



**UPDATED: 10-14-2020  
with corrected Zoom  
Meeting ID Information**

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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, October 15, 2020 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 is limited to 10 individuals, with Development Review Board 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: Lisa Scheiner at [lscheiner@vrf.us](mailto:lscheiner@vrf.us). You may listen to the meeting by participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: **881 1086 7751**. If you would like to participate over the phone, please contact Assistant Village Administrator Lisa Scheiner by telephone at (708) 714-3554 or by email at [lscheiner@vrf.us](mailto:lscheiner@vrf.us) by 12:00 pm on Thursday, October 15, 2020.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on September 10, 2020
- III. Variation Requests for 7820 Augusta Street – Lot Coverage and Rear Yard Setback
- IV. Variation Request for 210 Gale Avenue – Building Height for an Accessory Building.
- V. Confirmation of Next Meeting
- VI. Public Comment
- VII. Adjournment

**VILLAGE OF RIVER FOREST**  
**ZONING BOARD OF APPEALS MEETING MINUTES**  
September 10, 2020

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, September 10, 2020 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

Chairman Martin called the public hearing to order at 7:30 p.m.

Upon roll call, the following persons were:

Present: Members Berni, Dombrowski, Lucchesi, O'Brien, Schubkegel, and Chairman Martin.

Absent: Member Smetana

Also Present: Secretary Cliff Radatz and Village Attorney Carmen Forte, Jr.

**II. APPROVAL OF JUNE 11, 2020 ZONING BOARD OF APPEALS MEETING MINUTES**

A MOTION was made by Member O'Brien and SECONDED by Member Lucchesi to approve the minutes of the June 11, 2020 Zoning Board of Appeals meeting as amended.

Ayes: Berni, Lucchesi, O'Brien, Schubkegel, and Martin.

Nays: None

Abstain: Dombrowski

Motion passed.

**III. ZONING VARIATION REQUEST – 7820 AUGUSTA STREET**

The Applicant requested that the hearing be continued to the October meeting of the Zoning Board of Appeals.

A MOTION was made by Member O'Brien that the hearing for 7820 Augusta Street be continued until October 15, 2020 and SECONDED by Member Dombrowski.

Ayes: Berni, Lucchesi, O'Brien, Schubkegel, and Martin.

Nays: None.

Motion passed.

**V. ZONING VARIATION REQUEST – 346 PARK AVENUE**

The Applicant requested that the hearing be continued to the January 2021 meeting of the Zoning Board of Appeals.

A MOTION was made by Member O'Brien that the hearing for 346 Park Avenue be continued until January 14, 2021 and SECONDED by Member Dombrowski.

Ayes:  
Nays:  
Motion passed.

**VI. PUBLIC COMMENT**

None.

**VII. ADJOURNMENT**

A MOTION was made by Member Berni and SECONDED by Member O'Brien to adjourn the meeting at 7:45 p.m.

Ayes: Members Berni, Dombrowski, Lucchesi, O'Brien, Schubkegel, and Chairman Martin  
Nays: None.  
Motion passed.

Respectfully Submitted:

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Cliff Radatz, Secretary

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Frank Martin, Chairman  
Zoning Board of Appeals

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



## MEMORANDUM

**DATE:** October 9, 2020

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Variation Request – 7820 Augusta Street

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Brad Ament and Georgina Fabian, owners of the property at 7820 Augusta Street, have submitted the attached application for variations to the Lot Coverage (10-9-5) and the rear yard setback regulations (Section 10-9-7) of the Zoning Code for the purpose of constructing a one story addition onto the residence.

Section 10-9-5 (10-8-5) of the Zoning Code limits the area which can be covered with buildings and accessory buildings to 30% of the area of the lot. Currently, the house occupies 31.68% of the area of the lot. With the addition to the building, the applicants propose to increase the coverage of the lot up to 36.4%.

Section 10-9-7 (10-8-7) of the Zoning Code requires a minimum rear yard setback for the building equal to 15 percent of the lot depth or 26'-2", whichever is greater (as measured to the roof eaves). The existing building maintains a non-conforming rear yard setback of 12'-2<sup>3</sup>/<sub>8</sub>". The north wall of the proposed addition will be 5'-6<sup>3</sup>/<sub>8</sub>" from the rear property line, and the roof eave will be 3'-7<sup>3</sup>/<sub>8</sub>" from the property line.

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 Sections 10-9-5 and 10-9-7 of the Zoning Code at 7820 Augusta Street.*

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





**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, September 10, 2020 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 Brad Ament and Georgina Fabian, owners of the property at 7820 Augusta Street, who are proposing to construct a one story addition onto the existing home.

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 Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-5 that would allow the addition to increase the Lot Coverage area from 3,107 square feet (31.68% of the Lot Area), to 3,569 square feet (36.39%). The Zoning Ordinance allows a maximum Lot Coverage of 30% of the area of the lot.

The applicants are also requesting a major variation to Section 10-9-7 that would allow the north wall of the addition to the home to have a rear yard setback of 5'-6 3/8" from the north property line to the wall, and a setback of 3'-7 3/8" to the fascia board of the roof overhang of the addition. The Zoning Ordinance requires a minimum rear yard setback equal to 15 % of the Lot depth or 26'-2", whichever is greater.

The legal description of the property at 7820 Augusta Street is as follows:

THE EAST HALF OF LOT 13 (EXCEPTING FROM SAID TRACT THE WEST 6 INCHES THEREOF) AND THE EAST HALF OF THE SOUTH 40 FEET OF LOT 14 IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE EAST 17 ACRES OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS CONVEYED TO THE CHICAGO AND WISCONSIN RAILROAD COMPANY), 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 15 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
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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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# AMENT FABIAN RESIDENCE

7820 AUGUSTA STREET

Zoning Variation Package

October 07, 2020

**sher-bergstrom  
architects, inc.**

12 highgate court  
st. charles,  
illinois 60174

PHONE (708) 366-1700  
FAX (708) 366-0258  
E-MAIL [jon@sher-bergstrom.com](mailto:jon@sher-bergstrom.com)  
WEB SITE <http://www.sher-bergstrom.com>



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

Address of Subject Property: 7280 Augusta Date of Application: Aug 13, 2020

Applicant		Architect / Contractor	
Name: Georgina Fabian and Brad Ament		Name: Sher-Bergstrom Architects, Inc.	
Address: 7280 Augusta		Address: 12 Highgate Court	
City/State/Zip: River Forest, IL 60305		City/State/Zip: St. Charles, IL 60174	
Phone: 3123750786/8472754848	Fax:	Phone: (708) 366-1700	Fax: (708) 366-0258
Email: gina_fabian@hotmail.com/bradament@yahoo.com		Email: sherbergstrom1141@gmail.com	

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

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)

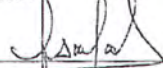
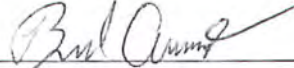
**Application requirements:** Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

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: 10/7/2020

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: 7280 Augusta Date of Application: Aug 13, 2020

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)
Chapter 8, Section 10-8-5: Lot Coverage.	No more than 30% lot coverage.	4.72% over existing lot coverage of 31.68% for a total of 36.40% or 6.40% over the allowed 30% lot coverage.
Chapter 8, Section 10-8-7: Setback Regulations	Rear yard setback of 15% of the lot depth or 26'-2" whichever is greater. 26'-2" is required due to 90 foot lot depth.	Seeking reduction in rear yard setback from existing legal nonconforming 12' 2-3/8" setback to 5' 6-3/8" to building (and 3' 7-3/8" to fascia board) due to proposed addition and unique lot size and configuration.

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.





Georgina Fabian and Brad Ament  
7820 Augusta Street  
River Forest, IL 60305

October 7, 2020

River Forest Zoning Board of Appeals  
400 Park Avenue  
River Forest, Illinois 60305

Dear ZBA Members:

We own and live at 7820 Augusta Street along with Georgina's disabled 86-year old mother and our elementary school-age daughter. Our house is a one-story wood frame single-family residence built in the early 1950s. The property upon which our house is built measures about 109 feet wide and only 90 feet deep, resulting in an unusual lot configuration and physical relationship to the adjacent properties, especially 1011 Forest to the north.

This letter will introduce you to why this addition to our home is so crucial to enable us to continue to live in it, exactly what the addition would consist of, and the two variations needed to enable us to build this addition.

**What we seek to build.** Due to the disabilities of all three adult family members, we need to add a small addition to the rear of our house to enable us to continue to live in our home. We need to replace the existing screened porch on the north side of our house with a modest ADA-compliant single-story addition to house a small pool for the aquatic therapy we all need to manage our disabilities.

**Why we seek permission to build this addition.** As our application explains, the pool for aquatic therapy is essential to treatment of our disabilities not just while public pools are not available during the COVID-19 Pandemic, but beyond due to mobility limitations and health conditions that compromise immunity.

**The variations needed to build this essential addition.** We are seeking two variations from the strict requirements of the village's zoning code thanks in large part to the unusual shape of our lot and the placement of our house deep in the lot.

First, we seek a variation from Chapter 8, Section 10-9-5: Lot Coverage and Floor Area Ratio which caps lot coverage at 30 percent. Our house currently exceeds this limit by 1.68 percentage points. We are requesting a variation to allow us to exceed the cap by just 6.4 percentage points. No change is sought in the floor area ratio as shown in the submitted Lot Coverage Exhibit.



Second, we are requesting a variation from the minimum 26-foot, 2-inch rear yard setback established by Chapter 8, Section 10-8-7: Setback Regulations. As purchased, our home's rear yard setback from the north lot line was 21-feet, 7-½ inches from the main house structure and 12-feet, 2-3/8 inches from the existing screened porch. To build this essential addition, we are requesting a variation of 6-feet, 8 inches to allow a rear yard setback of 5-feet, 6-3/8 inches from the wall of the addition and 3-feet, 7-3/8 inches to the fascia board of the proposed addition's roof overhang. Our rear yard is unique in that it abuts the east end of the *side* yard of the property to our north rather than their *rear* yard; the proposed addition is approximately 54 feet from the closest wall of our north neighbor's house. As this application will explain, the health and safety purposes of the yard setbacks will still be achieved should you be so kind as to grant these variations.

**Reasonable Accommodation and Reasonable Modification Requests.** While we are confident that this application and expert testimony will establish that the proposed addition meets all of the standards to grant both variations, *only if* the Zoning Board of Appeals determines that this application does not meet the standards for granting both variations, we also request that the variations be granted as a "reasonable accommodation" under our nation's Fair Housing Act ("FHA") and as a "reasonable modification" under our country's Americans With Disabilities Act ("ADA") *if* the Zoning Board of Appeals concludes our application does not meet all eight standards to award these two variations.

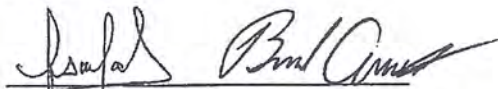
This addition is critical to enable us all to fully use and enjoy our home in light of the challenges and barriers our disabilities pose. The proposed addition will allow us to add a room with a therapy pool for the aquatic physical therapy we all require for our disabilities and medical conditions — conditions that prevent the use of a public pool for therapy. The therapeutic pool requires a chair lift to enable Georgina's 86-year old mother Susana to use it (making it ADA accessible). We intend to take care of Susana at our home for the remainder of her life.

Granting these variations would comply with River Forest's official commitment to be an age-friendly community.

Our application explains all of this in more detail including the standards for granting a reasonable accommodation and reasonable modification.

Thank you for your time and consideration.

Sincerely,

  
Georgina Fabian and Brad Ament







## Variations Sought

- ◆ Chapter 8, Section 10-8-7: Setback Regulations.

This provision requires a 26 foot, 2 inch rear yard setback from the north lot line. When we purchased our home, our main house structure was (and will remain) 21 feet, 7-1/2 inches from the north lot line. The existing screened porch (which would be demolished) is 12 feet, 2-3/8 inches from the north lot line. To enable us to construct this essential addition, we need to request a variation to reduce the rear yard setback by 6-feet, 8-inches, leaving a rear yard setback of 5 feet, 6-3/8 inches from the wall of the proposed addition and 3 feet, 7-3/8 inches from the fascia board of the planned addition's roof overhang — *which will still achieve the purposes of yard setbacks due to the unique juxtaposition of the surrounding properties.*

- ◆ Chapter 8, Section 10-8-5: Lot Coverage and Floor Area Ratio.

This provision sets the maximum lot coverage at 30 percent. Our house currently exceeds this limit by 1.68 percentage points. We are requesting a variation to allow us to exceed the 30 percent limit by just 6.4 percentage points.

## How the Proposed Addition Satisfies the §10-5-4F Standards to Grant Both Variations

### Standard 1

**The physical surroundings, shape or topographical 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**

If our house were built on a typical conventionally shaped River Forest lot, we would not need these variations to build the proposed addition which we need to enable us to remain in our home. However, the lot placement of our house by the builder on our unusually configured lot (109 feet wide and 90 feet deep) requires approval of the requested variations for the planned addition for the therapy pool that will permit us to remain in our home. As explained in our cover letter and these responses to the eight standards, health and disability issues make this addition a genuine necessity, not just a convenience.

The proposed addition will contain a therapy pool and a chair lift to make the pool ADA accessible, which is necessary to enable aquatic physical therapy that we (Georgina and Brad), and Georgina's 86-year old mother Susana all require for our medical conditions. Therefore, if these variations that are needed due to the size and shape of our property and the current layout of our home are not granted, we will not be able to use and enjoy our property as required by the Fair Housing Act and the Americans with Disabilities Act.



**1. The house and rear porch were nonconforming when we purchased our home.**

Our house was built in the early 1950s. Through no fault of our own, when we purchased it, our home did not conform with the current minimum rear yard setback required and current maximum lot size allowed as of right.

**2. The unique size and shape of the lot compared to others in the village.**

The variations are needed due to the unusual rectangular shape and size of our lot — 109 feet wide and 90 feet deep. As explained later in this submission, the needed addition can be located only in the back of our house where the screened porch now stands. The only way to build the proposed addition to meet our disability and health needs is to encroach a bit further into the rear yard. However, as noted below, this encroachment does *not* produce the adverse impacts that the yard setbacks are intended to prevent, due to this rare juxtaposition of our backyard abutting our neighbor's side yard and not being even close to his house. Please see Savoy Report.

As planner Konstantine Savoy, AICP, explains in his report, our house is sandwiched between two corner lots (7800 Augusta and 1003 Forest). The shallow depth of our lot is unique in the immediate neighborhood, with nearly all other lots being deeper. *Please see Savoy Report.*

**3. The impact of the west and east lots on our property.**

The existing non-conforming aspect of our property is exacerbated by the properties to our east and west.

There is no room to build the addition on the east side of our house because: (1) our garage is just 3 feet from the lot line we share with 7800 Augusta and; (2) the north east end of our home is 15 feet 2-1/8 inches away from our east neighbor's property line.

The garage of the home to our west, 1003 Forest, sits in their rear yard is 3 feet away from our west property line and 20 feet 1-3/8 inches from our home. 1003 Forest is also just 3 feet south of the property line that separates it from 1011 Forest to its north, and 21.5 feet from the 1011 Forest dwelling.

The variations we seek will still leave more space between the proposed addition and the home at 1011 Forest than there is between 1011 Forest and 1003 Forest, the house immediately south of it. Unlike 1003 Forest (the home to our west), the proposed addition will be approximately 54 feet away from the nearest corner of the home at 1011 Forest. Moreover, our proposed addition will abut an open area of the side yard of 1011 Forest far from their house.

**4. Strict compliance with the minimum rear yard setback and maximum lot coverage results in a hardship caused by our lot's shallow depth.**

The short 90-foot depth of our lot and the precise location of our house on the lot produce a hardship that forces us to seek these two variations needed to build the proposed addition that will enable us to remain in our home despite the effects of our disabilities, thus affording us an equal opportunity to continue to use and enjoy our dwelling. Due to the impact of the west



and east lots on our property, the addition must be strategically placed next to our home's public areas (kitchen/breakfast room) and away from the rear west side and west side of the house where bedrooms and bathrooms are located. The limitations on where the addition can be built are discussed in more depth under Standard 8 below.

The rear yard of our home abuts the side yard of 1011 Forest, immediately north of our property, which is quite unusual since rear yards usually abut other rear yards. Our home and screened porch already intrude into the rear yard setback and the only way to build the proposed addition is to encroach a bit further into the rear yard. However, this encroachment does *not* produce the adverse impacts that the yard setbacks are intended to prevent, due to this rare juxtaposition of our home's backyard abutting the east end of the north neighbor's side yard (and not the house) and the fact that the addition would be approximately more than 54 feet away from the nearest corner of the 1011 Forest dwelling. Please see Architect's Package, page 19, google aerial photograph.

If we are granted the two variations needed to build the addition as proposed in our rear yard, the addition will be more than 106 feet away from the dwelling immediately to our east at 7800 Augusta and 18 feet from its existing two-story garage. The addition will also be approximately 54 feet away from the property line we share with 1003 Forest to our west and 73.5 feet away from their home.

## Standard 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 conditions on our lot identified under Standard 1 are unique and were *created either at the time the home was built or by previous owners, well before* we purchased it. Consequently, this situation was not created by anybody with an interest in the property.

## Standard 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 that led us to apply for these variations are unique to our property and not applicable to other properties. As planner Savoy states in his report, our home's shallow 90-foot depth is unique in the immediate neighborhood. Other lots are more rectangular with a much greater depth and with a width shorter than their depth. The requested variations will not fundamentally change the condition of any adjacent property. Please see Savoy Report.



## Standard 4

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

We seek the requested variations because the therapy pool is critical to prevent our disabilities from becoming more intense and preserving the health of the three adult members of our family.

As our physician, Dr. Ned Zallik of Northwestern Medicine explains in his September 11, 2020 letter, Brad and Susana San Miguel (Georgina's mother) require aquatic physical therapy to threat their disabilities and to prevent them from worsening. Georgina also requires aquatic physical therapy for her medical conditions. When the COVID-19 pandemic led to public pools closing, family members could no longer venture outside our home to get the needed aquatic therapy. Unfortunately, the current medical conditions of Brad and Susana put them at risk of contracting *any* disease, including but not limited to COVID-19. These conditions will prevent them from venturing out to a public pool for the aquatic therapy that is medically necessary even after the unforeseeable end of this pandemic. In Susana's case, she also needs a chair lift to enter and exit the pool. Please refer to the letter from Georgina Fabian and Brad Ament.

## Standard 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 addition will blend into our house.** As the architectural renderings show, the proposed addition retains the architectural style of our house and would replace the existing back porch. The addition's walls will be 9 feet, 3-7/8 inches tall with an overhang of 1 foot, 11 inches. It will have a hip roof that matches the existing roof, helping to seamlessly blend with our existing house so that it will look as if it was an original part of our house. Please see Architect's Package, pages 15-17 showing exterior elevations.

**No injury to neighbors' use and enjoyment of their property.** The proposed addition would not exacerbate any existing water issues at 1011 Forest immediately north of our lot.<sup>1</sup> Although there has never been an issue with water ponding or wet areas on *our* property, we will assure that any rain water landing on our proposed addition will drain through downspouts connected *underground* to trench drains at the northwest side of our property. The water would collect underground and slowly percolate into the ground as normal rainwater does on open land. Please see Architect's Package, page 9, showing the location of the trench drains.

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<sup>1</sup> Any water retention issues on the 1011 Forest lot are the result of our north neighbor's own choice to cover about half of his backyard with a driveway, pergola, and patio built with impervious materials.



