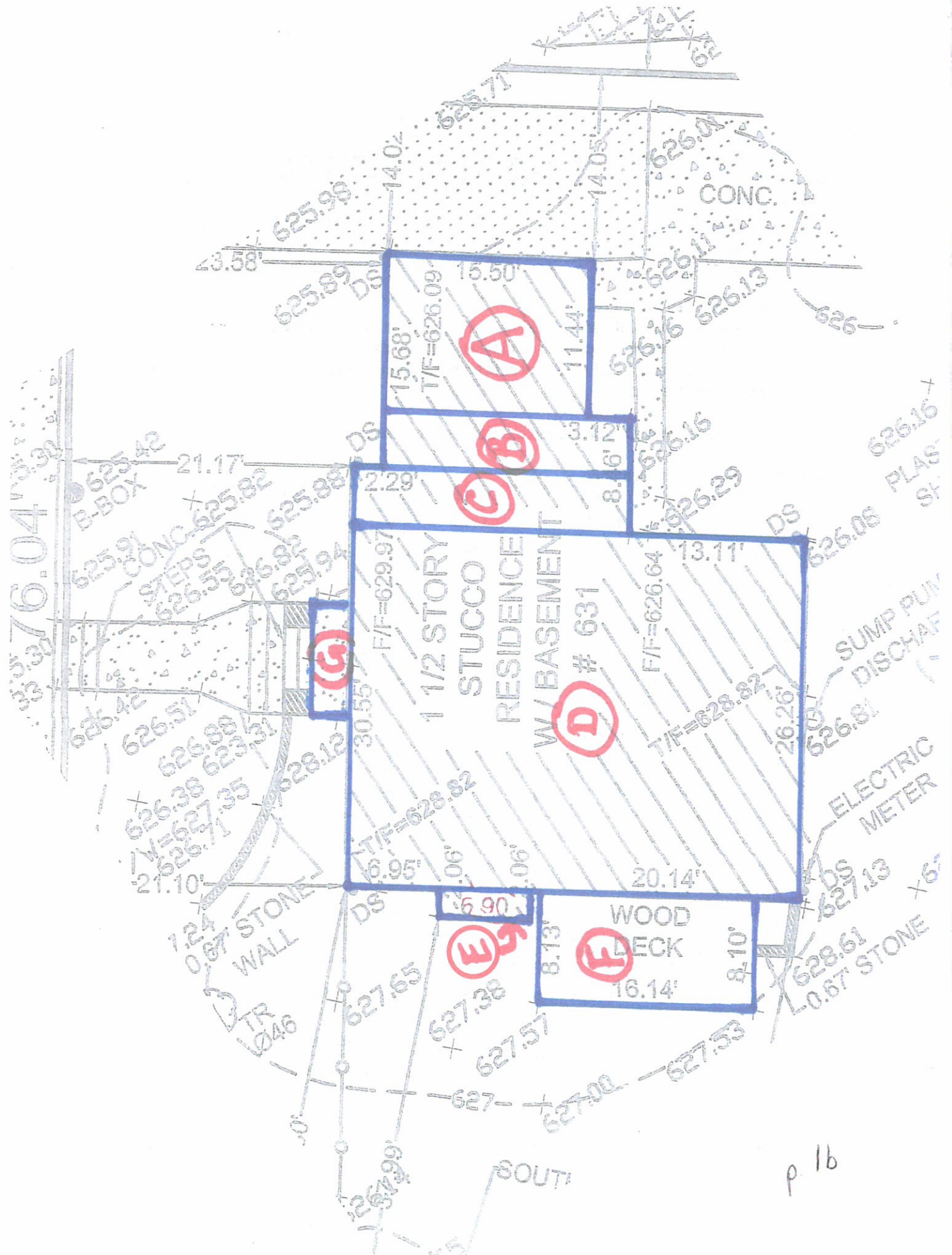
Piece	Length	Width	Area
A	15.50	11.44	177.32
B	18.62	4.24	78.95
C	20.91	4.22	88.24
D	33.99	26.26	892.58
E	6.90	2.06	14.21
F	8.115	16.14	130.98
G	3.667	8.50	31.17
Total Existing Lot Coverage (enter in Box 2B)			1,413.45

Proposed Lot Coverage Calculation

Piece	Length	Width	Area
	22.0	22.0	484.0
Total Proposed Lot Coverage			

(Existing Lot Coverage) + (Proposed Lot Coverage) = (Existing + Proposed Lot Coverage)

1,413.45	+	484	=	1,897.45 sf
				(Enter in Box 2C)



Floor Area Worksheet

In Zoning Districts R-1 and R-2, the maximum Floor Area Ratio is 0.40 for lots less than 20,000 square feet, and 0.35 for lots of 20,000 square feet and greater (the resulting maximum gross floor area for lots of 20,000 s.f. and greater shall not be less than 8,000 square feet).

