



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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, November 11, 2021 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at [cradatz@vrf.us](mailto:cradatz@vrf.us). You may listen to the meeting by clicking here <https://us02web.zoom.us/j/84578557570> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 845 7855 7570. If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at [cradatz@vrf.us](mailto:cradatz@vrf.us) by 12:00 pm on Thursday, October 14, 2021.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on October 14, 2021
- III. Public Hearing – Zoning Variation Requests for 1111 Bonnie Brae Place – Off-Street Parking.
- IV. Confirmation of Next Regularly Scheduled Meeting –December 9, 2021
- V. Public Comment
- VI. Adjournment

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

October 14, 2021

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, October 14, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

**I. CALL TO ORDER**

Chairman Martin called the meeting to order.

Upon roll call, the following persons were:

Present: Members Davis, Dombrowski, Lucchesi, Plywacz and Chairman Martin.

Member Smetana arrived via Zoom after roll call.

Absent: Member Schubkegel.

**II. APPROVAL OF JUNE 10, 2021 ZONING BOARD OF APPEALS MEETING MINUTES**

A MOTION was made by Member Lucchesi and SECONDED by Member Dombrowski to approve the minutes of the June 10, 2021 Zoning Board of Appeals meeting.

Ayes: Martin, Dombrowski, Lucchesi

Nays: None

Motion Passed.

**III. APPEAL OF THE DECISION OF THE ZONING ADMINISTRATOR IN REGARD TO THE DEFINITION OF GRADE AT 558 LATHROP AVENUE**

Secretary Radatz swore in all parties wishing to speak.

Jeff Olshesky, owner of the property at 558 Lathrop Avenue, explained that he is currently in the process of demolishing the existing home on the property. He submitted plans for a new home, and the Zoning Administrator has returned comments to him regarding those plans. Mr. Olshesky explained that he is appealing the Zoning Administrator's decision made in the

interpretation of the definition of the word "Grade". Mr. Olshesky argued that if he was required to use the definition of Grade that the Zoning Administrator used, the basement would be included in the calculation of the floor area of the home, and his plans would not be in compliance with Floor Area Ratio. Mr. Olshesky appealed the decision based on a recommendation from a soil engineer who performed a water table depth analysis that showed a high water table at the property.

Mr. Olshesky stated that he was not asking for a variance and did not want an adjustment to the FAR for the proposed home. He wanted to comply with the FAR restrictions, but the interpretation of Grade offered by the Zoning Administrator would cause the home plans to be out of compliance with the Village's Zoning Code. Mr. Olshesky reassured the Board that the plans as submitted comply with the maximum allowable building height restrictions in the Zoning Code, and that he is only disputing the interpretation of grade.

Mr. Olshesky then stated the three definitions of Grade present in the Section 10-3-1 of the Zoning Code. He stated that Section C of the definition of Grade is applicable to his property, as it is applicable to buildings having no walls that adjoin the street. He asserted that the issue is the definition of the word adjoin. He noted that the definition does not say "the lot," but refers to the wall of a building. Under this definition, the lot may adjoin the street, while the wall does not. He cited the Merriam-Webster definition of adjoin, which means "touching or to be in contact with." He then noted that the wall of the proposed home would be more than 5 feet from the street, and that definition C should apply.

Mr. Olshesky explained that the Zoning Administrator did not dispute the definition and used the subjective interpretation of the definition. According to Mr. Olshesky, the Zoning Administrator also cited previous historical interpretations, and with regard to the subjective interpretation, both the Zoning Administrator and Village Attorney in their memorandums mentioned that the intent of Section C was to apply to buildings sited in a deep property, such as the Cook County Forest Preserve property. Mr. Olshesky argued that this interpretation was subjective, unlike the definition in the Zoning Ordinance.

Chairman Martin then asked if the Members had any questions for the applicant. There were no questions. Chairman Martin asked if Village Staff had any comments.

Acting Village Administrator Scheiner concurred that the building height overall is in compliance with the Zoning Code and understood that the applicant's appeal was made because he could not build lower due to the water table. She also noted that the applicant has the option to seek remedy through the variation processes, which he has not done yet. She summarized that when a basement is built so that the elevation of the top of the First Floor of the is more than 4 foot - 9 inches above Grade, then the area of the basement level is included in the calculation of the Floor Area that counts towards the FAR limit for the

structure. This would put the proposed house at 558 Lathrop Avenue out of compliance with the maximum FAR allowed under the Zoning Code, which is 40%. If the area of the basement re is included in the FAR, it would place the property close to 60%.