**No reduction in privacy to any adjacent property.** There is currently no invasion of privacy from our screened porch to our north neighbor's pergola. As seen in the Pictures that appear on pages 4, 9, and 12 through 16 of the Wilcox Report, the pergola's south wall and the heavy vegetation with conifer and deciduous plants and trees that our neighbor to the north has planted block any views to their property from the area where the addition would be built. Please *see also* Architect's Package, page 25, Picture E. Construction of our planned addition will actually enhance rather than diminish the privacy of our north neighbor at 1011 Forest. The current screened porch is almost an open structure, while the proposed addition is a closed structure with windows. In addition, the owners of 1011 Forest have informed us that they will install a privacy fence along the lot line between 1011 Forest and our home.

## Standard 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 reduction in adequate supply of light and air to adjacent property.** As the architectural drawings show, there is no way that the planned addition can reduce the supply of light and air to any of the neighboring properties. The addition and our existing house are one story high — not blocking the supply of air or light to any adjacent property. It is difficult to imagine how the proposed addition could possibly interfere with any of the neighbors' use and enjoyment of their dwellings. As represented in the site plans and overhead photo of 7820 Augusta and its three neighboring properties, the addition would *not* be close to any of our neighbors' dwellings and cannot reduce the supply of light and air to them.

Since the addition will extend only 6 feet 8 inches beyond the width of the existing porch that would be replaced, it would still leave approximately:

- 73.5 feet between the addition and the nearest wall of our west neighbor at 1003 Forest Avenue;
- 106 feet between the addition and our neighbor to the east at 7800 Augusta (with an 18-foot distance to their two-story garage); and
- Approximately 54 feet between the addition and the closest wall of our north neighbor's property at 1011 Forest. The dwelling at 1011 Forest, north of our home, is located at the west end of its lot — not even adjacent to our home and the proposed addition. The structure at 1011 Forest that is closest to our house is a pergola with outdoor fireplace and seating area all facing north, away from our property. The back wall of the pergola and outdoor fireplace will be over 21 feet from the northwest corner of our proposed addition. Please *see* Architect's Package, page 9, showing the existing fireplace and pergola location.

**No impact on fire or public safety or welfare.** Our proposed addition is designed and will, of course, be built in accord with River Forest's building and fire safety codes, which do, indeed,



allow the location of a residence on the proposed site. As the distances noted above suggest, our addition does not increase the risk of fire to any neighboring property. The proposed addition is 18 feet from the east property line and 5 feet, 6-3/8 inches from the north property line, and approximately 54 feet from the property to the west. Like all other homes in River Forest, our house provides sufficient space for fire personnel to gain access from all the sides of our house. Should fire personnel need to access the rear of our property, there is plenty of room to maneuver with the proposed 5 foot, 6-3/8 inch rear yard setback.

The vast majority of River Forest houses are built much closer to each other than our house and its neighbors. Any visual tour of River Forest would confirm that our planned addition is substantially further away from neighboring houses than most adjacent homes are in the village. Even with the proposed addition, our house will remain substantially further away from the houses on adjacent lots than most River Forest homes are due to the rare lot configuration on which our house sits and the juxtaposition of neighboring properties.

Among the key reasons setbacks exist is to ensure adequate light and air and especially to prevent a fire from leaping from one house to another. As explained in the above paragraphs, granting these variations will not compromise these goals.

**No impact on property values in the neighborhood.** As shown in the Impact Analysis prepared by Joseph J. Wilcox, Certified Residential Real Estate Appraiser ("CRA"), the planned addition will not have any effect in the market value of the three adjacent properties or in the neighborhood in general. In his analysis, Mr. Wilcox identifies the factors of a neighboring property that can reduce the market value — and development value — of neighboring properties: encroachment of lot lines; significant reduction to nature light or air flow; drainage; safety; exterior lighting; noise; and functional utility. Mr. Wilcox concludes that none of these factors is present here.

## Standard 7

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

Except for filling the therapy pool, granting the variations will not increase water usage — and it is difficult to imagine how that would unduly tax public utilities in the area. Since the variations will not increase the number of occupants in our house, there is no basis to even imagine that granting the variations would unduly tax any public utility or facility in the neighborhood.

Other nearby homes have swimming pools and water facilities without ill effect on public utilities or facilities. To the northeast of our home, 1010 Park Avenue has an outdoor swimming pool and the home immediately east of the property, 7800 Augusta, has an outdoor spa.



## Standard 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**

Demolishing the existing screened porch and constructing this one-story addition on the east end of the rear of our house offers the only viable way to enable us to treat our disabilities and prevent them from getting worse so that we can continue to fully use and enjoy our home.

Due to Georgina's mother's severe mobility limitations, it is essential that the therapy pool be located on the same level as the elements on the first floor she uses in everyday life: the sleeping, bathing, and dining rooms. Her mobility is so limited that she will need a chair lift to enter and disembark from the proposed pool for the aquatic therapy that is so essential to treating her disabilities. In addition, Georgina's mother's mobility limitations would make it very difficult and problematic to safely transport her to another level in the house for aquatic therapy treatment.

Construction of the addition either in the basement or adding a second floor of our home for the necessary pool is not feasible, especially taking into account that the proposed addition is 686 square feet and therefore would remove a considerable amount of living space.

In addition, construction of the addition either in the basement or adding a second floor of our home is not feasible because the smell from the chlorine and other pool chemicals would spread to throughout our home's single heating and cooling system, compromising everyone's health. Also, the height of the ceiling in the basement would make it dangerous and impractical to install the pool there (due to the low height of the basement ceiling, there are parts of the basement where we can't walk without bending our heads; we were even unable to place an elliptical there), taking into consideration that approximately 16 to 18 inches of the pool would be above the finished floor to allow easy access to the pool. Nobody would be able to enter and exit the pool safely, and the necessary ADA chair lift would not be able to operate safely.

Obviously, there is no room to build the addition on the east side of our house because: (1) our garage is just 3 feet from the lot line we share with 7800 Augusta and; (2) the north east end of our home is only 15 feet 2-1/8 inches away from our east neighbor's property line.

There is also no room to build the addition on the west side of our house, where the bedrooms and bathrooms are located. The proposed addition is 686 square feet, which would not only cause loss of existing living space but would also require the approval of rear side and rear yard variations which would leave the addition just 4 feet-1/4inch from the west property line and only 7-feet-1/4 inch from the west neighbor's property existing garage. As explained under Standard 1 above, the garage of the home to our west, 1003 Forest, sits only 3 feet from our west property line and 20 feet 1-3/8 inches from our home. 1003 Forest is also just 3 feet south of the property line that separates it from 1011 Forest to its north, and 21.5 feet from the 1011 Forest dwelling. Were it necessary to build on the west side of our home, the purposes of yard setbacks would not be attained. Under this current proposal before the ZBA, the purposes of yard setbacks would be achieved.

The variations we seek will still leave more space between the proposed addition and the home at 1011 Forest than there is between 1011 Forest and 1003 Forest, the house immediately south of it. Unlike 1003 Forest (the home to our west), the proposed addition will be approximately 54 feet away from the nearest corner of the home at 1011 Forest.



**IMPORTANT:** There is no need to even consider the next section of this application if the Zoning Board of Appeals votes to grant both variations.

## Request for Reasonable Accommodation Under the Fair Housing Act and/or Reasonable Modification under the Americans With Disabilities Act

Should the Zoning Board of Appeals determine that this application does not meet the standards for granting both variations, we request that the village waive the zoning provisions at issue and grant both variations as a reasonable accommodation under the nation's Fair Housing Act ("FHA") and/or as a reasonable modification under the Americans With Disabilities Act ("ADA").<sup>2</sup>

In addition to showing how our application meets the standards to be granted a reasonable accommodation and/or reasonable modification under federal law, we will provide some background on the legal requirements and standards for issuing a reasonable accommodation and reasonable modification.<sup>3</sup>

**Applicable law.** The 1988 amendments to the nation's Fair Housing Act prohibit a jurisdiction from refusing...

... "to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling." 42 U.S.C. §3604(f)(3)(B).

Similarly, the ADA makes it illegal for a jurisdiction to refuse "to make reasonable modifications in policies, practices, or procedures, when such modifications are necessary to afford such goods, services, facilities, privileges, advantages, or accommodations to individuals with disabilities, unless the entity can demonstrate that making such modifications would fundamentally alter the nature of such goods, services, facilities, privileges, advantages, or accommodations." 42 U.S.C. §12182(b)(2)(A)(ii).

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<sup>2</sup> The standards for determining whether an accommodation or modification is reasonable are nearly identical under both the Fair Housing Act and the Americans With Disabilities Act.

<sup>3</sup> Making a reasonable accommodation or modification in a situation like this does *not* require the village to amend its zoning code. It just requires the village to waive application of the specific code provisions at issue which can be accomplished by granting the two requested variations from the village's zoning ordinance if the board were to consider that the proposed variations do not meet all eight standards under the ordinance.



Under both laws, such a refusal constitutes illegal housing discrimination against people with disabilities.<sup>4</sup>

It has long been settled law that a reasonable accommodation amounts to “changing some rule that is generally applicable so as to make its burden less onerous on the handicapped individual.” *North Shore-Chicago Rehabilitation, Inc. v. Village of Skokie*, 827 F.Supp. 497, 499 (N.D. Ill. 1993).

The act requires public entities to “reasonably accommodate a disabled person by making a change in rules, policies, practices or services as is necessary to provide that person with access to housing that is equal to that of those who are not disabled.” *Valencia v. City of Springfield, Illinois*, 883 F. 3d 959, 967 (7<sup>th</sup> Cir. 2018), quoting *Good Shepherd Manor Found., Inc. v. City of Momence*, 323 F.3d 557, 561 (7<sup>th</sup> Cir. 2003).

**Applies to local zoning.** It is well established that these reasonable accommodation and modification requirements apply to local zoning. “As courts have held, municipal zoning qualifies as a public ‘program’ or ‘service’ as those terms are employed in the ADA, and the enforcement of those rules is an ‘activity’ for a local government.” *Wisconsin Community Services, Inc. v. City of Milwaukee*, 465 F.3d 737, 750 (7<sup>th</sup> Cir. 2006). A reasonable modification regulation requires public entities to “‘make reasonable modifications’ to avoid ‘discrimination on the basis of disability.’” *Olmstead v. L.C. ex rel. Zimring*, 527 U.S. 581 (1999).

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*Making a reasonable accommodation or modification in a situation like this does not require the village to amend its Zoning Code. It just requires the village to waive application of the specific code provisions at issue which can be accomplished by granting the two requested variations from the River Forest Zoning Ordinance if the board were to conclude that the proposed variations do not meet all eight standards under the code.*

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In their 2016 Joint Statement, the U.S. Department of Justice and Department of Housing and Urban Development report that denying a request to modify a setback requirement so an accessible sidewalk or ramp can be provided for one or more persons with mobility disabilities is an example of “refusing to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to have an equal opportunity to use and enjoy the housing...”<sup>5</sup>

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<sup>4</sup> The Fair Housing Act and the Americans With Disabilities Act prohibit housing discrimination because of a person’s handicap or disability. *Dadian v. Village of Wilmette*, 269 F.3d 831, 837 (7<sup>th</sup> Cir. 2001).

<sup>5</sup> Joint Statement of the Department of Housing and Urban Development and the Department of Justice, *State and Local Land Use Laws and Practices and the Application of the Fair Housing Act* (Nov. 10, 2016) at 3. Available at <http://www.justice.gov/crt/page/file/909956/download>.



As explained at length in this application, we need the requested variations to the maximum lot coverage and minimum rear yard setback requirements of the *River Forest Zoning Ordinance* to enable us to build the addition that will permit us to remain in our home and continue to use and enjoy our dwelling. The medical conditions that have generated our disabilities make the therapeutic pool essential for us to be able to remain in our home during *and* beyond this pandemic. Failure to grant the requested variations would compromise our ability to remain in our home and, thereby, deny us an opportunity to use and enjoy our dwelling as equally as neighbors without these disabilities and medical conditions.

There are essentially two steps for determining whether a reasonable accommodation and/or modification must be granted.

**Step 1: Threshold question.** The initial question is whether any of the individuals involved has a handicap or disability (the terms are legally interchangeable). The Fair Housing Act defines handicap, with respect to a person, as:

- (1) a physical or mental impairment which substantially limits one or more of such person's major life activities; (2) a record of having such an impairment; or (3) being regarded as such an impairment. 42 U.S.C. § 3602(h).

The definition of a disability under the Americans With Disabilities Act is substantively identical to that of the Fair Housing Act: a physical impairment that substantially limits one or major life activities of such individual. *Id.*, § 12102 (1)(A).

Major life activities include, but are not limited to, caring for oneself, walking, standing, lifting, bending, and working. *Id.*, Section 12102 (2)(A). A major life activity also includes the operation of a major bodily function, including but not limited to, functions of the immune system. *Id.*, §12102 (2)(B).

As explained in our application and detailed in Dr. Zallik's letter, the conditions of Georgina's mother, Brad, and Georgina own constitute disabilities under the both federal laws and place them in the protected class of people with disabilities. Please see Standard 4 and Dr. Zallik's letter in relation to the description of Brad, Georgina and Susana's disabilities.

According to the U.S. Department of Justice and Department of Housing and Urban Development, it is not necessary to specify a disabled individual's exact medical condition to qualify for a reasonable accommodation. All that can be requested is "reliable disability-related information that (1) is necessary to verify that the person meets the Act's definition of disability (*i.e.*, has a physical or mental impairment that substantially limits one or more major life activities), (2) describes the needed accommodation, and (3) shows the relationship between the person's disability and the need for the requested accommodation."<sup>6</sup>

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<sup>6</sup> Joint Statement of the Department of Housing and Urban Development and the Department of Justice, *Reasonable Accommodations Under the Fair Housing Act* (May 17, 2004) at 12-13. Available at [https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/joint\\_statement\\_ra.pdf](https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/joint_statement_ra.pdf).



The statement goes on to point out that “[a] doctor or other medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual’s disability may also provide verification of a disability. In most cases, an individual’s medical records or detailed information about the nature of a person’s disability is not necessary for this inquiry.... Such information must be kept confidential and must not be shared with other persons unless they need the information to make or assess a decision to grant or deny a reasonable accommodation request or unless disclosure is required by law (e.g., a court-issued subpoena requiring disclosure).”<sup>7</sup>

Doctor Zallik’s letter submitted as part of this application satisfies this requirement.

Note that while the evidence shows that all three adult occupants of 7820 Augusta have such disabilities, the requirement to make a reasonable accommodation/modification is triggered even if only one occupant has a disability

**Step 2: The requested accommodation must be reasonable.** Courts have established standards for determining whether the requested accommodations are reasonable.

“An accommodation is reasonable if it is both efficacious and proportional to the costs to implement it.” *Valencia*, 883 F. 3d at 968, quoting *Oconomowoc Residential Programs v. City of Milwaukee*, 300 F.3d 775, 787 (7th Cir. 2002). The courts have been clear that an accommodation is unreasonable if it either “imposes undue financial and administrative burdens or requires a fundamental alteration in the nature of the program.” *Id.* A zoning waiver is unreasonable if it is so “at odds with the purpose behind the rule that it would be a fundamental and unreasonable change.” *Id.*

As explained in their reports, professional city planner Konstantine Savoy, AICP, and appraiser Joseph Wilcox explain that granting the variations do *not fundamentally* alter the nature of the *River Forest Zoning Ordinance* — the setback requirements remain intact while granting the variations does not infringe upon their purposes. The actual distance from the corner of the house at 1011 Forest that is closest to our house, even with the proposed addition built, is greater than what minimum setbacks require, thus achieving the purposes of yard setbacks to prevent the spread of fire from one house to another and to allow for adequate air and light on adjacent properties.

In addition, as explained in detail while addressing Standards 6 and 7 above, granting the variations would not endanger the public safety, substantially diminish or impair property values within the neighborhood, and would not unduly tax public utilities and facilities in the area. Consequently, granting the requested variations would not compromise the purposes of rear yard setbacks nor eliminate the village’s setback requirements from the zoning code. Please see Wilcox Impact Analysis.

Second, as described by planner Savoy, the variations would not fundamentally alter the conditions of other properties in the neighborhood. To the contrary, as stated by Mr. Savoy, there are some other properties that are located within three blocks our home that have an

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<sup>7</sup> *Id.* at 13-14.



estimated rear building setback of approximately 5 feet. Specifically, the east end of 1003 Forest is 3 feet away from the property line to our home. Please see Savoy's Report.

Third, as planner Savoy explains, allowing a slightly greater lot coverage than currently exists will *not* fundamentally alter the nature of the village's zoning ordinance or impose any undue financial or administrative burdens on the Village of River Forest. Granting the variations does not require any village inspections or paperwork greater than what granting any variation ordinarily warrants. Please see Savoy's Report.

Fourth, as explained throughout our application, the variations are necessary to enable us to continue to live in our dwelling just like other people without disabilities. That is the very definition of the equal opportunity to use and enjoy a dwelling. Whether a requested accommodation is necessary requires a "showing that the desired accommodation will affirmatively enhance a disabled person's quality of life by ameliorating the effects of the disability." *Dadian*, 269 F.3d at 838; *Valencia*, 883 F. 3d at 968, quoting *Dadian*, 269 F.3d at 838.

As Dr. Zallik explains, aqua therapy is critical to ameliorating the effects of our disabilities and, consequently, to affirmatively enhance our quality of life. Failure to enable us to treat our medical issues at our home would only further compromise the health of the adults in our household. As explained throughout this application, our disabilities and medical conditions make the therapy pool essential for us to be able to fully use and enjoy our home during and beyond the COVID-19 pandemic. Please see Dr. Zallik's letter.

**FHA and ADA standards satisfied.** For the reasons enunciated above, granting the requested variations satisfies the standards for deciding whether to issue a reasonable accommodation and/or modification under the Fair Housing Act and the Americans With Disabilities Act respectively. Denial of the variations would run afoul of these two federal laws. "When a zoning authority refuses to reasonably accommodate...it denies disabled persons an equal opportunity to live in the community of their choice." *Valencia*, 883 F. 3d at 969, quoting *Oconomowoc*, 300 F.3d at 784.

**Granting the reasonable accommodation/modification does not establish binding precedence.** Granting a reasonable accommodation rarely creates a precedence. As the courts have consistently ruled, Whether a requested accommodation is reasonable or not is a *highly fact-specific inquiry*.. " *Valencia*, 883 F. 3d at 968 [emphasis added]. So the decision whether or not to grant a reasonable accommodation and/or reasonable modification would not establish a precedent except in an identical fact situation which is highly unlikely given the sparsity of lots configured like 7820 Augusta and its neighbors, and the particular disabilities and medical needs of the occupants of 7820 Augusta.