Multiply the Lot Area from line 1 by the appropriate factor and indicate this number in Box 3A on the Zoning Analysis Table.

For Lot Area less than 20,000 s.f.: 8,968 x 0.40 = 3,587.6

For Lot Area of 20,000 s.f. and greater: _____ x 0.35 = _____

Gross Floor Area is defined as follows:

FLOOR AREA, GROSS: The sum of the gross horizontal area of the several floors of a structure, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The gross floor area of a building shall include:

- A. Elevator and mechanical shafts and stairwells;
- B. Mechanical equipment spaces unless located on the roof, either open or enclosed;
- C. Attic space having average headroom of seven feet or more;
- D. For structures that qualify as "new construction" under this section permitted on or after April 28, 2008, one hundred percent of the floor area of a basement, if four feet nine inches or more of the height of the basement projects above grade as measured from grade to the top of the first finished floor; for structures that do not qualify as "new construction" under this section, permitted on or after April 28, 2008, including additions that do not extend above the existing basement height above grade, the floor area of the basement shall not be included in the gross floor area;
- E. Interior balconies and mezzanines;
- F. Enclosed porches;
- G. For nonsingle-family detached residential districts, interior off street parking and loading areas not required to satisfy this title; for single-family detached residential districts, the gross floor area in excess of five hundred square feet of a rear detached garage, the gross floor area in excess of three hundred square feet of a rear attached garage, and the gross floor area in excess of one hundred fifty square feet of any attached front or side garage;
- H. Permanent outdoor display areas;
- I. Any residential, business, manufacturing, recreational, educational or other uses available to the public that are permitted below grade.

Floor Area Summary

From the following worksheets, enter the calculated values in the appropriate box:

Existing Floor Area

Existing Basement Floor Area (Note 1)	.
Existing First Floor Area	1,328 .28
Existing Second Floor Area	.
Existing Half-Story Area (Note 2)	218 .44
Existing Detached Garage Area	0 .
Enclosed Off-Street Parking Allowance (Note 3)	— 0 .
Total Existing Floor Area (Enter in Box 3B)	1,590 .72

Existing + Proposed Floor Area

Existing + Proposed Basement Floor Area (Note 1)	.
Existing + Proposed First Floor Area	1,328 .28
Existing + Proposed Second Floor Area	.
Existing + Proposed Half-Story Area (Note 2)	218 .44
Existing + Proposed Detached Garage Area	484 .00
Enclosed Off-Street Parking Allowance (Note 3)	— 484 .00
Total Existing + Proposed Floor Area (Enter in Box 3C)	1,590 .72

Notes:

Note 1: For structures which do not qualify as "new construction", permitted on or after April 28, 2008, including additions that do not extend above the existing basement height above grade, the floor area of the basement shall **not** be included in the gross floor area.

For structures that qualify as "new construction" permitted on or after April 28, 2008, 100% of the floor area of a basement shall be included in the gross floor area, if 4'-9" or more of the height of the basement projects above "grade" as measured from "grade" to the top of the first finished floor.

For the purposes of determining the height of structures, "grade" is defined by section 10-3-1 of the Village Code as follows:

GRADE: A datum or reference level determined as follows:

- A. For buildings adjoining one street only, by the elevation of the sidewalk at the center of that wall adjoining the street.
- B. For buildings adjoining more than one street, by the average of the elevations of the sidewalk at centers of all walls adjoining streets.