Administrator Scheiner stated that the dispute is whether, within the definition of grade, the applicants fall under Section A or C of the definition. She acknowledged that the applicant argues that he falls under Section C, while the Zoning Administrator ruled that they fell under Section A. According to Administrator Scheiner, every residential property in the Village is adjacent to a street, and therefore Section A applies, unless it is on a corner, in which would Section B would apply. No residential properties in the Village fall under Section C. To argue that this property falls under the Section C would essentially render Section A inapplicable to residential properties throughout the Village and would modify how FAR is applied to residential properties.

Chairman Martin asked Administrator Scheiner if the words adjoining and adjacent have the same meaning.

Mr. Olshesky stated that his contention is that grade should be calculated by the average grade along the walls of the structure, and using that grade calculation, not measuring from the sidewalk.

Administrator Scheiner stated that in the past, the ZBA has considered zoning variations based upon building height relative to the definition of grade. She cited a matter reviewed by the ZBA a few years ago with regard to a proposed garage, where the garage height variation was based on an interpretation of the word grade, which was measured from the sidewalk to the top of that garage. So, the ZBA has previously utilized the definition of grade as measured from sidewalk of a property adjacent to a street, and not by the grade at the perimeter of the building.

Member Davis asked if there is a precedent where the property is naturally higher than the sidewalk. Building Official Radatz explained that this case does occur, and the controlling measurement of grade is measured from the elevation at the public walk.

Village Attorney Forte agreed with Administrator Scheiner in that, under the applicant's interpretation of grade, Sections A and B of the definition would be rendered void, as applicable to the entirety of the residential properties in the Village. He noted that the definition of grade as used in the Zoning Code should not be seen in a vacuum, and that the definitions section of the Zoning Code has been amended considerable times to adjust with the times, but the definition of Grade has not been amended.

Attorney Forte referred to the number of examples from nearby and other zoning ordinances in areas of Cook County that the applicant presented, that interpret grade differently, and

that actually refer to the interpretation that the applicant was pursuing. Attorney Forte noted that River Forest does not interpret grade in ways that other communities do, and that should be a sign that the intent of the Village is in fact that grade should be interpreted as the Zoning Administrator indicated in the memorandum, not in the way other surrounding communities, including Oak Park, interpret their definition of grade.

Chairman Martin asked if the applicant had any closing remarks.

Mr. Olshesky noted that his issue about whether the height of proposed basement should be included in the building's FAR. He said that any plain reading of the Zoning Code is unambiguous and not open to interpretation. He explained that he and his wife were very excited to move to River Forest. They exercised diligence by having a soil test performed by a soil engineer who recommended how deep they could dig. Then they consulted with an architect, and he looked at the Zoning Code as it was written. He and his wife spent over \$100,000 this year already on demolition, construction plans, and engineering.

Chairman Martin closed the public portion of the hearing.

A MOTION was made by Member Lucchesi and SECONDED by Member Plywacz to overturn the decision of the Zoning Administrator as it relates to the calculation of grade.

Member Davis then asked for the proper procedure if one thinks that the Zoning Code should be amended to clarify what adjoin means.

Attorney Forte explained that Village staff and the Members could discuss this at a future meeting, as it was not on the agenda for the meeting this evening. A text amendment on the issue could be brought to the ZBA for consideration in the future.

Ayes: Davis

Nays: Smetana, Plywacz, Lucchesi, Dombrowski and Martin

Motion Failed.

A MOTION was made by Member Lucchese and SECONDED by Member Plywacz to uphold the decision of the Zoning Administrator.

Ayes: Smetana, Plywacz, Lucchesi, Dombrowski and Martin

Nays: Davis

Motion Passed.

**VI. CONFIRMATION OF NEXT MEETING – NOVEMBER 11, 2021**

One application was anticipated to be filed for the November meeting.

**VII. ADJOURNMENT**

MOTION to adjourn was made by Member Davis and SECONDED by Member Lucchesi.