EXISTING SURVEY



(assumed)

# KABAL SURVEYING COMPANY

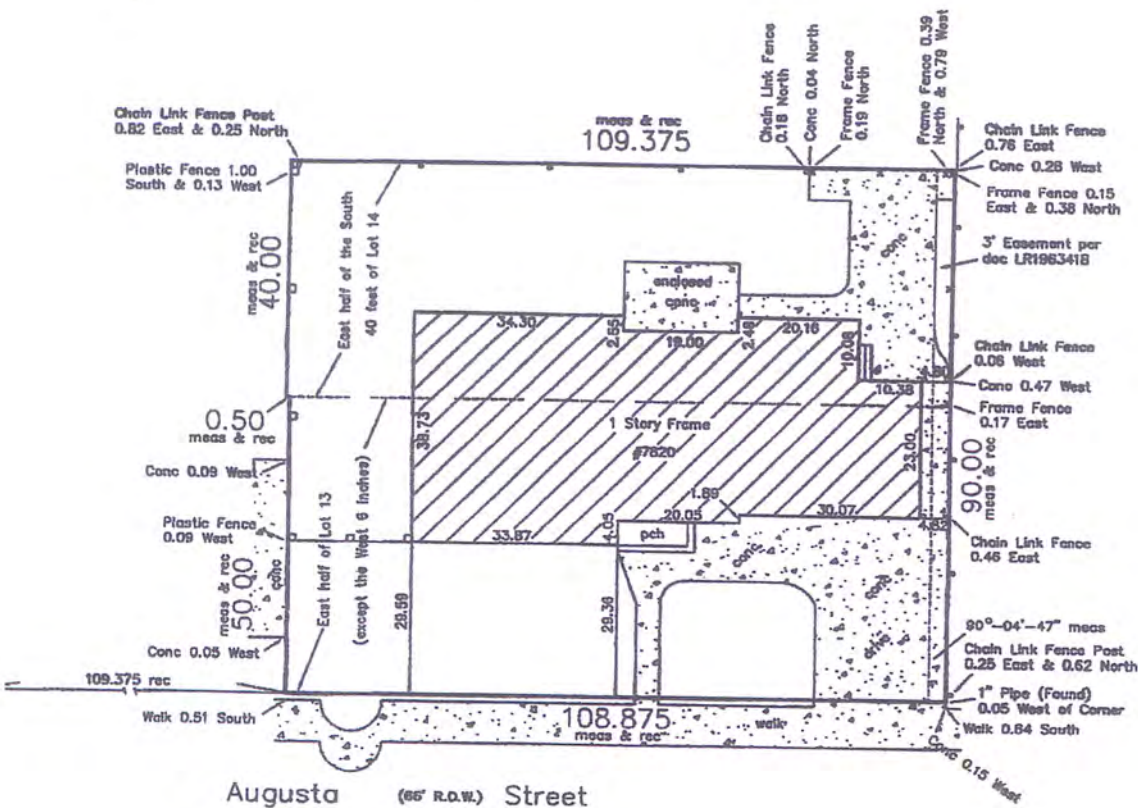
Land Surveying Services

## Plat of Survey

The East half of Lot 13 (excepting from said tract the West 6 inches thereof) and the East half of the South 40 feet of Lots 14 in Henry E. Graves Subdivision of Block 10 in Snow and Dickinson's Addition to River Forest, a subdivision of the West half of the Southwest quarter of Section 1 and the East 17 acres of the Southeast quarter of Section 2, Township 39 North, Range 12 East of the Third Principal Meridian, (except parts conveyed to the Chicago and Wisconsin Railroad Company), in Cook County, Illinois.

Address: 7820 Augusta Street, River Forest

9411 Hawthorne Avenue  
Westchester, Illinois 60154  
(708) 582-2852  
Fax (708) 582-7314  
email: kabal-surveying@comcast.net  
website: KabaSurveyingCompany.com  
Registration No. 184-003061



Augusta (66' R.O.W.) Street

l. concrete, pc = point of curve  
= right-of-way  
= record, N = North  
= measured  
porch, rad = radius  
point of reverse curve  
property is approximately 9,818 square feet

In box indicates that hereon drawn plat is ordered as a non-monumented survey  
Check Legal Description with Deed and report discrepancy immediately.

\$ May 29 20 14  
Located May 29 20 14

1 inch = 20 ft.  
r No. 140481  
red By: Galdes, Attorney

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } ss.  
COUNTY OF COOK }

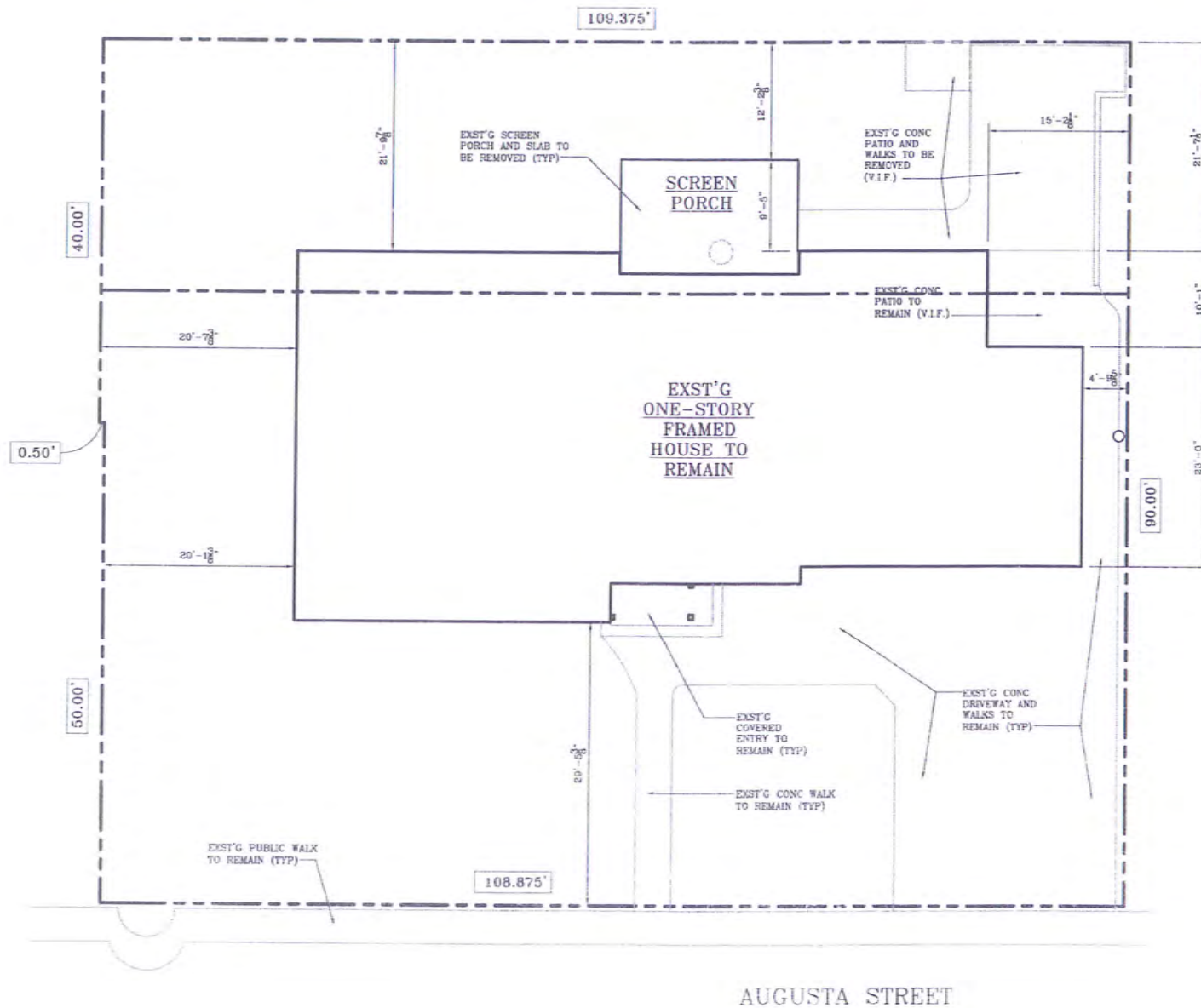
I, STEPHEN J. BALEX, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Stephen J. Balex  
Illinois Professional Land Surveyor No. 035-001712  
My license expires on November 30, 2014

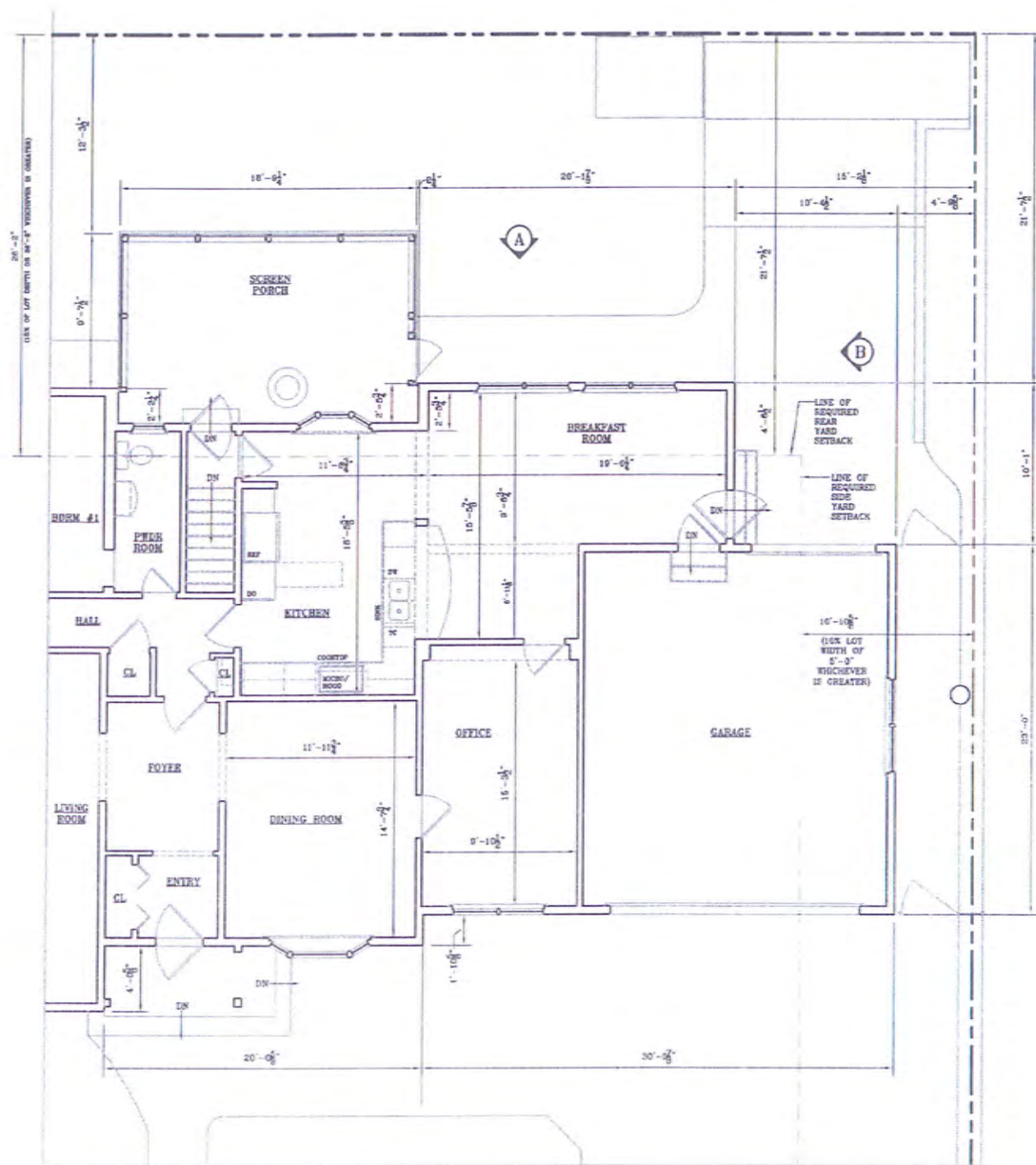
ORIGINAL SEAL IN RED

EXISTING SITE PLAN, PARTIAL FIRST FLOOR PLAN  
AND EXTERIOR ELEVATIONS

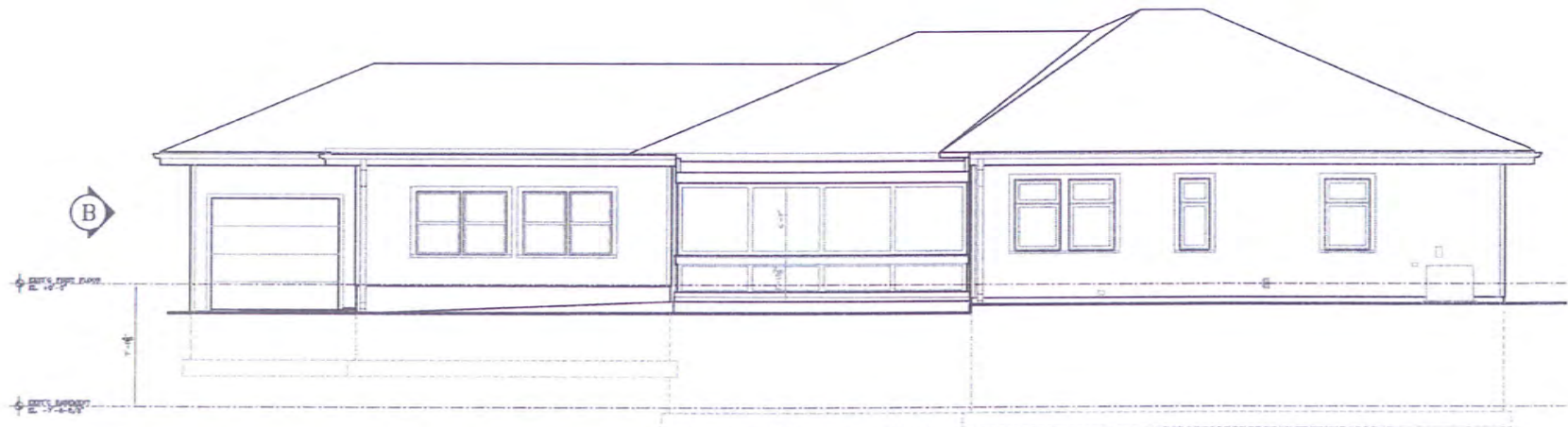


# EXISTING SITE PLAN

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

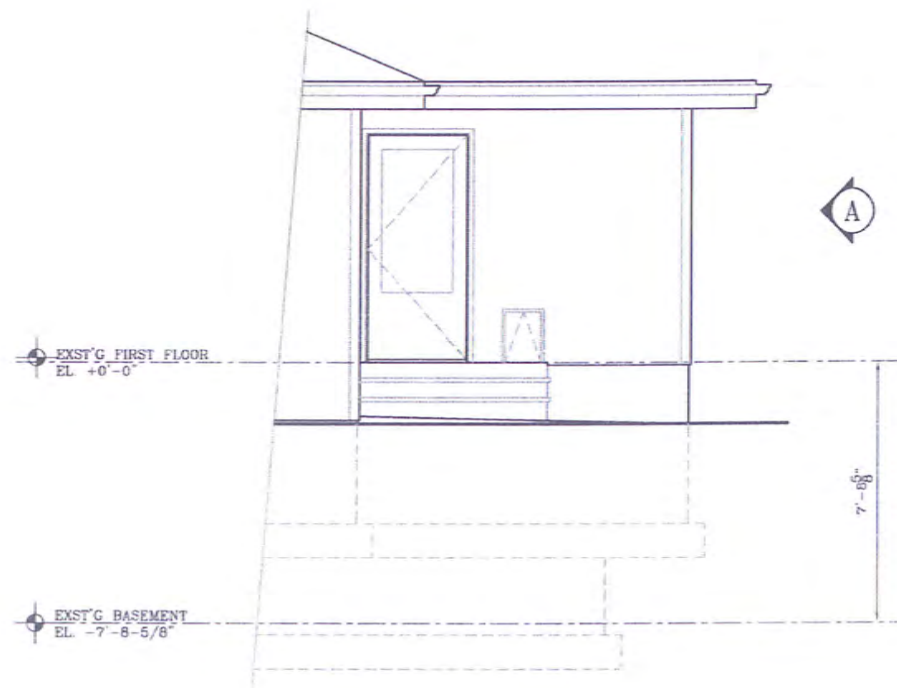




**A** EXISTING/DEMO NORTH ELEVATION

SCALE: 3/32"=1'-0"



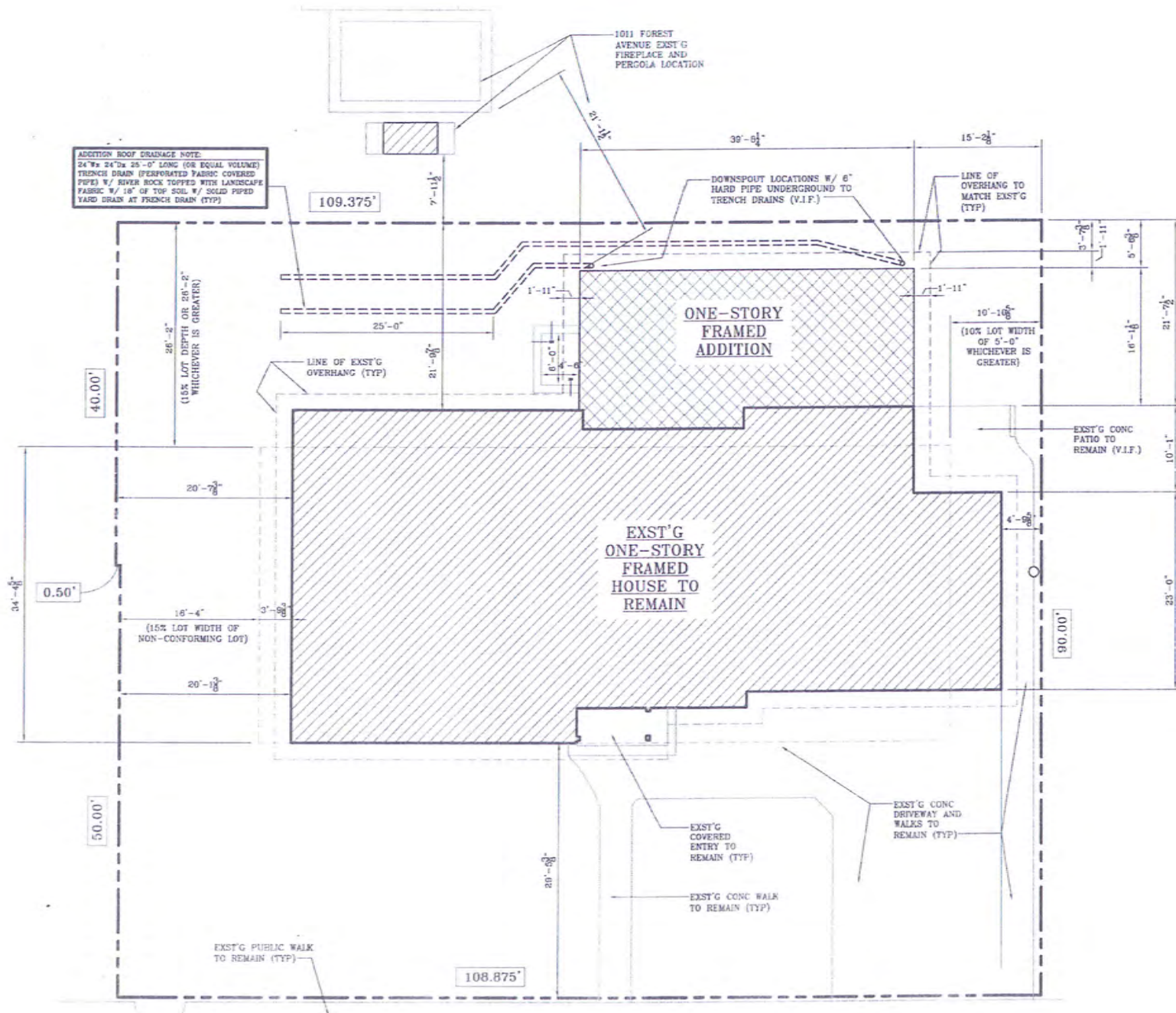
**B** EXISTING/DEMO PARTIAL EAST ELEV

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

## PROPOSED SITE PLAN AND AREA CALCULATIONS





**PROPOSED SITE PLAN**

AUGUSTA STREET

**KEY:**  
 EXISTING TO REMAIN  
 NEW CONSTRUCTION

## LOT COVERAGE AREA CALCULATIONS

SITE AREA (90.0' X 109.375')	= 9,807.5 S.F.
ALLOWABLE SITE COVERAGE (30%)	= 2,942.3 S.F.