First Floor Area

Provide a Sketch or Block Diagram of the Existing and Proposed First Floor Area

(see diagram, next page)

Existing First Floor Area

Chimney
Ext. Porch

Piece	Length	Width	Area
A	15.50	11.44	177.32
B	18.62	4.24	78.95
C	20.91	4.22	88.24
D	33.99	26.26	892.58
E	6.90	2.06	14.21
F	8.115	16.14	130.98
Total Existing First Floor Area			1,382.28

Proposed First Floor Area

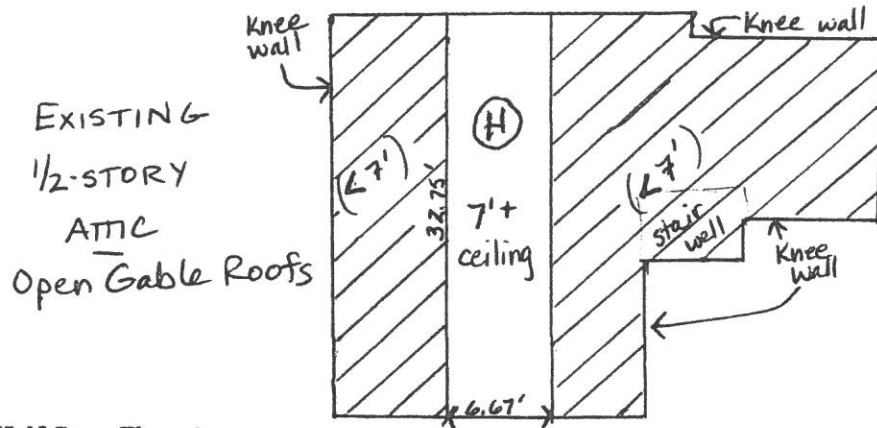
Piece	Length	Width	Area
Total Proposed First Floor Area			0

(Existing First Floor Area) + (Proposed First Floor Area) = (Existing + Proposed First Floor Area)

1,382.28 + 0 = 1,382.28

Half-Story (Attic) Floor Area

Provide a Sketch or Block Diagram of the Existing and Proposed Half-Story (Attic) Floor Area



Existing Half-Story Floor Area

Piece	Length	Width	Area
H	32.75	6.67	218.44
Total Existing Half-Story Floor Area			

Proposed Half-Story Floor Area

Piece	Length	Width	Area
Total Proposed Half-Story Floor Area			0

(Existing Half-Story Floor Area) + (Proposed Half-Story Floor Area) = (Existing + Proposed Half-Story Floor Area)

$$\underline{218.44} + \underline{0} = \underline{218.44}$$

Application for Zoning Variation - Standards for Major 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:

The unique irregular seven-sided property, and the position of the existing house structure severely limit placement options for a garage. The proximity of the existing house to the NE property line makes it impossible to rebuild a garage on the original structure site. (The original structure was a narrow 2-horse stable, too short for a car.) A tandem garage requires 14' width; the existing structure is 13' from the property line.

ComEd main supply lines do not follow the property line; main lines (vs. single property service drop) extend ~98 feet (pole to pole) from the northeast side/rear corner property line to the mid-southern property line. The power lines run 0' to 30 feet from the rear easterly property line, and 12' to 17 feet from the house, 13' above grade at mid-span. No structure can be built within 12' vertically below the lines, within 5' to either side. A minimum-size two-car garage cannot be placed anywhere in the rear yard without part of the power line above the structure. ComEd is not willing to add/move a pole so the power lines more closely follow property lines.



Driveway access to the southwestern side yard is restricted by the location of two mature trees, in the front yard. (The property has lost several mature trees to disease or storm damage in recent years, and has only three mature trees remaining on the property.) A side yard set back variation permitting construction of a garage closer to the property line (adjacent to the neighbor's existing driveway) preserves existing mature trees, maximizes retention of green space, minimizes impermeable surface area on the property, and preserves the property's limited southern exposure to light and air.

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

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size and shape. The unusual and unique seven-sided boundary of the property and the clearance restrictions required for overhead utility lines were not created by the property owner, nor has the owner received compensation of any kind for these unique conditions.

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

This property is unique with seven distinct boundary lines, and is unlike any other property in the village. The conditions affecting this property are unique, and their applicability to any other property is unlikely.

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

The purpose of the variation is not based on a desire for economic gain, but rather it is based upon a desire to build a two-car garage for this single-family home to replace the original structure after it collapsed under heavy snow. At this time, vehicles must be parked outside, in full view of the street.

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 variation is neither detrimental to the public welfare nor unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located. Granting this variation will positively affect surrounding properties. An enclosed garage improves the aesthetic value of the neighborhood since cars can be parked out of view of the street.



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 garage would be constructed adjacent to the northerly edge of the neighbor's existing driveway, and would not impair exposure to light and air. The proposed driveway and garage would be positioned between the neighbor's concrete driveway and more than 15 feet from the existing house thus would not increase the risk of fire. The proposed variation would not endanger the public safety.