Ayes: Smetana, Plywacz, Lucchesi, Dombrowski, Davis and Martin

Nays: None.

Motion Passed.

Respectfully Submitted:

\_\_\_\_\_  
Clifford E. Radatz, Secretary

\_\_\_\_\_  
Frank Martin, Chairman  
Zoning Board of Appeals

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



## MEMORANDUM

**DATE:** November 5, 2021

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Variation Request – 1111 Bonnie Brae Place

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Shantanu Kamra, owner of the property at 1111 Bonnie Brae Place, has submitted the attached application for variations to the Off-Street Parking regulations (Section 10-11-8) of the Zoning Code. The applicant proposes to demolish the existing detached garage and to construct an open parking lot in the rear yard of the property.

For the R-4 Zoning District, Section 10-11-8 of the Zoning Code requires 2 off-street parking spaces to be provided for each 2 bedroom dwelling unit, plus 2.5 off-street parking spaces for each 3 bedroom dwelling unit, plus one guest parking space per 5 dwelling units or part thereof. The total number of off-street parking spaces required for the existing residential building at 1111 Bonnie Brae Place is 15.5. In the proposed parking lot, only 7 parking spaces will be provided.

Additionally, Section 10-11-8 requires 75% of all required parking spaces to be enclosed. The current detached garage provides 4 enclosed parking spaces, but with its removal, the new parking lot will provide zero enclosed parking spaces.

If the Zoning Board wishes to recommend the approval of these variations to the Village Board of Trustees, the following motion should be made:

*Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-11-8 of the Zoning Code at 1111 Bonnie Brae Place.*

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, November 11, 2021 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for major zoning variations submitted by Shantanu Kamra, owner of the property at 1111 Bonnie Brae Place, who is proposing to demolish the existing detached garage and to construct a surface parking lot for seven automobiles 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 applicant is requesting two major variations. The first variation is to section 10-11-8, to allow the provision of 7 parking spaces in lieu of the 15½ required off-street parking spaces. The second variation is to section 10-11-8-E which requires a minimum of 75% of all required parking spaces to be enclosed. The applicant proposes to remove the existing garage which provides four enclosed parking spaces and provide none.

The legal description of the property at 1111 Bonnie Brae Place is as follows:

LOT 14 IN GREY AND BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE SUDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGU'S ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at [www.vrf.us/zoningvariation](http://www.vrf.us/zoningvariation) no less than 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 participation 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

Address of Subject Property: 1111 Bonnie Brae Date of Application: 10/19/2021

Applicant		Architect / Contractor	
Name: <u>Shantanu Kamra</u>		Name:	
Address: <u>2047 N 73rd Ave</u>		Address:	
City/State/Zip: <u>Elmwood Park, IL 60707</u>		City/State/Zip:	
Phone: <u>(847) 644-0262</u>	Fax:	Phone:	Fax:
Email: <u>chicagoapartmentinvestor@gmail.com</u>		Email:	

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

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

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

☒ Zoning Code

☐ Building Code (fence variations only)

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

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

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

**SIGNATURES:**

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

Owner: Shantanu Kamra Date: 10/19/2021

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: **1111 Bonnie Brae** Date of Application: **10/19/2021**

## Summary of Requested Variation(s):

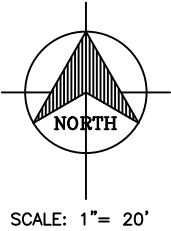
<b>Applicable Code Section (Title, Chapter, Section)</b> <i>Example:</i> 10-8-5, lot coverage	<b>Code Requirement(s)</b> <i>Example:</i> no more than 30% of a lot	<b>Proposed Variation(s)</b> <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-11-8 Off Street Parking	15.5 parking spots	7 open parking spots
10-11-8-E Enclosed Parking spaces	75% of all required parking spaces to be enclosed (10 of 15.5 required spots)	0 enclosed parking

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.

## **Proposed Zoning Variation for 1111 Bonnie Brae**

Demolish the existing frame car garage on the east end of lot 14 and replace with an open parking pad with 7 parking spots. Open parking pad will have dimensions of 49.03 feet by 40.35 feet. The existing garage has dimensions of 37.22 feet by 20.32 feet. The open parking spots will allow the residents of 1111 Bonnie Brae to park their cars on the property without having to struggle for street parking.