### EXST'G SITE COVERAGE:

EXST'G HOUSE	= 2,850.0 S.F.
EXST'G FRONT COVERED ENTRY	= 33.0 S.F.
EXST'G REAR COVERED PORCH	= 224.0 S.F.

TOTAL	3,107.0 S.F.
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### NEW SITE COVERAGE:

EXST'G HOUSE	= 2,850.0 S.F.
EXST'G FRONT COVERED ENTRY	= 33.0 S.F.
EXST'G REAR COVERED PORCH REMOVED	= (224.0) S.F.
NEW POOL ROOM/OFFICE ADDITION	= 686.0 S.F.

TOTAL	2,942.3 S.F. < 3,569.0 S.F.
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THE OWNER IS ASKING FOR 462 SF OVER EXISTING LOT COVERAGE (31.68% ACTUAL COVERAGE) OR THE OWNER IS ASKING FOR 626.7 SF OVER ALLOWABLE LOT COVERAGE OF 30% (3,569.0 SF - 2,942.3 SF) WHICH IS A LOT COVERAGE OF 36.40%. WE ARE ASKING FOR A 6.40% LOT COVERAGE INCREASE. THIS WOULD BE A MINOR VARIATION.

## PROPOSED FLOOR AREA RATIO

SITE AREA	= 9,807.5 S.F.
ALLOWABLE F.A.R. (SITE AREA x .4)	= 3,923.0 S.F.

EXST'G FIRST FLOOR AREA	= 2,850.0 S.F.
LESS ATTACHED GARAGE AREA CREDIT	= (150.0) S.F.
NEW POOL ROOM/OFFICE ADDITION	= 686.0 S.F.

TOTAL	3,923.0 S.F. < 3,386.0 S.F.
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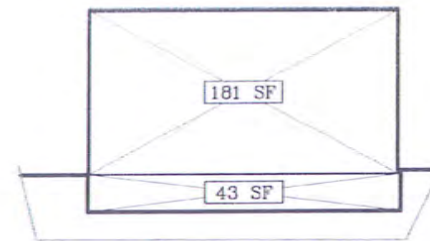
THIS LEAVES (3,923.0 SF - 3,386.0 SF) 537 SF REMAINING IN FLOOR AREA.

## REAR YARD SETBACK

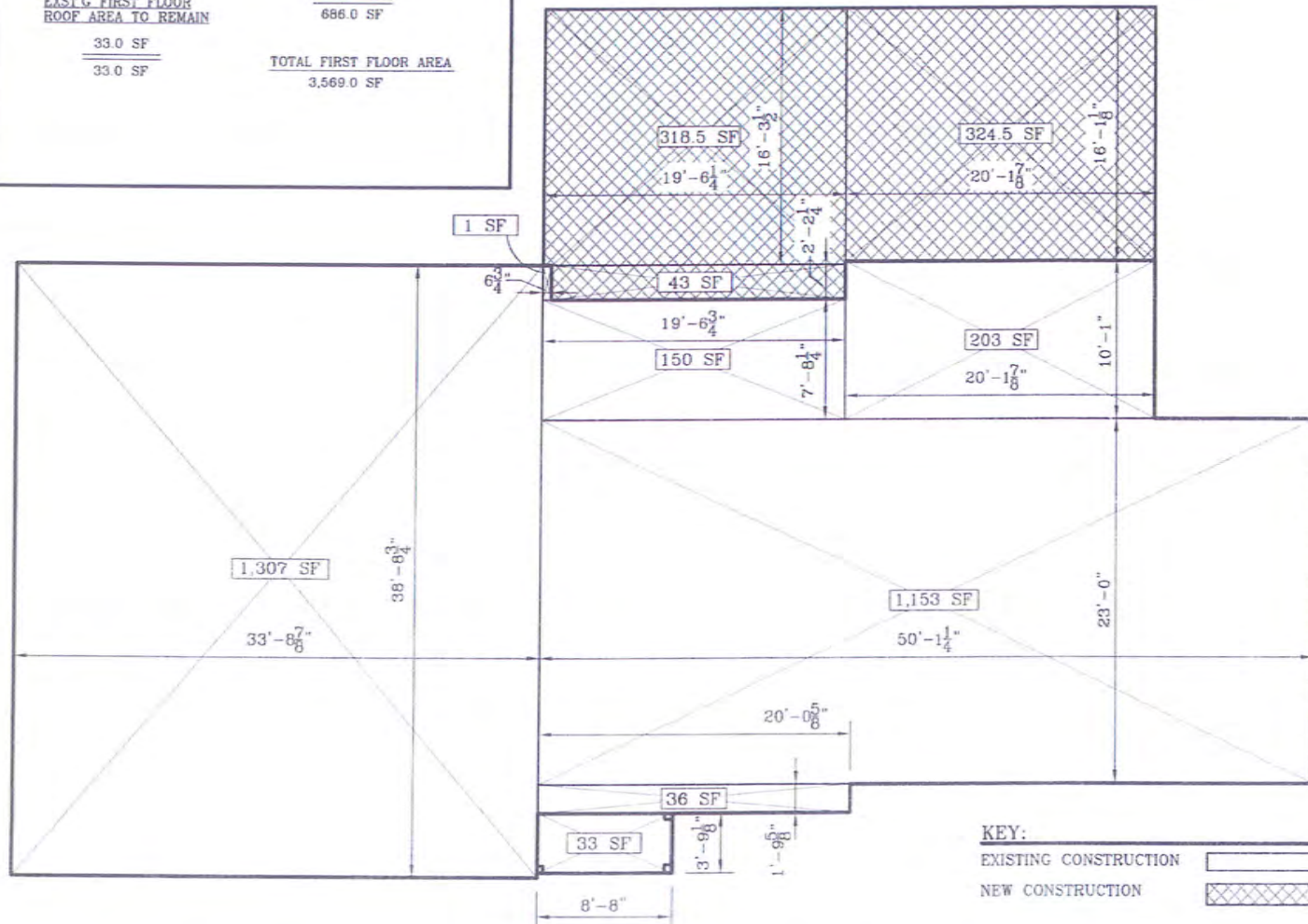
THE OWNER IS ASKING FOR A VARIANCE TO THE REAR YARD SETBACK OR THE REQUIRED 26'-2" TO 5'-6-3/8" TO THE WALL OF THE ADDITION (3'-7-3/8" TO THE FACIA BOARD OF THE ADDITIONS ROOF OVERHANG) OR 6'-8" FROM THE EXISTING SCREENED PORCH OR 16'-1-1/8" FROM THE EXISTING MAIN HOUSE INTO REQUIRED REAR YARD SETBACK.



<u>EXIST'G FIRST FLOOR AREA</u>	<u>EXIST'G FIRST FLOOR ROOF AREA TO BE REMOVED (SCREEN PORCH)</u>
1,307.0 SF	(181.0) SF
1,153.0 SF	(43.0) SF
1.0 SF	
36.0 SF	
150.0 SF	(224.0) SF
203.0 SF	
<u>2,850.0 SF</u>	
	<u>NEW FIRST FLOOR ADDITION AREA</u>
	318.5 SF
	324.5 SF
	43.0 SF
	<u>686.0 SF</u>
<u>EXIST'G FIRST FLOOR ROOF AREA TO REMAIN</u>	<u>TOTAL FIRST FLOOR AREA</u>
33.0 SF	3,569.0 SF
33.0 SF	



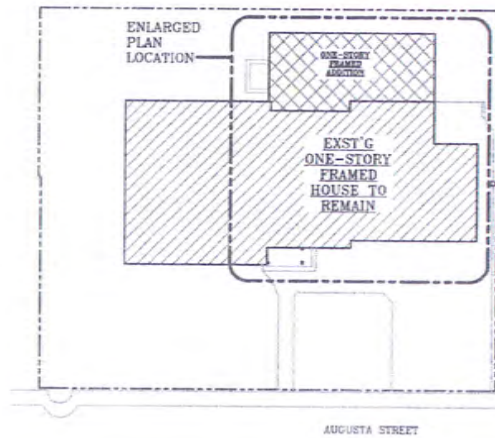
**EXIST'G SCREEN PORCH AREA**  
SCALE: 3/32"=1'-0"



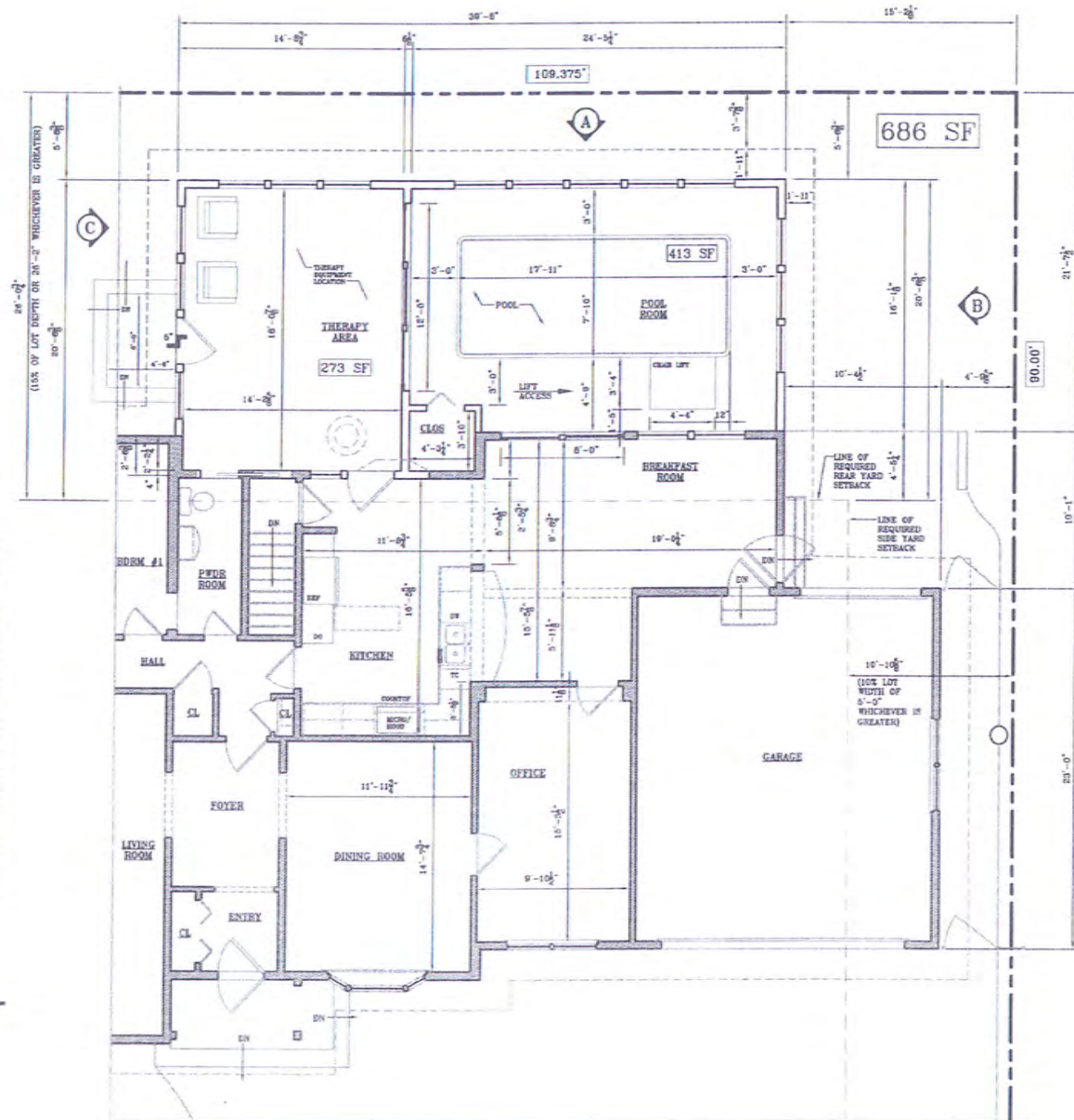
**KEY:**  
 EXISTING CONSTRUCTION   
 NEW CONSTRUCTION