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

Granting the variation would have little or no impact on public utilities and facilities in the area. The proposed garage would have no impact on natural gas, water, refuse, or sewer use, and minimal impact on electricity (for occasional lighting and the overhead door opener.) The proposed garage would have little or no impact on public facilities in the area.

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 strict application of the Zoning ordinance to this particular piece of property would create an unnecessary hardship, making it impossible to build a garage for this single-family property. This unreasonable hardship can only be remedied by granting the requested variations. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance. Permitting construction of a two-car garage allows for more reasonable use of the subject property.

I, Katrina Bockus support my neighbor's plan to build a
(Print name)
garage at 631 Edgewood Place in River Forest, IL.

Address: 8011 Oak Avenue

River Forest, IL 60305

Signature Kat Bock Date 12/2/18

I, Timothy Kinsella support my neighbor's plan to build a
(Print name)
garage at 631 Edgewood Place in River Forest, IL.

Address: 620 Thatcher Avenue

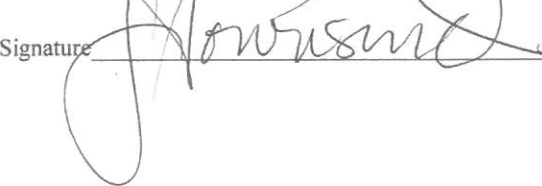
River Forest, IL 60305

Signature T. Kinsella Date 1/2/2018

I, Jenni Townsend support my neighbor's plan to build a
(Print name)
garage at 631 Edgewood Place in River Forest, IL.

Address: 618 Thatcher Avenue

River Forest, IL 60305

Signature  Date Jan. 2, 2018

I, Stephanie Kang support my neighbor's plan to build a
(Print name)
garage at 631 Edgewood Place in River Forest, IL.

Address: 616 Thatcher Avenue

River Forest, IL 60305

Signature  Date 1.7.17

KEVIN P. HORAN
623 EDGEWOOD PLACE
RIVER FOREST, IL 60305

February 2, 2018

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

RE: Zoning Variation Application for 631 Edgewood Place

To Whom It May Concern:

Pursuant to the Rules of Procedure for the Zoning Board of Appeals, we write to express our opposition to the zoning variation application submitted by Maureen Huston for the construction of a two-story garage in the side yard of 631 Edgewood Place. We live next door, with our two young children, at 623 Edgewood Place. As neighbors who live directly Southeast of the proposed garage construction, we will be the most severely impacted if the zoning variation is approved. While it is not our intent to alienate our neighbors or to limit their use and enjoyment of their own property, we are very concerned about both the short-term and long-term negative impact on us and our property if this garage were to be constructed in the proposed area, in violation of the established side-yard setback requirements.

My wife and I both grew up in River Forest (she on the 900 block of Jackson Ave. and I on the 800 block of Clinton Place) and have life-long ties to this community. We searched for over two years before purchasing our first home and chose River Forest, and the Edgewood neighborhood in particular, for its unique character. We appreciate the winding street, plentiful trees and open sight lines. We value the consistency with established Village zoning that keeps the neighborhood uniform and preserves its history and character. The Village's zoning code is "intended to promote the public safety, health, convenience, comfort, preservation of property values and general welfare of the Village." Based on our review of the drawings provided to us, the application for variation, if approved, will result in a detached two-story structure situated within 12 feet of our home and 10 feet of the sidewalk. This will drastically change the character of the neighborhood, depreciate the value of surrounding properties, and transform our driveway into a dark tunnel, creating a permanent safety hazard for our children.

The application seeks not one, but three (3) separate variations: side yard setback (3 feet vs. 9.58 feet); roof eave setback (2 feet vs. 3 feet); and combined side yard setback (14 feet to the northeast property line but only 2 feet to ours). Based on the drawings we were provided, the garage would rise 18 feet above street level and be prominently placed in the front of the property. The eaves of the proposed garage would reach within 2 feet of our property line, obstructing sunlight to our driveway and yard, and shading the entire eastern façade of our home. This would negatively impact the use and enjoyment of both the exterior and interior of our home in at least three ways: 1. there is virtually no chance any grass or plants would grow in the shadow of this structure; 2. sunlight would be obstructed to our living room, kitchen, breakfast room, and two upstairs bedrooms. The only sight from every east-facing window of our home would be the garage at 631 Edgewood Place; 3. The garage would create a blind spot for those walking or pulling out of our driveway onto a street with an already-dangerous curve.