**HORIZON SURVEY, LLC**  
P.O. BOX 438607  
Chicago, IL 60643  
Office: 312-972-7185  
horizonsurveychicago@gmail.com

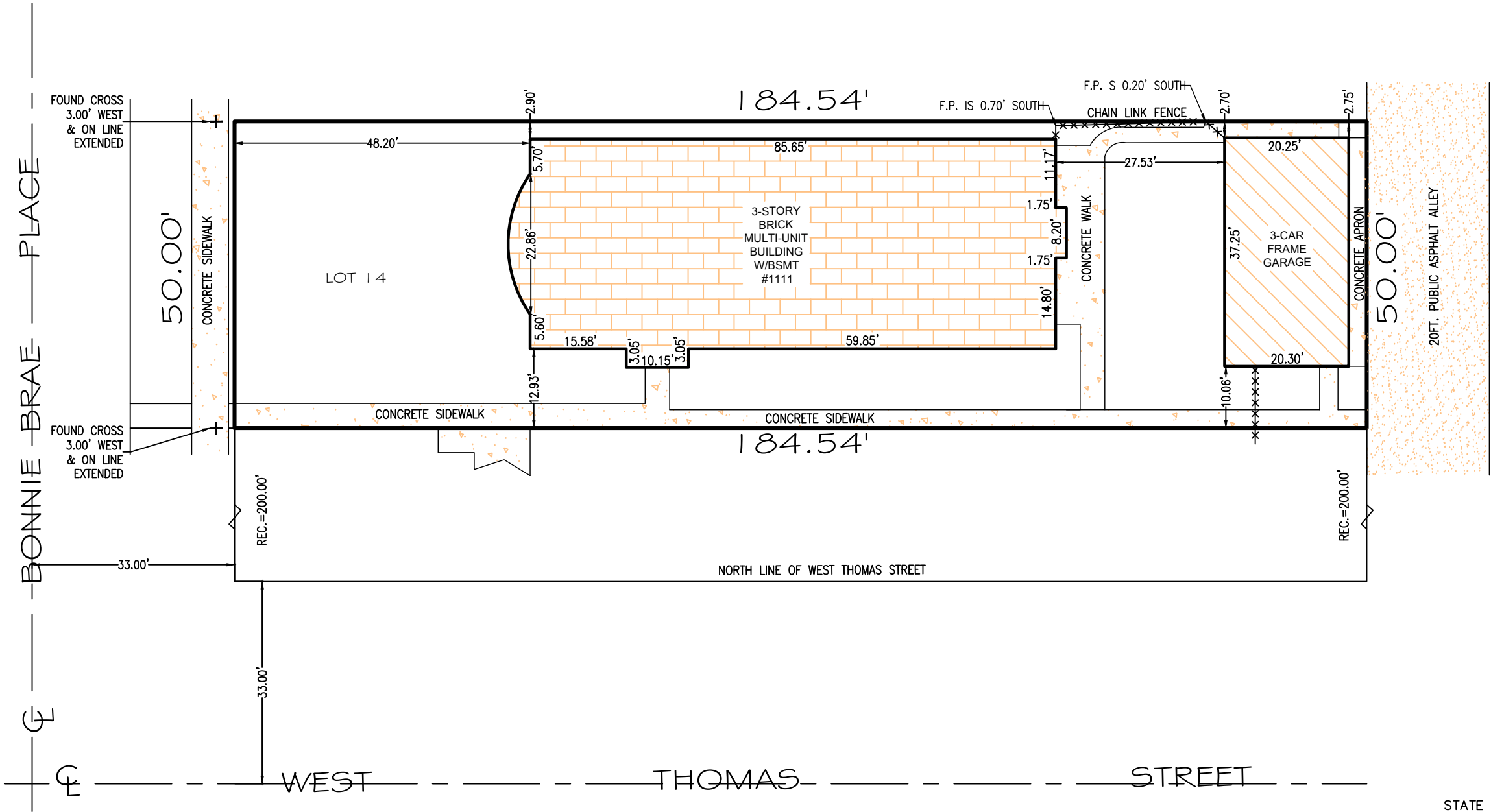


# PLAT OF SURVEY

PLAT OF SURVEYS  
ATLA/NSPS  
CONDOMINIUMS  
LAND DEVELOPMENT

LOT 14 IN GREY AN BRAESE'S RESUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGU'S ADDITION TO OAK PARK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST ONE THIRD OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

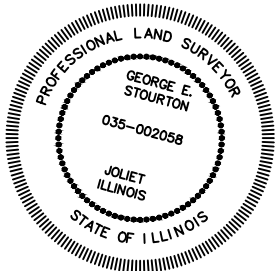
PROPERTY ADDRESS: 1111 BONNIE BRAE PLACE., RIVER FOREST, ILLINOIS.