**FIRST FLOOR AREA CALCULATIONS**  
SCALE: 3/32"=1'-0"

PROPOSED PARTIAL FIRST FLOOR PLAN  
AND EXTERIOR ELEVATIONS



**PLAN LOCATION KEY**  
SCALE: N.T.S.

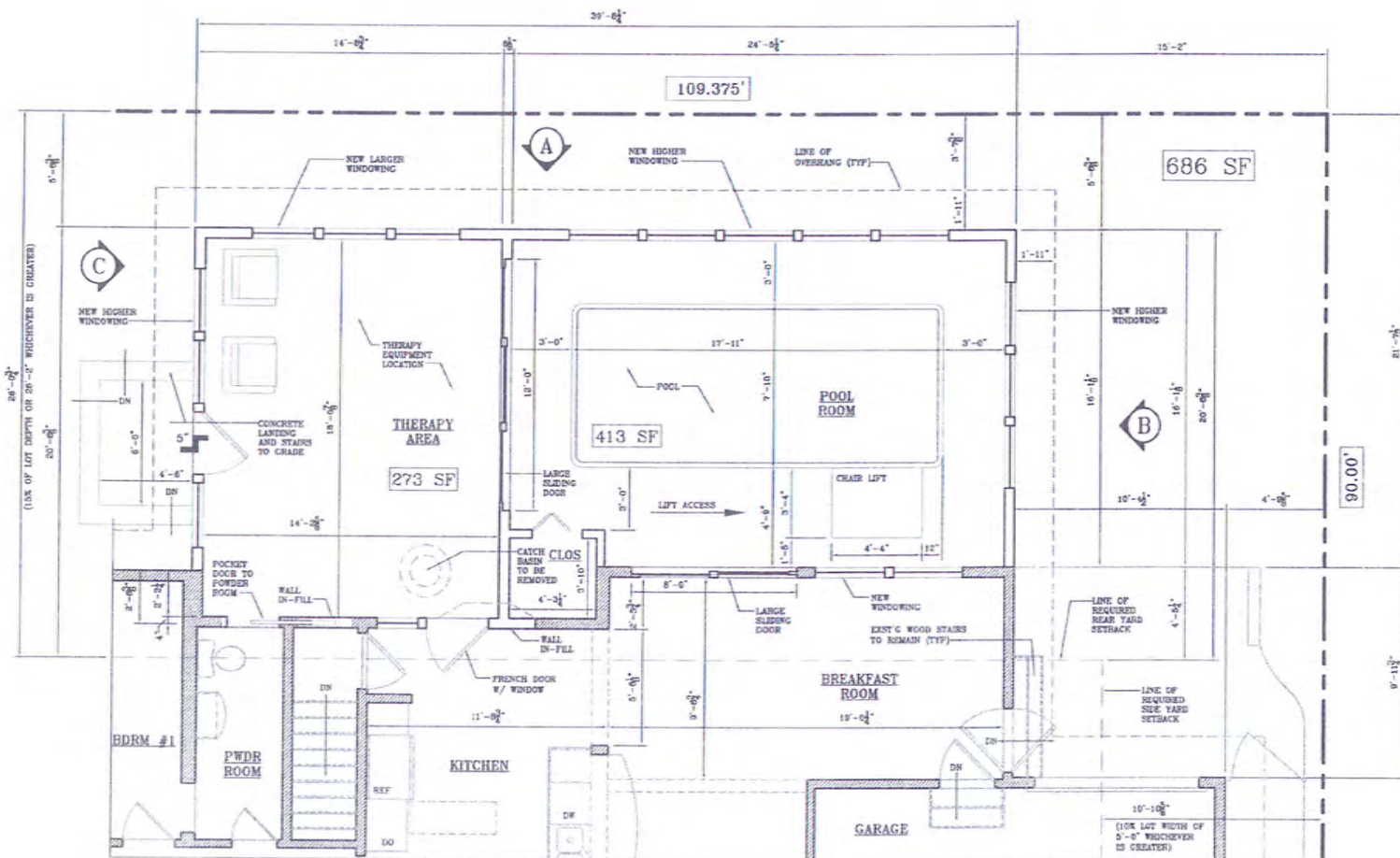


**PROPOSED PARTIAL FIRST FLOOR PLAN**  
SCALE: 3/32"=1'-0"

KEY:  
EXISTING TO REMAIN  
NEW CONSTRUCTION

13





# **PROPOSED ENLARGED PARTIAL FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0"

## **KEY:**

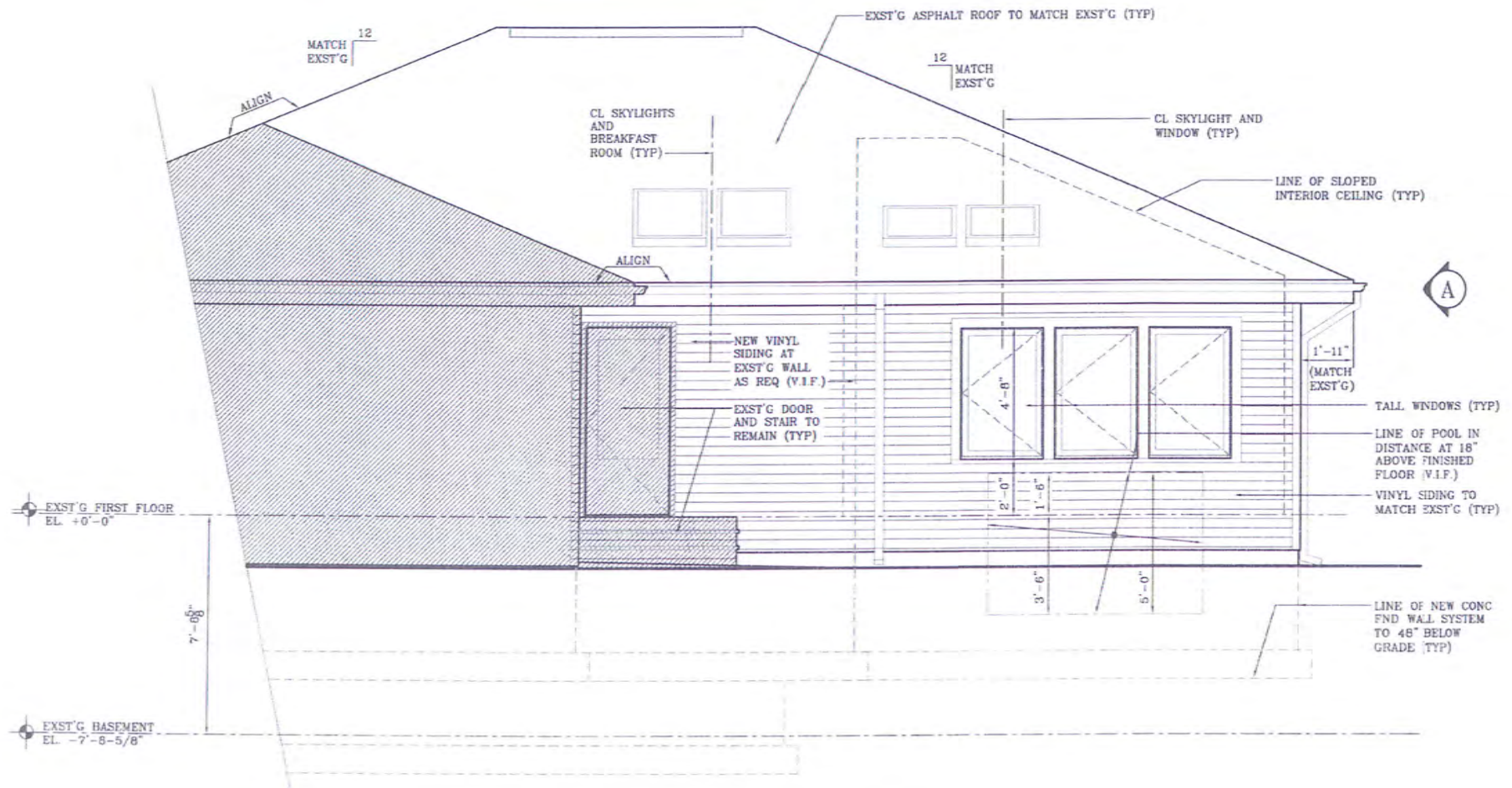
EXISTING TO REMAIN  
NEW CONSTRUCTION



14







# **B** PROPOSED PARTIAL EAST ELEV

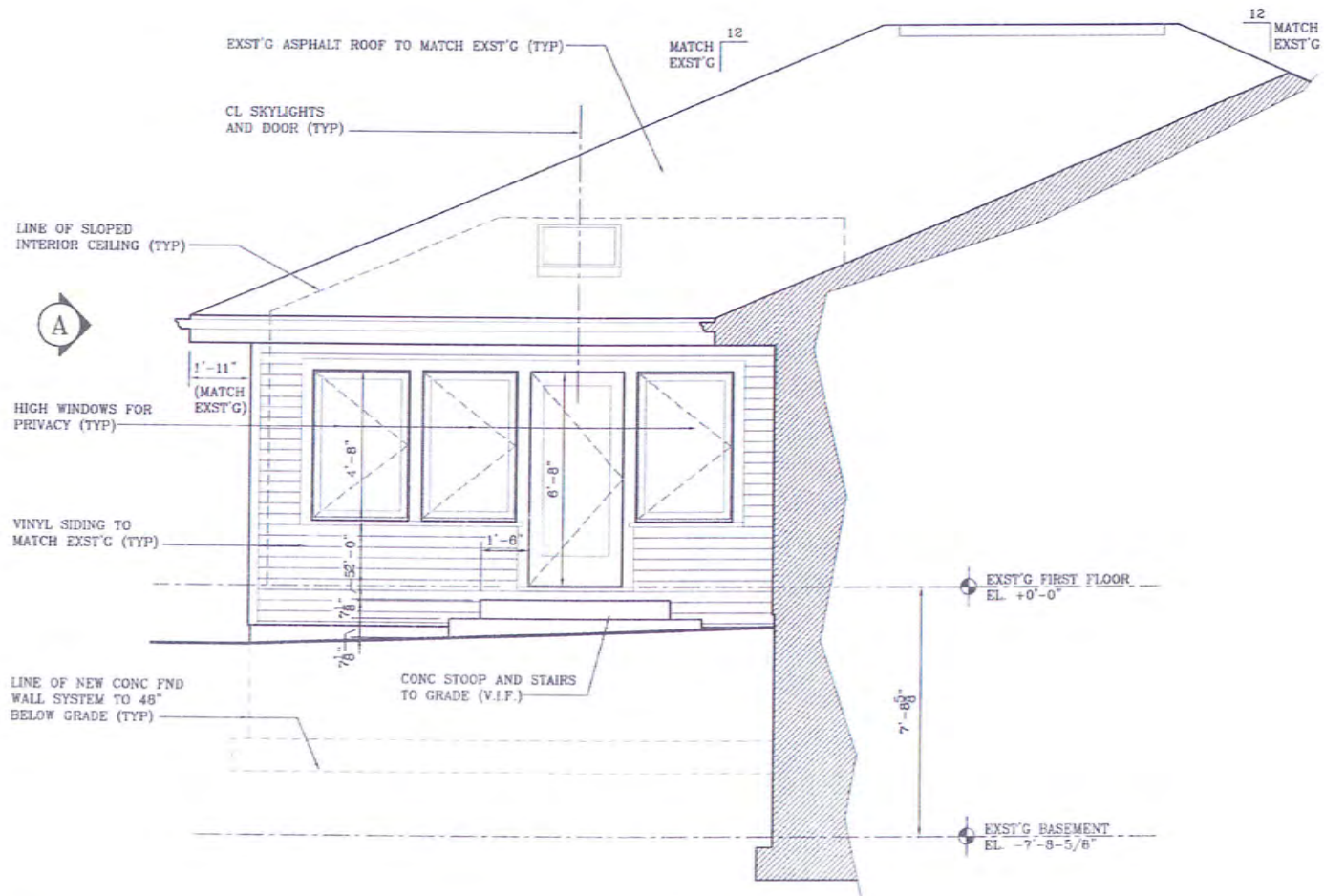
SCALE: 3/16"=1'-0"

## **KEY:**

EXISTING TO REMAIN

NEW CONSTRUCTION





# C PROPOSED PARTIAL WEST ELEV

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

## KEY:

EXISTING TO REMAIN  
NEW CONSTRUCTION



GOOGLE AERIAL MAP AND PHOTOGRAPHS





You are currently running an experimental version of Earth

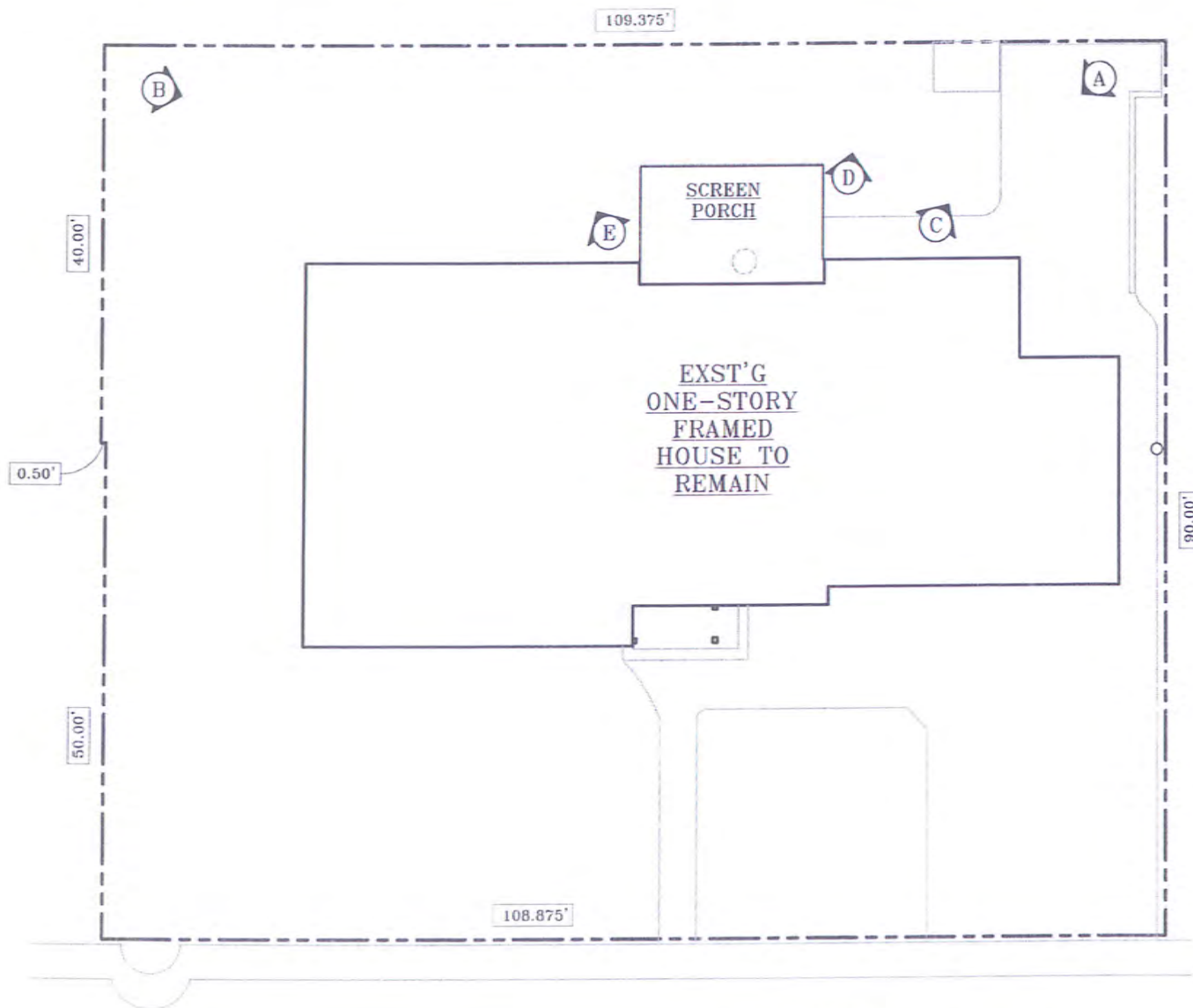
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Camera: 386 m 41°53'53"N 87°49'15"W 195 m



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# PHOTOGRAPH LOCATION PLAN

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









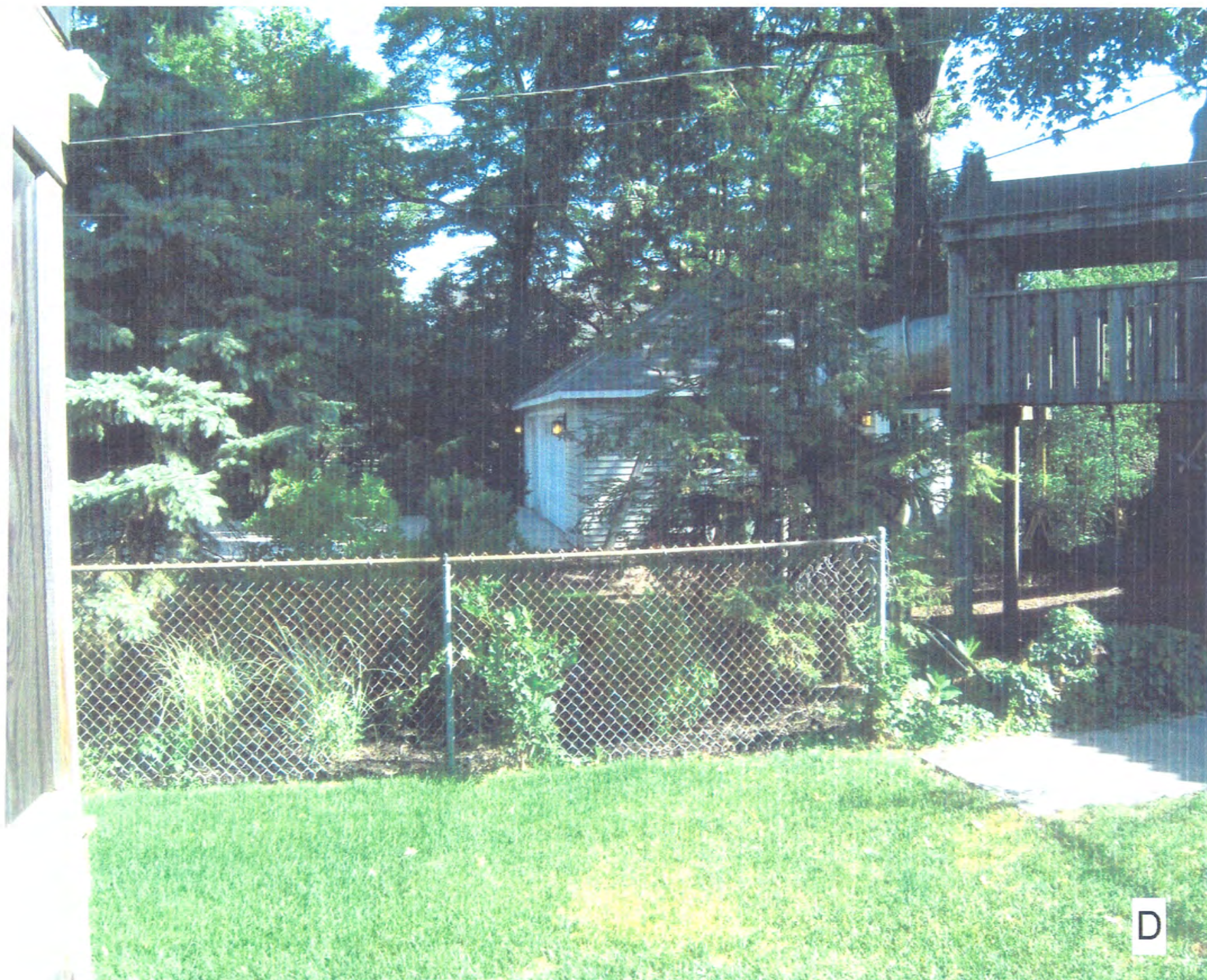
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EXPERT REPORTS, PHYSICIAN LETTER AND  
TESTIMONIALS FROM NEIGHBORS







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**DATE:** OCTOBER 5, 2020

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**TO:** GEORGINA FABIAN  
AMENT FABIAN RESIDENCE  
7820 AUGUSTA  
RIVER FOREST IL, 60305

**FROM:** KONSTANTINE T SAVOY, AICP  
PRESIDENT

**SUBJECT:** APPROPRIATENESS OF APPLICATION FOR VARIATIONS 7820 AUGUSTA ST., RIVER FOREST, IL 60305.

---

This report is provided in response to your request to provide an analysis and professional opinion on the appropriateness of the application for variations to allow for the expansion of the home at 7820 Augusta, River Forest, IL 60305.

Qualifications

As president of the Savoy Consulting Group LLC, I provide clients with 39 years of professional planning experience in public and private sectors. I am a registered, certified planner with the American Planning Association and American Institute of Certified Planners. I received a B.S. in Community and Regional Planning from Iowa State University and a Masters in Urban Planning and Policy from the University of Illinois Chicago. I have worked for the Northeastern Illinois Planning Commission, the Barrington Area Council of Governments, and the City of Highland Park before joining Teska Associates, Inc as a planning consultant in 1988. I have served as a planning consultant to over 75 Chicago area suburbs leading comprehensive planning, growth management, zoning, corridor, tax increment financing, fiscal analysis, and business district revitalization plans. In my consulting role, I have served as a municipal planner for the communities of Deer Park, Elburn, Rochelle, Marengo, Willow Springs, Gilberts, East Dundee, Westmont, and Itasca IL. I have served as President of the American Planning Association Chicago Metro Section, have been a frequent speaker at conferences of the Illinois Chapter of the American Planning Association and the Illinois Municipal League. In 2018 I founded the Savoy Consulting Group.



### Variation Application Background

As provided in the application, the petition before the River Forest Zoning Board of Appeals is to seek approval for the demolition of the screened porch and build a new, one-story addition at the rear east side of the home in approximately the same location. The addition will contain a pool room. The new addition's use will allow the residents of the home to provide medically-required hydrotherapy treatment for personal use.

To do this addition, the owners request zoning variations with regards to two sections of the River Forest Zoning Code. They are as follows:

- Chapter 8, Section 10-8-7: Setback Regulations  
This provision requires a 26 foot, 2 inch rear yard setback from the north lot line. The addition requires a variation to allow a rear yard setback of 5 feet, 6-3/8 inches from the wall of the proposed addition.
- Chapter 8, Section 10-8-5: Lot Coverage and Floor Area Ratio  
This provision sets the maximum lot coverage at 30 percent. The current home exceeds this limit by 1.68%. The request is for a variation to allow an increase in lot coverage by an additional 6.4%.

### Zoning Analysis

I have reviewed the proposed architectural drawings, zoning application, Village zoning variation standards, site plans, aerial photos, and on the ground photos of the subject property and adjacent properties. I have undertaken an analysis of similar properties within approximately ¼ mile of the subject home using Cook County GIS records. Based on my review and research, I find the following site and neighborhood conditions to be relevant to and in support of the proposed variation:

- Both the porch and main structure are currently non-conforming. The existing screened porch is 12 feet, 2-3/8 inches from the north lot line. The main house structure south of the porch is 21 feet, 7-1/2 inches from the north lot line.
- A survey of residential properties in the immediate neighborhood reveals that the subject property is uniquely configured (109 feet wide and 90 feet deep). See additional information provided below. If the current house were built on a typical conventionally shaped River Forest lot, there would be no need for the requested variations.
- The existing screened porch, which is non-conforming and has existed for many years, has been accepted and has not had a negative impact on adjacent properties. The south wall of the pergola of 1011 Forest has heavy vegetation with conifer and deciduous plants and trees that provide a landscape buffer that screens views of the existing porch structure on 7820 Augusta. Any impact of the minor decrease in the setback area for the proposed addition has already been accommodated by the owner of 1011 Forest. Construction of the addition will enhance rather than diminish the privacy of their north neighbor at 1011 Forest. The existing screened porch is almost an open structure, while the proposed addition is a closed structure with windows.

Further examination of the standards for variations in the River Forest code reveals that the proposed variation requests comply with these standards for the reasons identified below:

- The addition will extend only 6 feet 8 inches beyond the width of the existing porch that would be replaced. As a result, it would still leave approximately:
  - 73.5 feet between the addition and the nearest wall of their west neighbor at 1003 Forest Avenue;
  - 106 feet between the addition and their neighbor to the east at 7800 Augusta (with an 18-foot distance to their two-story garage); and
  - Approximately 54 feet between the addition and the closest wall of the main home 1011 Forest.



- Granting the variations will not fundamentally alter the nature of the Village's Zoning Ordinance — the setback requirements remain intact while granting the variations does not alter their intended purposes. The actual distance from the corner of the house at 1011 Forest that is closest to the subject house, even with the proposed addition built, is greater than what minimum setbacks require, thus achieving the purposes of yard setbacks to prevent the spread of fire from one house to another and to allow for adequate air and light on adjacent properties.
- The proposed variations will not fundamentally alter the conditions of other properties in the neighborhood. As stated below, many other properties are located within the immediate neighborhood of the subject home have an estimated rear building setback of approximately 5 feet. Specifically, the east end of 1003 Forest is 3 feet away from their north property line.
- The minor increase in lot coverage and reduced rear yard setback will not fundamentally alter the nature of the Village's zoning ordinance or impose any undue financial or administrative burdens on the Village of River Forest.
- The variations are necessary to enable the residents of the subject home who have physical disabilities to continue to live in their dwelling. This demonstrates that the proposed variations are not for economic gain, but accommodate the owner's ability to use and enjoy their dwelling. The variations will enhance the quality of life of the residents of the home by making improvements to better accommodate their disabilities.

#### Lot Comparison Study

Within ¼ mile of the subject home, there are many similar examples of small lots with homes where their actual rear yard (not the rear-yard defined by zoning) is approximately 5 feet or less from the property line and much closer to the neighboring home, similar to setback conditions of the house to the west of the lot of the subject home.