There is no reason, other than inconvenience, that a proposed garage cannot be constructed without a zoning variation. Any proposed garage construction can and should be accomplished within the existing Village zoning requirements.

Zoning code variations are granted if eight established standards are satisfied (Section 10/5/4F). From our review, the application for 631 Edgewood Place conflicts with at least four of the listed standards:

I. 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.

While we are aware of the irregular shape of the lot at 631 Edgewood Place (as our property has this in common) this is an inconvenience, not a hardship. There is nothing inherently flawed about the property that results in a “specific hardship.” The dimensions and layout of the property were known to the owner when it was purchased. It was known that the layout might present certain limitations, especially in constructing the “ideal garage” given the lot’s shape and size. However, there are at least two options for garage construction that don’t require a zoning variation. First, the existing curb cut and driveway to the East of the residence could accommodate the construction of a garage where, it is assumed, the original garage was located. Second, a garage could be constructed in the rear 1/3 of the property, in compliance with current zoning requirements, if utility lines were re-routed or buried. While either option may present sacrifices with regard to size or expense, these are inconveniences, not hardships, as defined in Section 10/5/4F.

II. 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 of the property located at 631 Edgewood apply equally to each adjoining property: each is irregularly shaped and has attendant limitations. However, each parcel adjoining 631 Edgewood is in compliance with Village zoning standards, with a garage built in the rear 1/3 of the property. Further, any garage *not* in the rear 1/3 of the property on Edgewood Place is an *attached* garage. Moreover, to our knowledge, there are no detached garages situated in the front 2/3 of any property anywhere in the Village; much less two-story structures located within 10 feet of sidewalk. The proposed application not only seeks to construct a two-story, *detached* garage, but one that is in conflict with at least three zoning codes, negatively impacts neighboring property, and would require the removal of at least two large old-growth trees from the front yard of the property.

III. 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.

Based on the submitted drawings, the garage structure will be even with the front of the residence and thus less than 10 feet from the sidewalk. The peak of the proposed structure would be equal to the height of our home’s gutters. This would negatively impact our property in both an immediate and permanent fashion. Notwithstanding the inconveniences associated with construction, the

proposed structure will eliminate sight lines to the forest preserve from our home and will permanently shade our home and our yard; it almost guarantees no grass will grow on the East section of our lawn and no flowers will survive along our driveway.

If constructed, every East-facing view from both floors of our home will be consumed by the sight of our neighbor's garage. More importantly, the proposed garage would further obstruct the view of the street from our driveway on an already-dangerous curve; this concern is of paramount importance to us as the parents of two young boys. Moreover, we anticipate the construction to require re-grading of the lot's surface, which will result in future problems for our property in the form of increased drainage and flood run-off being re-routed toward our home. This will negatively impact our property value and may actually cause damage in the form of flooding. The proposed construction would significantly impact the character of the rest of the neighborhood as it would be an extreme oddity to have a detached garage placed so prominently in the front of a yard and so close to the street. Again, per our assessment, the only structure as such in the entire village. If this structure existed when we were looking to purchase our home, we would not have given our house a second look. Perhaps even more significant, if we wanted to live in a neighborhood where the garages were as prominently placed in the front of the lot, or where the distance between one's home and a neighboring structure was less than 12 feet, we would have moved to another town.

IV. 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.

In conclusion, the property at 631 Edgewood Place can accommodate a garage that is in compliance with existing code; as noted above, there are several ways to accomplish this. Zoning regulations exist for reason: to preserve the character of the Village, the safety of its residents, and ensure uniformity among residential property. A two-story garage built on the front of this property would be clearly out of place here and negatively impact our quality of life, our potential safety, neighboring property, and our potential resale value. As such, we oppose and object to the zoning variation application.

We thank you for your consideration and careful analysis of this application. Please keep us apprised of any further deliberation or decision in this matter; and feel free to contact us if you have any questions or wish to discuss further.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Kevin Horan' and the second is 'Katie Horan'. Both are written in a cursive, flowing style.

Kevin and Katie Horan

(312) 802-7544

(708) 508-9981

Notice

The Zoning Board of Appeals
will meet on
Thursday, February 8, 2018

The Legal Notice had inadvertently noted the
date of the meeting as
"Wednesday, February 8, 2018".

We apologize for any inconvenience.