#### **Lot Comparison Study in Vicinity of 7820 Augusta Street, River Forest IL**

Address	Estimated Rear Setback (Feet)	Building Age (Years)	Lot Size (Square Feet)
7820 Augusta*	Proposed: 5' 6"	66	9,807
900 Forest	5	82	8,824
902 Park**	5	93	9,730
949 Park	5	55	11,040
950 Franklin	5	51	9,393
1001 Franklin	5	64	9,752

Source: Cook County GIS; Savoy Consulting Group, LLC

\* Data based on the proposed building addition

\*\* Estimated



I found examples of lots, many smaller than the subject property, and where the rear building setback is similar to that proposed, throughout the neighborhood. Also, subject lot configuration, sandwiched between two corner lots, with shallow lot depth is unique in the immediate neighborhood. Most lots have much greater lot depths. For instance, the neighbor to the west has a similar setback condition, such that their building setback is 3 feet from the neighbor's property line at 1011 Forest, and probably not more than 15 feet to his home. In contrast, the proposed variations will still leave more space between the proposed addition and the home at 1011 Forest than there is between 1011 Forest and 1003 Forest, the house immediately south of it. Unlike 1003 Forest (the home to the west of the subject property), the proposed addition will be around 54 feet away from the nearest corner of the home at 1011 Forest. Moreover, the proposed addition will abut an open area of the side yard of 1011 Forest far from their house. I find that the proposed building setback for a small portion of the subject home is similar to other homes and thus consistent with the character of the neighborhood.

I also find that:

- The home to the north of the subject lot currently has other structures within close proximity on the adjacent lot to the east. A large 3 car garage/coach house (probably as big as the home at 7820 Augusta) and is 5 feet from the rear lot line of the home north of the subject lot. This is a condition that has existed for probably over 100 years when the original homes were built. This is a condition that affects the subject lot and was present when the home at 7820 Augusta was built and has not impacted negatively the home enjoyment or value.
- Of interest, the property at 1010 Park, near the subject property, has very high impervious coverage with a large pool in the rear yard.

#### Summary and Conclusions

The variations are needed due to the unusual rectangular shape and size of subject lot — 109 feet wide and 90 feet deep. The needed addition can be located only in the back of the subject house where the screened porch now stands. The only way to build the proposed addition to meet disability and health needs is to encroach a bit further into the rear yard. This encroachment does not produce the adverse impacts that the zoning requirements are intended to prevent. The proposed addition will provide a sufficient separation to the home to the north and will be setback considerably farther than the building to the west of 7820 Augusta, which is much closer to the home to the north of the subject lot. The home at 7820 Augusta is sandwiched between two corner lots (7800 Augusta and 1003 Forest). The shallow depth of the subject lot is unique in the immediate neighborhood, with nearly all other lots being deeper.







September 28, 2020

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

**Re: Impact Analysis of Proposed One-Story Wood Framed Addition  
7820 Augusta Street, River Forest, Illinois 60305**

Dear Zoning Board of Appeals:

As an introduction, my name is Joseph J Wilcox. I am a certified residential real estate appraiser licensed in Illinois since 1991. I am the owner of The Wilcox Company, which has operated as an appraisal firm since 1967. Our offices are at 2157 W Irving Park Rd., Chicago, IL 60618.

The owners of the above-mentioned subject property, Brad Ament and Georgina Fabian, have engaged my professional services to review a proposed addition to their home at 7820 Augusta Street, River Forest, Illinois 60305. I was asked to conduct a personal site inspection, review supporting proposed improvement plans and specs, document the existing property layout and prepare a report detailing the impact, if any, to the surrounding properties or community that the project would have.

Based on my inspection and review of the plans for the addition, I have concluded that construction of the proposed addition will not affect the market value or development value of any of the surrounding properties in the neighborhood, including the adjacent properties.

I completed the site inspection on September 18, 2020 at 3:50pm. The subject property is a single-story vinyl ranch style home with an attached, framed screened porch on the north side of the house. The home is consistent with the style, size, and character of the River Forest community. The subject site is approximately 90' X 109' which is smaller than average for the area. There are no encroachments to the neighboring sites that could cause a negative financial impact on value. The home is orientated to face south with the north, east and western lot lines bordering neighboring properties. The home is serviced by two car attached garage and side driveway to Augusta Street. The site has adequate greenspace and is generally level.

The owners supplied the architectural plans for the proposed construction of a single-story, 686 square foot, frame/vinyl-sided rear addition to the property. These plans detail the addition's footprint and elevations of the proposed improvements. My analysis of these plans and the site inspection allowed me to develop conclusions on the potential impact of the proposed addition in regards to the functional utility and lot line encroachments, drainage, safety and well-being of the general public, surrounding

property values, light and air flow impediments, increased risks of fire and potential noise or flood leakage to neighboring properties.

In my professional opinion, the planned addition will increase the subject property's functional utility and will allow for a therapy pool that will help the current owners with their physical challenges. The addition will create a more beneficial drainage pitch. Currently, the screened porch roof is pitched to the north lot line. The planned addition's roof will drain through downspouts connected *underground* to trench drains at the northwest side of the property so that the water is collected underground and slowly percolates into the ground as normal rainwater does on open land. No water will be directed to neighboring properties.

Factors that can cause the market and development value of neighboring properties include encroachment of lot lines, significant decrease in natural light or air flow, drainage, safety, exterior lighting, noise, and functional utility. My inspection of the property and review of the plans found that the natural light and air flow to the adjacent properties will remain the same since the height of the house will not change. Even with the addition, the subject house will not be any closer to adjacent properties — so risk of fire to neighboring properties will not be increased. The pumps for the therapy pool will be housed inside the addition so that the neighbors will not hear them. The exterior lighting will not affect the neighbors. I do not see any way in which the proposed addition will affect the functional utility of adjacent properties.

Based on my inspection of the property and review of the plans for the addition, I conclude that none of the factors that reduce property and development values will be present once the addition is built, and that the Ament-Fabian addition will not affect the market or development value of neighboring properties including those adjacent to their lot.

Additionally, it is my opinion that the proposed plan of a single-story addition to the subject property will not endanger the public welfare or safety; nor will it have any impact on the enjoyment, use, or development value of the neighboring properties or community.

Supporting photos are attached to this report.

If you have any specific questions about this report or my credentials as an expert witness, I would be happy to answer them.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Wilcox', with a stylized flourish at the end.

Joseph J Wilcox, CRA  
The Wilcox Company  
2157 W Irving Park Rd.  
Chicago, IL 60618  
(773)583-0800





Northwest corner of subject property at 7820 Augusta. The proposed addition will replace the screened porch on the reader's left.



View along the current fence from the west end of the subject property. The neighbors on the north side of the fence have said they will install a privacy fence for the length of the lot line.





View from the northwest of subject property and screened porch that will be replaced by the proposed addition.



View of the screened porch from the northeast





East back end of the subject property.



Looking at the screened porch from the east end of the subject house.





View of 1011 Forest back yard, looking north from the screened porch



Closer view of 1011 Forest back yard





Looking west along the current fence along the lot line between the subject property and 1011 Forest. The house at 1011 Forest is about 54 feet from the subject house at 7820 Augusta.



The southeast corner of the house and pergola at 1011  
Forest





The pergola at 1011 Forest viewed from the northwest corner of the subject property.



The southeast corner of 1103 Forest and its pergola viewed from the subject property's west sideyard.





View of the southeast corner of 1103 Forest from the west side yard of the subject property







September 11, 2020

Susana San Miguel  
6/24/1934  
7820 Augusta  
River Forest, Illinois 60305

To Whom It May Concern;

Ms. San Miguel is an 86 year old patient of mine who is well known to me.

She carries a diagnosis of osteoarthritis in both of her knees. She is unable to use medication such as NSAIDS due to the use of Rivaroxaban. These two medications are contraindicated when taken together.

Her symptoms do not improve with topical creams. The use of narcotic pain killers is limited in this patient due to the risk of causing cognitive impairment, imbalance and falls.

Consequently, Ms. San Miguel is limited to use of aqua-therapy to help alleviate her pain, increase her mobility and decrease the risk of her becoming immobile. Due to her underlying medical problems such as congestive heart failure, atrial fibrillation, pulmonary hypertension and valvular heart disease, she needs a therapy pool at home to reduce her pain and maintain her mobility. Otherwise, she is at risk of becoming bedridden.

I have also been treating her daughter, Georgina Fabian and her son-in-law, Brad Ament. Ms. Fabian requires aqua-therapy for her neck and to treat a left ankle fracture and right ankle grade III sprain. Mr. Ament suffers from chronic joint pain, spine problems and a serious underlying condition; the treatment of which compromises his immune system. Water-based physical therapy for Mr. Ament is also highly recommended.

In addition, due to the fragility of Ms. San Miguel, who lives with them, as well as Mr. Ament's severe underlying condition - putting them at increased risk of contracting COVID-19 and/or any other disease - no member of this family should use public pools for their necessary aqua-therapy even if they were available during this pandemic.

Consequently, I have recommended that it would advance the medical treatment of their conditions if they could construct a therapy pool in their home to treat their medical issues. Failure to enable them the ability to treat their conditions will only further compromise their health.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ned I. Zallik'.

Ned I. Zallik, MD, FACP  
Northwestern Medical Group  
800 N. WESTMORELAND, SUITE 201  
LAKE FOREST IL 60045-1687  
847-535-7157  
312-694-1155





Paul R. Steadman  
Maraya H. Steadman  
7800 Augusta Street  
River Forest, IL 60305

August 10, 2020

Mr. Frank Martin, Chairman  
Zoning Board of Appeals  
Village of River Forest  
400 Park Ave.  
River Forest, IL 60305

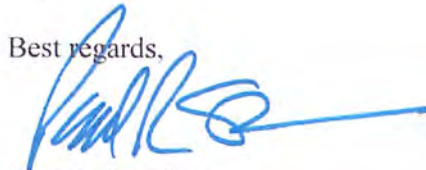
Dear Mr. Martin and Members of the Zoning Board:

Our neighbor, Ms. Georgina Fabian at 7820 Augusta Street, has shared with me drawings for a potential change to her existing home, to remove an existing porch in the rear yard and replace it with a similar slightly-larger addition with roughly the same roofline (apparently to contain an indoor exercise pool and office space). She has asked us to confirm that we have no objection to the building plan, because a variance is apparently required.

We support a variance, if one is required, for the building plan and addition, and have no objection. The proposed structure will be entirely hidden from the street, and largely or completely invisible from our house because of the placement of our two-story garage. As far as we can tell, the proposed addition will be nearly invisible to neighbors and innocuous.

I am happy to take calls or answer questions at (312) 927 8135.

Best regards,



Paul R. Steadman

CC: Georgina Fabian, Esq.

To: Village of River Forest, Illinois Zoning Board of Appeals

From: Jeff Stocker and Mary Spyropoulos, 1011 Forest Avenue, River Forest

Date: September 2, 2020

Subject: Objection to Major Zoning Variance Request for 7820 Augusta

This letter/email is being submitted as an objection to the major variance request for 7820 Augusta. We have lived at 1011 Forest Avenue since June 2001. In the 19 years we have lived in our home we have invested in an addition to the house, landscaping and patio/pergola and are happy to be part of the River Forest community. We investigated our ability to modify our house within zoning code before purchasing to ensure that our planned investments would not infringe on the property values of our neighbors.

Our issues with the proposed variance are multiple. Both major variance requests are problematic with respect to property value and aesthetics. Specifically:

1. The requested setback is **23 feet more** than allowed by River Forest zoning codes bring the requested addition **within 3 feet of the rear property line** with a 10 foot wall and 19 foot roof.
2. The requested lot coverage increase is **20% more** than allowed by River Forest zoning codes.
3. Increasing density far above permitted zoning codes will have a **detrimental impact on property values** for 1011 Forest Avenue, 1003 Forest Avenue and 7800 Augusta Street.
4. Permitting this set of major variances establishes a dangerous precedent for similar requests in River Forest.

**Excerpt from the Public Meeting Notice**

*The applicants are requesting a major variation to Section 10-9-5 that would allow the addition to increase the Lot Coverage area from 3,107 square feet (31.68% of the Lot Area), to 3,569 square feet **(36.39%)**. The Zoning Ordinance allows a maximum Lot Coverage of 30% of the area of the lot. The applicants are also requesting a major variation to Section 10-9-7 that would allow the north wall of the addition to the home to have a rear yard setback of 5'-6 3/8" from the north property line to the wall, **and a setback of 3'-7 3/8"** to the fascia board of the roof overhang of the addition. The Zoning Ordinance requires a minimum rear yard setback equal to 15 % of the Lot depth or 26'-2", whichever is greater.*

As requested, we are aligning our comments to the consideration standards for a variance as outlined in the notice of public hearing (excerpts in italics below). Please refer to the 3 diagrams at the bottom of this letter for context and impact visualization.

*In preparing your comments to the ZBA, please discuss whether or not you believe the application meets the standards that the ZBA must consider when reviewing the application. Those standards are:*

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;*
  - a. **RESPONSE:** The characteristics of the 7820 Augusta property/lot have not changed since the property was purchased. Our understanding is that the proposed addition is to house a swimming pool and office. It would seem that the office could be added in a 2<sup>nd</sup> level addition and the pool could be added to the basement and be within zoning ordinances. Our understanding of the desire for the pool is one of temporary inconvenience due to local health club closures due to Covid-19.



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;*
  - a. RESPONSE: Not applicable
3. *The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;*
  - a. RESPONSE: Not applicable
4. *The purpose of the variation is not based predominantly upon a desire for economic gain;*
  - a. RESPONSE: Not applicable
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,*
  - a. RESPONSE: The variation would have a major impact on the value of the properties at 1011 and 1003 Forest Avenue. The variation would further increase the overage of the lot coverage area (already over at 31% to 36%) increasing density and setting a precedent for other such development in the village.
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;*
  - a. RESPONSE: The variation would:
    - i. Endanger the public safety due to constricting access to the back of the coach house at 7800 Augusta and to the back of 7820 Augusta with the proposed property line limit of 3'. When 7820 Augusta burned in 2003, firefighters accessed the back of the property through the west and north sides of the 7820 property. 3' of clearance would impede such firefighting after this variance and addition. Refer to Diagrams 1 and 2.
    - ii. Affect light and air to the 1011 Forest property with a major massing of building 3' to the property line with height of 10' (top of roof = 19'). Refer to Diagrams 2 and 3.
    - iii. Have a major impact on the value of the properties at 1011 and 1003 Forest Avenue. Specifically, for 1011 Forest, the addition would:
      1. Be within 3' of the property line with 8 large windows within 10' of the residential back yard and patio area. The impact on privacy would be very large given the patio area near that location. Diagrams 1, 2 and 3.
      2. Be a detriment to sustainability due to increased run off to the already water-retaining backyard for 1011 Forest by for incremental 450 square feet. Diagram 2.
7. *That the granting of the variation would not unduly tax public utilities and facilities in the area;*
  - a. RESPONSE: The variation would increase run off due to increased roof coverage of 450 square feet. Diagram 2.
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.*
  - a. RESPONSE: As noted in response to #1, it would seem that basement and 2<sup>nd</sup> floor addition zoning-compliant modifications could address the needs.

Thanks for your consideration of this objection. We feel that this addition is not in keeping with River Forest density/aesthetics expectations, optimal design for fire safety, and would have a large impact on property values, specifically for 1011 Forest.

Jeff Stocker and Mary Spyropoulos  
1011 Forest Avenue  
[Jeff.stocker@gmail.com](mailto:Jeff.stocker@gmail.com)  
Mobile: 312.961.7616

Diagram 1 – Proposed addition in relation to 1011 Forest property



Diagram 2 – Proposed addition in relation to 1011 Forest landscape architecture installation of 2015

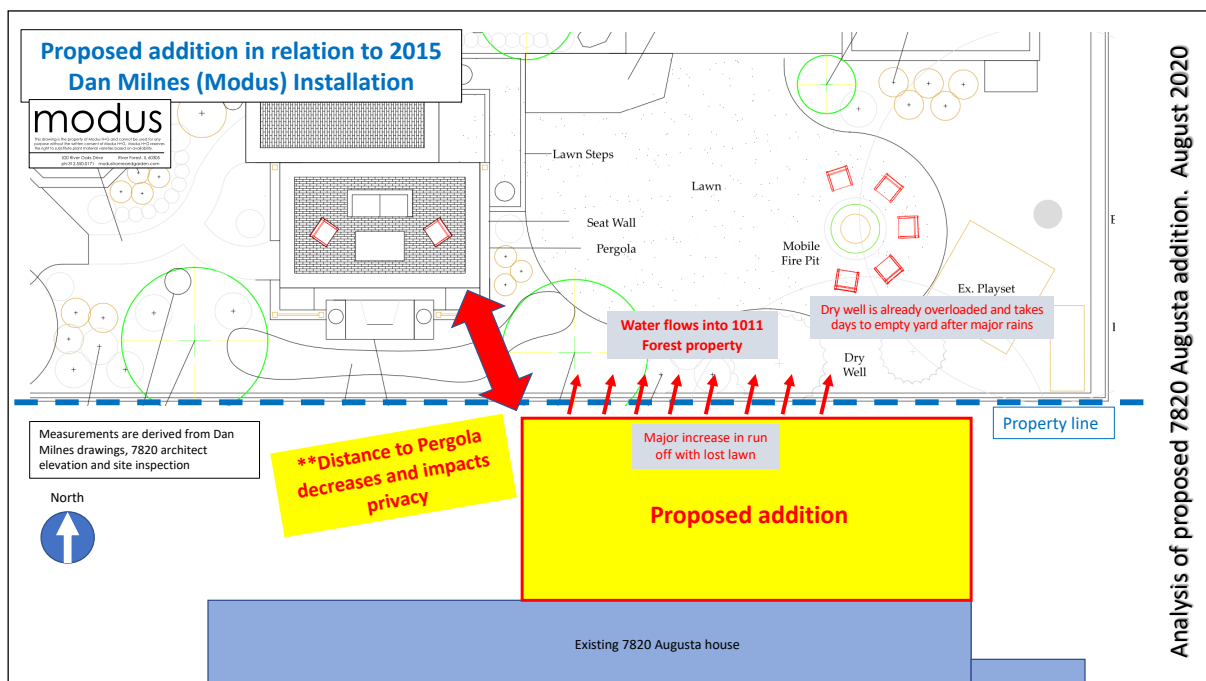
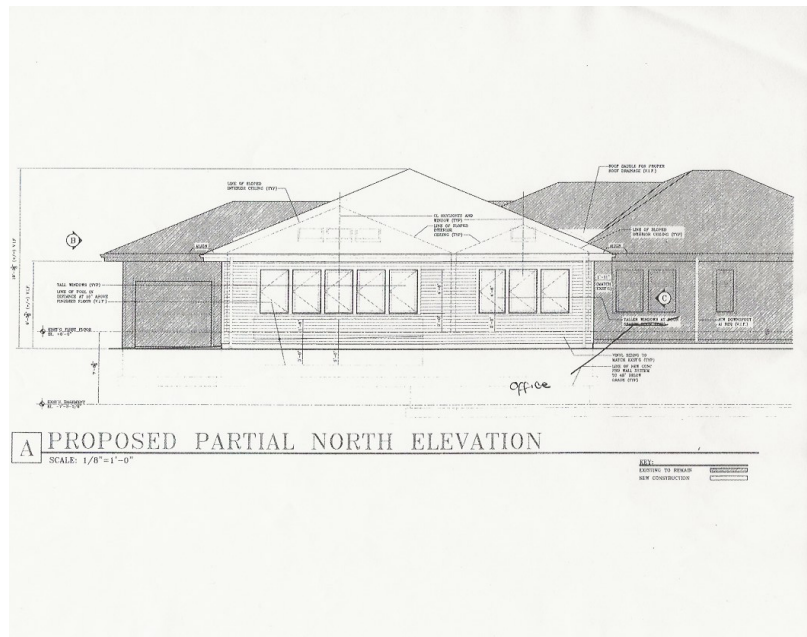




Diagram 3 – proposed elevation (from North) for 7820 Augusta

Proposed addition elevation from North as provided by 7820 Augusta owners

- 8 large windows on the North the property line



Analysis of proposed 7820 Augusta addition. August 2020

**From:** [SARAH JOYCE](#)  
**To:** [Cliff Radatz](#)  
**Subject:** 7820 Augusta Street proposed construction project  
**Date:** Tuesday, September 8, 2020 6:06:59 PM

---

Hi Mr. Radatz,

My husband Matt Koritz and I live at 946 Park Ave., on the southwest corner of Park and Augusta. We don't have an issue with the owners of 7820 constructing a one story addition on their house, but we do have serious concerns about the amount of construction traffic and parking along Augusta their project will generate. As you know this block of Augusta is short and relatively narrow, and it is a main thoroughfare for traffic, especially rush hour traffic. There is also parking permitted on both sides of Augusta. We enter and exit our driveway off of Augusta, as do several other neighbors. If there too many contractor cars, trucks, equipment trailers, etc. parked on Augusta, it will create a real hazard for neighbors walking, biking and driving on this block.

Since Covid, we regularly sit on our porch at Park and Augusta during the day and evening, more than we had previously. We've been concerned about the number of cars who speed down the street and cars that don't stop at the stop sign while traveling east or west on Augusta. Also, since Covid, we have noticed a much higher number of bikers, walkers and runners on our corner. If construction vehicles and equipment are allowed to jam up the block, it will make an already problematic situation even more dangerous.

We think the contractor should limit the number of vehicles on the street, make sure they are parked on only one side. and avoid parking at the intersections of Park and Forest. Perhaps some of the contractors vehicles can be parked on Forest or on the front lawn of the property? We'd appreciate hearing your thoughts on how to best manage the situation. Thanks.

Sarah Joyce  
Matt Koritz  
946 Park Ave.  
River Forest





## MEMORANDUM

**DATE:** October 9, 2020

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Variation Request – 210 Gale Avenue

---

Laura and Andrew Maychruk, owners of the property at 210 Gale Avenue, have submitted the attached application for a variation to the height regulation for the maximum height of an accessory structure (Section 10-9-6) of the Zoning Code.

The applicants propose to construct a two car detached garage in the rear yard with a height to the highest point on the roof of 23'-0½" above grade. Section 10-9-6 (which refers to section 10-8-6-A) of the Zoning Code limits accessory structures to eighteen feet in height.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motions should be made:

*Motion to recommend to the Village Board of Trustees the approval of a variation to Section 10-9-6 of the Zoning Code at 210 Gale Avenue.*

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



**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 15, 2020 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 Laura and Andrew Maychruk, owners of the property at 210 Gale Avenue, who are proposing to construct a new detached garage in the rear yard.

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 Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-6 that would allow the new garage to have a maximum height of 23 feet - 0½ inches (23'-0½"). The Zoning Ordinance allows accessory buildings to have a maximum height of 18 feet (18'-0").

The legal description of the property at 210 Gale Avenue is as follows:

LOT 1 (EXCEPT THE SOUTH 3 FEET THEREOF) IN CHARLES D. BROWN'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 3 AND ALL OF LOT 4 IN BLOCK 2 IN EDWARD C. WALLER'S ADDITION TO RIVER FOREST IN THE SOUTHEAST 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 15 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
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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

P A D  
SEP 21 2020  
\$750.00 CK 4:30 PM

Address of Subject Property: 210 Gale Ave. Date of Application: 9/17/20

Applicant		Architect / Contractor	
Name:	<u>Laura &amp; Andrew Maychruk</u>	Name:	<u>Thomas Bair</u>
Address:	<u>210 Gale Ave.</u>	Address:	<u>626 N. Harvey Ave.</u>
City/State/Zip:	<u>River Forest, IL 60305</u>	City/State/Zip:	<u>Oak Park, IL 60302</u>
Phone: <sup>708</sup>	<u>205-7044</u>	Phone: <sup>708</sup>	<u>848-6696</u>
Fax:		Fax:	
Email:	<u>LMaychruk@comcast.net</u>	Email:	<u>tbairai@earthlink.net</u>

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: Laura Maychruk Date: 9/17/20

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: 210 Cole Ave. Date of Application: 9/21/20

Summary of Requested Variation(s): Build a garage that exceeds the current ordinance by 5 ft. to achieve an historically accurate structure

Applicable Code Section (Title, Chapter, Section) Example: 10-8-5, lot coverage	Code Requirement(s) Example: no more than 30% of a lot	Proposed Variation(s) Example: 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-6	height of accessory structure not to exceed 18 feet	proposed garage design would result in a garage that is 23' 0 1/2" tall

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.



Dear members of the ZBA,

We are Andrew and Laura Maychruk and we have lived at 210 Gale avenue for 15 years. Over those 15 years we have worked tirelessly to restore our 1894 Victorian. The home was originally built as a single-family home and then in 1921 was converted to a 3-flat. At that same time, the exterior was "squared off" by enclosing the front porch and adding a second porch above it and stucco was applied to the entire exterior. In 2010 we began the restoration of the exterior by removing the 2<sup>nd</sup> floor porch, and stucco and replacing it with cedar siding. We went to great lengths to copy the reveal of the siding exactly, copy the vertical siding by having it specially milled, restoring and duplicating other trim details. We were lucky enough to find one of the original stained glass windows buried under the front porch and we were able to save it and have it duplicated for use in several areas of the house. We consulted with the historical society to reference building details for the porch and other details that were no longer present on the house. Our efforts were so detailed and accurate that the state of Illinois Historic Preservation Agency granted us a historic tax freeze for our efforts and the Village of River Forest gave us a Historic Preservation award. In short, we have restored the home to, what we believe is very close to its original condition.

At this point, we are turning our attention to our garage. The current garage is in very poor condition and structurally unsound. We plan to tear it down and build a garage that matches the house, by duplicating as much of the detail as possible. One of the most significant details is the roof line/pitch and Palladian window. We would like to match the roof design and window of the house to the garage, so that both structures have the same look. We also intend to match the exterior cedar siding, shingles and trim details as well as door and window details.

There are a couple of beautiful examples of this being done by other homeowners in the Village. 146 Keystone and 1408 Keystone both asked for and received the variance in order to build garages that were in keeping with the historic nature of their homes. We believe that both of these garages are proof that granting this variance is the right thing to do. In fact, both of those homes have sold within the last 2 years for well above \$1 million. (1408 Keystone \$1,150,000 / 146 Keystone \$1,200,000)

We are asking that you grant us a variance to the current ordinance in order to duplicate the roof pitch on our garage. The current ordinance allows for 18 feet. We would ask that you allow a height of 23 feet ½ inch.

Thank you for your consideration.

Andrew and Laura Maychruk

The block contains two handwritten signatures in black ink. The top signature is for Laura Maychruk, written in a cursive style. The bottom signature is for Andrew Maychruk, also in cursive. The signatures are positioned to the right of the printed names.

#### **STANDARDS FOR MAJOR VARIATIONS (SECTION 10-5-4F)**

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

**Response: In this case, the hardship that is imposed on us, is that we would not be able to authentically and fully restore our home, including the garage. We have worked hard to research and preserve the details of the original home and will be very disappointed if the Village does not allow us to carry that level of detail through to the garage.**

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

**Response: We did not create this situation. The current pitch of the roof of the home, which we are hoping to duplicate on the garage, was built in 1894 and has remained the same since then.**

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

**Response: There are very few homes in River Forest built in the Victorian era and even fewer that have maintained their historical integrity. We cannot foresee that this condition will affect many homes in River Forest.**

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

**Response: There is absolutely no economic gain from this variation request. In fact, the complete opposite is true. It is more costly to build with this variance.**

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

**Response: The building of this garage will in no way be a detriment, in fact, we believe it will be a beautiful addition to our property and to the surrounding neighborhood. We**



**believe it will improve the overall appeal of the neighborhood and therefore improve property values.**

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

**Response: The area where the garage will be built, is relatively the same as where the current garage sits. In that location, the only structures that would be impacted would be our neighbor's garages. It will be only slightly taller and therefore not cause any real diminishment of light or air to the surrounding homes, as they are significantly distant from the proposed garage. The danger of fire will in fact be lessened, as the setbacks from the lot line will be greater than are currently built.**

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

**Response: This garage will not unduly tax public utilities or facilities in the area. The draw on electricity would be no more than any ordinary garage, simply used to power lights and garage doors.**

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

**Response: The only way to match the garage to the house is to allow the same roof pitch as the house, which results in a roof that is slightly taller than the allowed 18 feet. Any garage built that would not have this feature, would not have the historic integrity that we have worked so hard to achieve with all of the work we have done to our home.**



# Existing garage at 210 Gale Avenue



The existing garage is a 3-car garage covered in white stucco. The age of the garage is unknown to the owners. It is situated at the very back of the lot in the north west corner. It is immediately south of the garage at 214 Gale and immediately east of the garage at 8024 Washington Blvd.

*View of the garage from the back of the residence.*



*View of south side of lot, next to garage*



*View of north side of lot, next to garage and shows proximity to the garage at 214 Gale.*



*View of the south side of the garage and shows proximity to garage at 8024 W. Washington.*



*View of the back of the garage and shows proximity to garage at 8024 W. Washington.*



# Existing home at 210 Gale Avenue



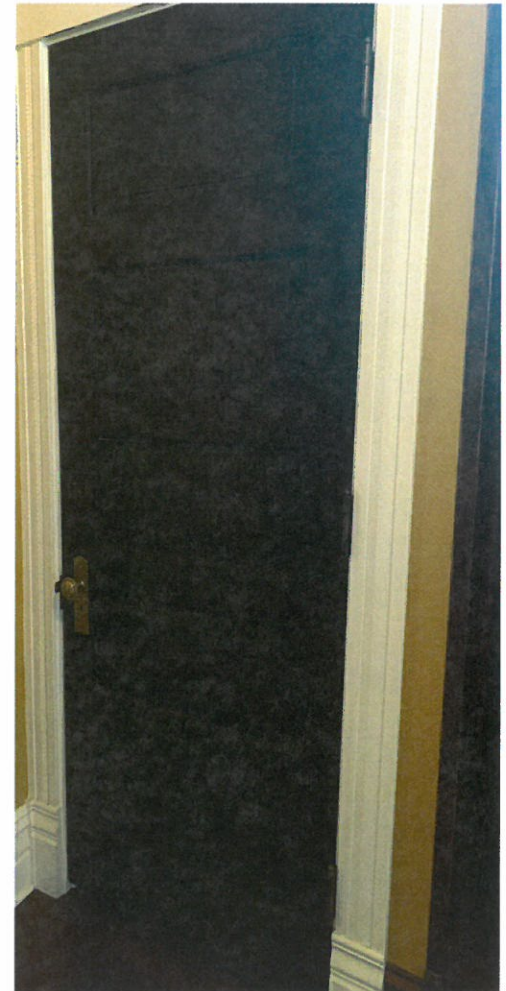
The existing home has been meticulously restored to its original 1894 beauty. Beginning in 2010 we began the huge undertaking of returning this previous 3-flat, back to a single family home. We took great pains to research and duplicate the original trim, corbels, doors, windows etc.. So as to do an authentic historic preservation of this turn of the century home. We were the recipients of a historic preservation award by the Village of River Forest in 2011.



*A Palladian window is located on the 3rd floor, which is an important characteristic of the home. It features stained glass and diamond leaded glass detailing*

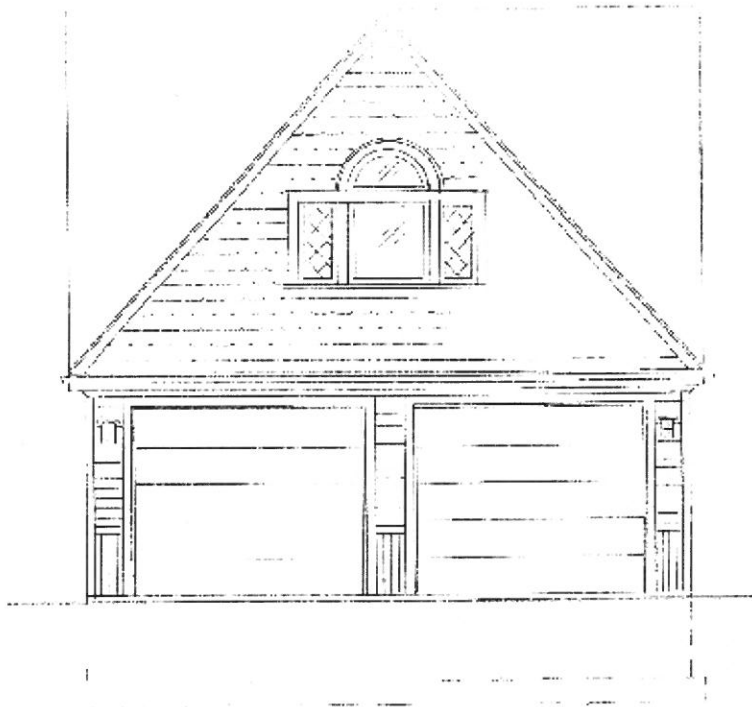


*Cedar trim in staggered reveals and a unique vertical scalloped trim at the bottom as well as octagonal shingles at the top, were all part of the original home. Copper gutters and downspouts were also likely an original detail*



*Solid oak paneled doors are used throughout the interior of the home.*

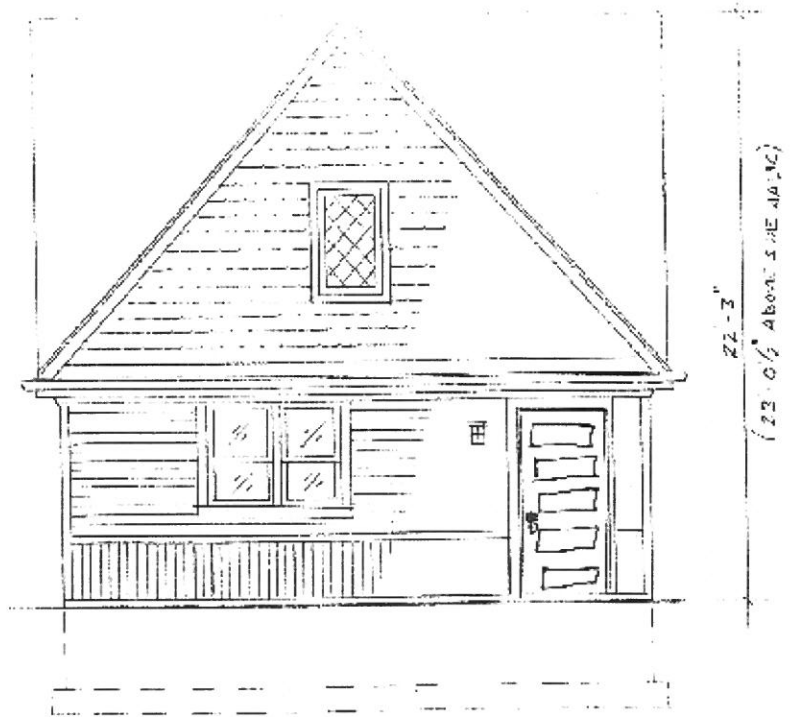
# Proposed design of garage



The garage design incorporates the exact roof line and exterior detailing as is used on the house. The Palladian window will feature prominently and be able to be seen from the street. The garage doors will also be paneled to stay in keeping with the paneled doors throughout the house.

EAST ELEVATION  
1/4" = 1'-0"

The south elevation shows more of the wood trim detailing with the shingles at the top, clapboard siding and horizontal scalloped siding at the bottom. The main door will also be a paneled door and the window will feature the diamond leaded glass. All of these features match the house detailing.



SOUTH ELEVATION  
1/4" = 1'-0"



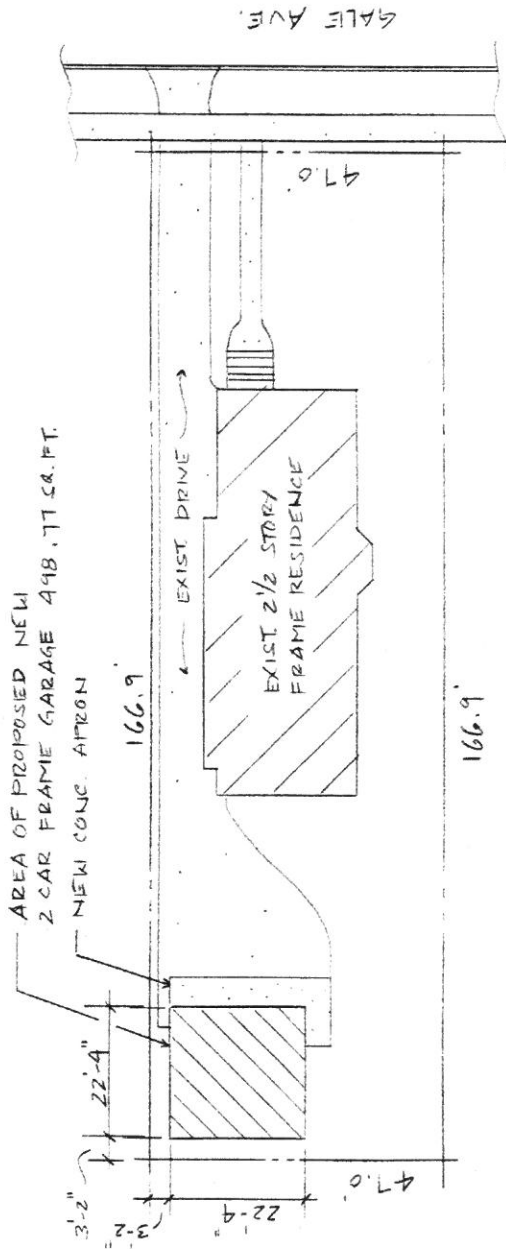
# Examples of garages that have been built after receiving the variance due to the historic nature of the homes



*1408 Keystone*



*146 Keystone*

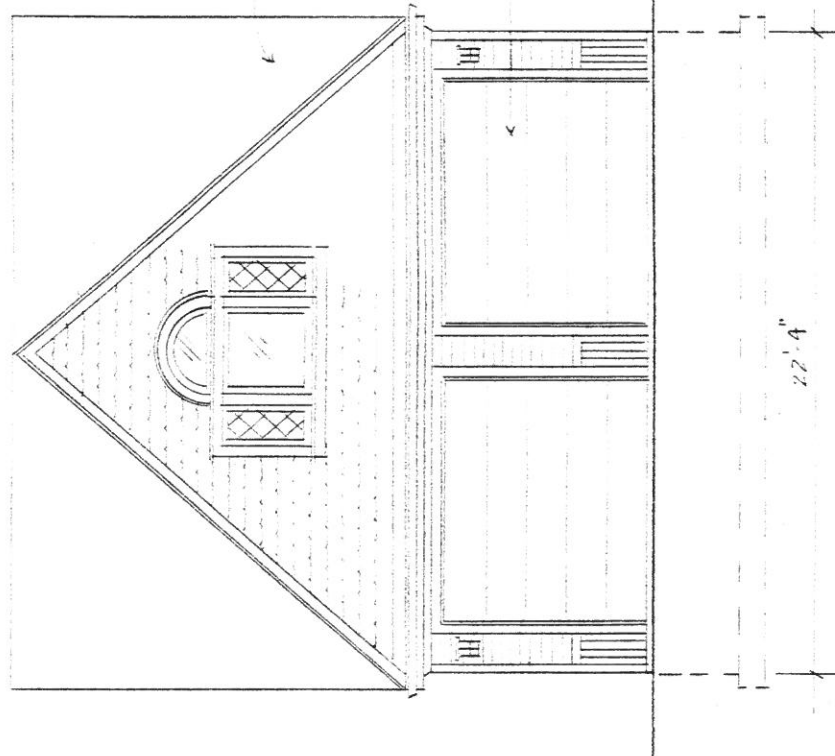


# ZONING ANALYSIS - 210 GALE AVE.

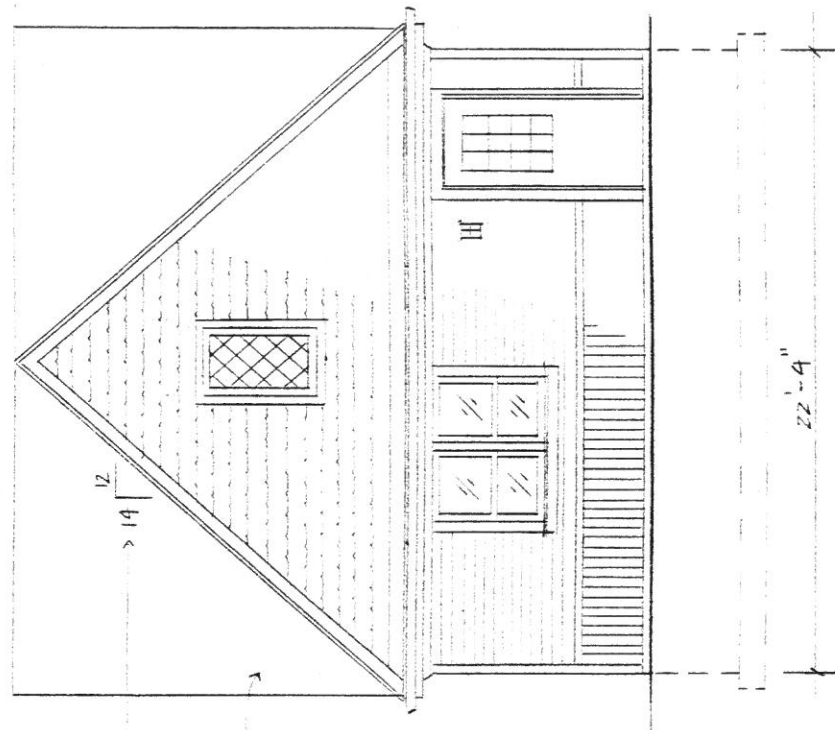
- Located in R-2 zoning district.
- Minimum lot area = 8,712 sq. ft.  
Actual lot area = 166.90' X 47.00' = 7,844.3 sq. ft.
- Minimum lot width = average of the block. Existing = 47.00'
- Maximum lot coverage allowed = 30% of lot area  
Includes garage & covered porches, roof structures, trellised areas.  
Allowable = 2,353.29 sq. ft.  
Proposed = 2,228.40 sq. ft.
- Maximum FAR = 40% of lot area  
FAR does not include first 500 sq. ft. of a detached garage, the first 300 sq. ft. of a rear attached garage, or first 150 sq. ft. of a front or side attached garage. Does not include covered porches. Does include screened porches and attic space greater than 7'-0" ceiling height. Does not include existing basement space, will not include new basement space if existing first floor line is not raised. Basement space for new construction will not count if first floor is not more than 4'-9" above grade.  
Allowable = 3,137.72 sq. ft.  
Proposed = 3,793.2 sq. ft. ( Note: reduction in FAR of 87.65 sq. ft. )
- Minimum Yards: No changes to main structure
- Accessory structures:  
Shall be located no closer than 3' to any lot line provided that the entire structure is within the rear 30% of the lot. Eave may be 2' from property lines.  
Maximum height = 18' (to peak) or 1 1/2 stories  
Shall not cover more than 30% of the available rear yard. Rear yard = 59' X 47' = 2,773 sq. ft.  
30% = 831.9 sq. ft. Proposed garage = 499.77 sq. ft.

210 GALE AVE.  
RIVER FOREST, IL  
T. 134N, R. 14E, S. 14T  
SHT 1 of 3





2 EAST ELEVATION  
1/4" = 1'-0"



1 SOUTH ELEVATION  
1/4" = 1'-0"

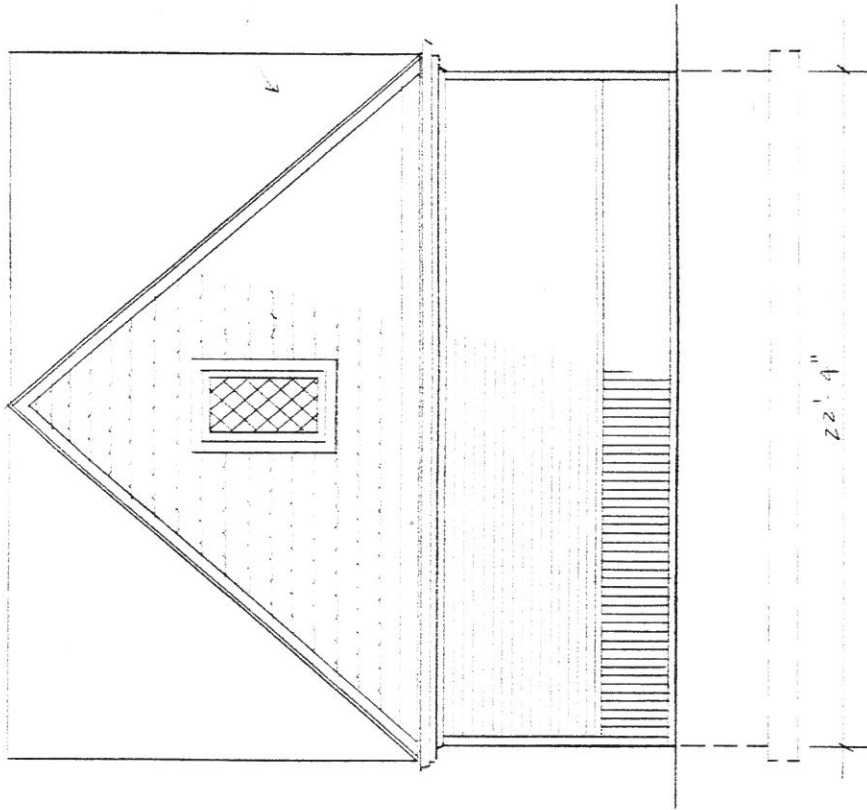
ROOF FIT TO  
MATCH EXIST.  
HOME

ALL DETAILS,  
MATERIALS +  
COLORS TO MATCH  
EXIST. HOME  
TYPE.

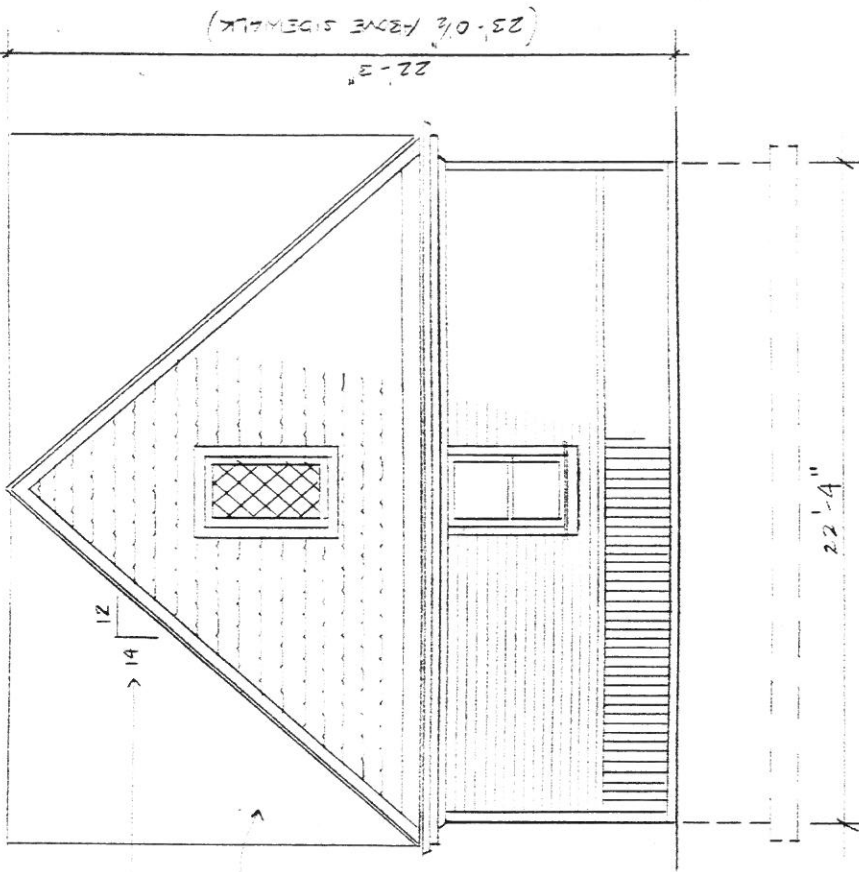
WOOD OVERHEAD  
DOORS

NOTE:  
NO FLOOR TO BE INSTALLED  
ON CEILING JOISTS. THEREFORE  
NO ADDED F.A.R.

210 GALE AVE.  
RIVER FOREST, IL  
T. BAIR, AIA 9-23-2020  
SHT. 2 of 3



4 WEST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"

ROOF PITCH TO  
MATCH EXIST  
HOME

ALL DETAILS,  
MATERIALS &  
COLORS TO  
MATCH EXIST  
HOME TYPE

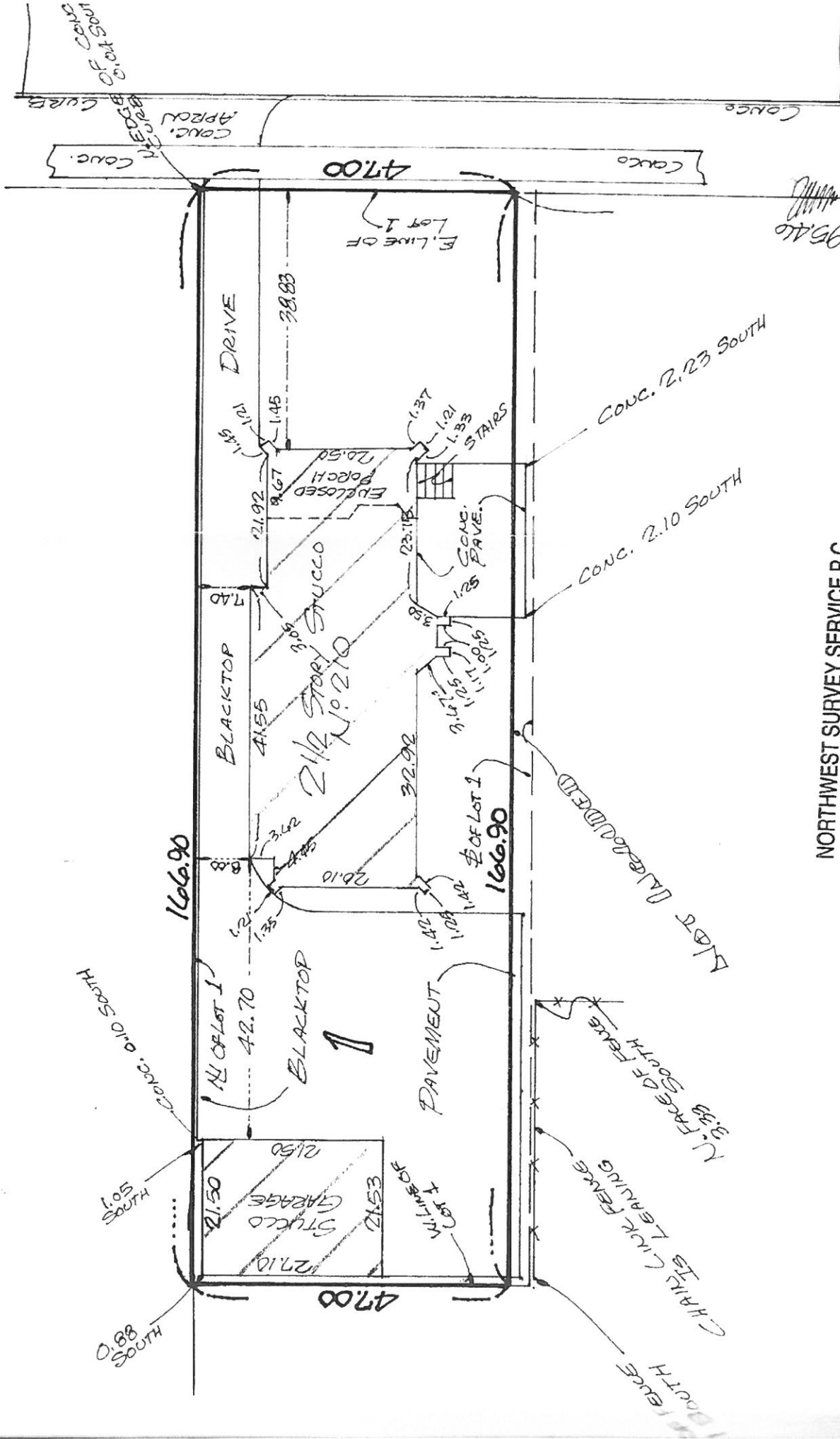
(23'-0" RENE SIDEWALK)

210 GALE AVE  
RIVER FOREST, IL  
T. BAIR, AIA 9-23-2020  
SHT. 3 of 3



# NORTHWEST SURVEY SERVICE

lot 1 (Except The South 3 Feet Thereof) In Charles D. Brown's Subdivision Of The South 1/2 Of Lot 3 And All Of Lot 4 In Block 2 In  
the Southeast 1/4 Of Section 11, Township 39 North, Range 12, East Of The Third Principal Meridian, In Cook County, Illinois.



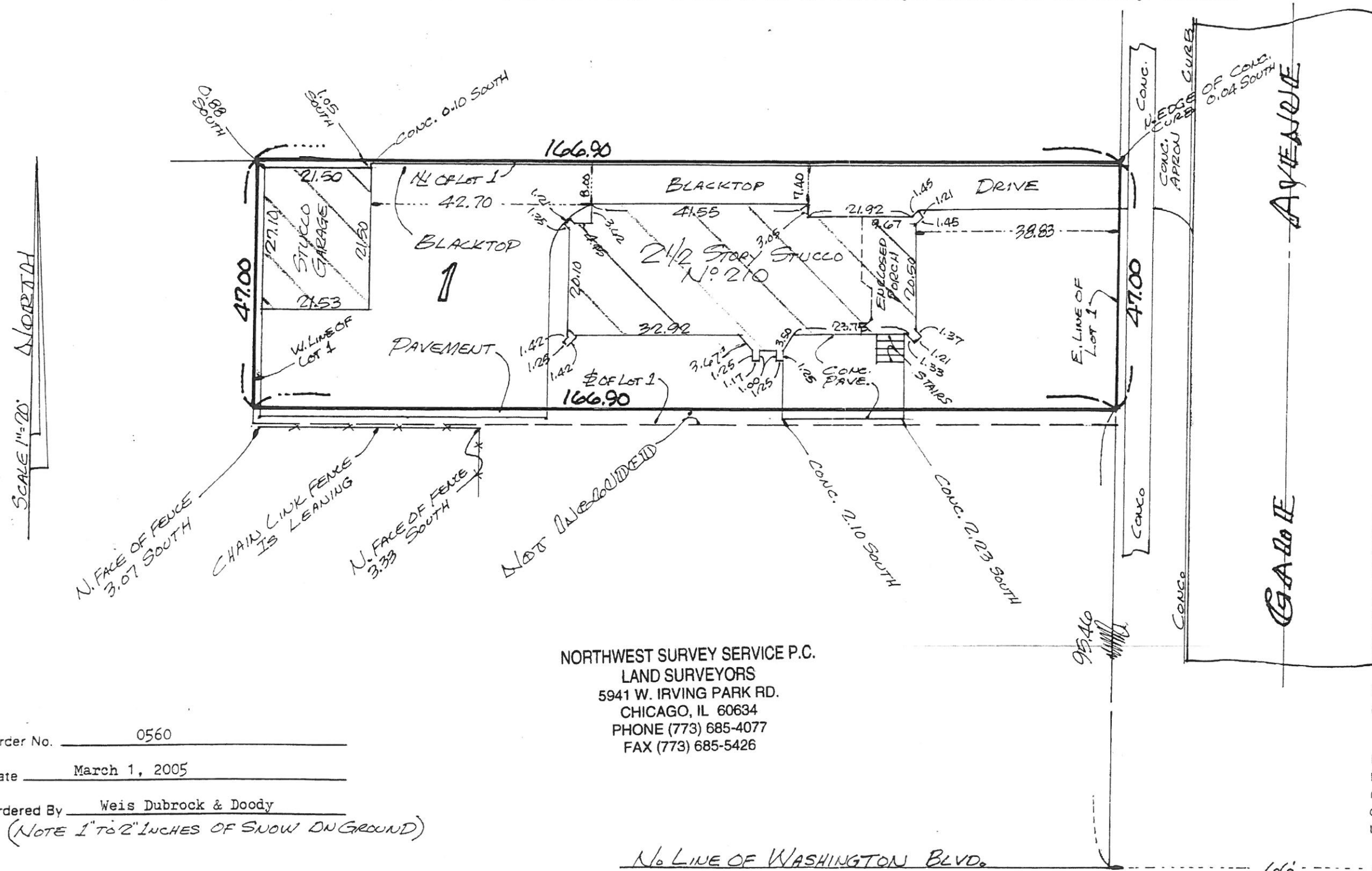
NORTHWEST SURVEY SERVICE P.C.

**LAND SURVEYORS**  
5941 W. IRVING PARK RD.  
CHICAGO, IL 60634  
PHONE (773) 685-4077  
FAX (773) 685-5426

# PLAT OF SURVEY

## NORTHWEST SURVEY SERVICE

Lot 1 (Except The South 3 Feet Thereof) In Charles D. Brown's Subdivision Of The South 1/2 Of Lot 3 And All Of Lot 4 In Block 2 In Edward C. Waller's Addition To River Forest In The Southeast 1/4 Of Section 11, Township 39 North, Range 12, East Of The Third Principal Meridian, In Cook County, Illinois.



NORTHWEST SURVEY SERVICE P.C.  
LAND SURVEYORS  
5941 W. IRVING PARK RD.  
CHICAGO, IL 60634  
PHONE (773) 685-4077  
FAX (773) 685-5426

Order No. 0560  
Date March 1, 2005  
Ordered By Weis Dubrock & Doody

(NOTE 1" TO 2" INCHES OF SNOW ON GROUND)

State of Illinois }  
County of Cook }

I, John A. Wey, a Prof.  
Land Surveyor do hereby certify that a survey of  
the above described property has been made under  
my supervision and that the plat hereon drawn is a  
correct representation of said survey corrected to a  
temperature of 62° Fahrenheit.

John A. Wey  
PROF. ILL. LAND SURVEYOR

Compare all points before building and at once report any difference.



**From:** [Shawn & Kristin Vogen](#)  
**To:** [Cliff Radatz](#)  
**Subject:** ZBA Zoning Variance Application for 210 Gale Ave  
**Date:** Sunday, October 4, 2020 4:07:43 PM

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Dear Mr. Radatz:

Hi. We are neighbors adjacent to the north of the Maychruks. We support approval of the requested major zoning variation, allowing the new garage to have a maximum height of 23 feet.

Kristin and Shawn Vogen  
214 Gale Ave, River Forest, IL 60305  
708.527.1396  
[vogenfive@gmail.com](mailto:vogenfive@gmail.com)