JOB #: 15-01-403-019  
DATE OF COMPLETION IN THE FIELD: OCTOBER 28, 2021  
PREPARED FOR: SHANTANU KAMRA  
P.I.N # 15-01-403-019-0000 COOK COUNTY  
COMMONLY KNOWN AS: 1111 BONNIE BRAE PLACE., RIVER FOREST, ILLINOIS.

LAND DEVELOPMENT CONSULTANTS  
CIVIL, MINING, ENVIRONMENTAL, FORENSIC  
AND UTILITY ENGINEERING, LAND SURVEYING  
REAL ESTATE AND CORPORATION AGENTS

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.  
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.  
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.  
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.  
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }

1"=20'  
SCALE

This is to certify that HORIZON SURVEY, LLC., by its managing agent George E. Stourton, P.L.S., Professional Land Surveyor #2058, whose licensure expires November 30, 2022, hereby certifies that the property described on this plat has been surveyed and that the results of the survey are shown on this plat. Dimensions are in U.S. Standard Feet and Decimals thereof, sexigesimal bearings based as assumed north. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

DATED THIS 1st DAY OF NOVEMBER, 2021

GEORGE E. STOURTON PLS No. 2058  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2022



# Zoning Review Checklist

Address: 1111 Bonnie Brae Place  
 Date of Review: 10/30/2021      Date of Submission: 10/15/2021  
 Contact:      Telephone #:

Zoning District: R4

**Use:** Parking for Multi- Family Residential Building

## Permitted Use

### Ordinance section

**Lot Area**      **10-11-4**      Lot Width      Lot Depth      Lot Area  
50.00      184.54      9227.00

**Lot Coverage**      **10-11-5**      Allowed      Existing      Proposed      ☒  
 R4: 60% allowed for an interior lot      5536.20      3801.01      3047.27  
 70% allowed for a corner lot           41.19%      33.03%

**Floor Area Ratio**      **10-11-5**      Allowed      Existing      Proposed      ☒  
 R4: Maximum FAR of 1.5, subject to:      13840.50      9895.56      9141.82  
 gross area of 1,800 s.f./ unit           107.25%      99.08%  
 minimum one bedroom for every unit

**Setbacks**      **10-11-7**      Required      Existing      Proposed  
**Front Yard**      **West**  
 To the Building           43.1900        
 Eave Length           0.0000  
 Setback to Eave      \* 20.0000      43.1900      0.0000 ☐

**Side Yard**      **North**      Proposed setback at addition  
 To the Building            2.8400        
 Eave Length           0.0000  
 Setback to Eave      3.0000      2.8400      0.0000 ☐

**Side Yard**      **South**  
 To the Building            9.8800        
 Eave Length           0.0000  
 Setback to Eave      3.0000      9.8800      0.0000 ☐

**Rear Yard**      **East**  
 15% of Lot Depth or 25' minimum           49.0500        
 Eave Length           0.0000  
 Setback to Eave      27.6810      49.0500      0.0000 ☐

Addition



## Zoning Review Checklist

<b>Building Height Ridge</b>	<b>10-11-6</b>	Allowed	Existing	Proposed Ht. at addition	
Height above grade in feet		45'	40'		<input type="checkbox"/>
Story Height		5	3	0	<input type="checkbox"/>
<b>Off-Street Parking</b>	<b>10-11-8</b>	Required	Existing	Existing + Proposed	
Parking required per unit type	# of units				
One Bedroom Dwelling Units: 2 / unit	0	0.0			
Two Bedroom Dwelling Units: 2 / unit	3	6.0			
Three Bedroom Dwelling Units: 2.5 / unit	3	7.5			
Guest Parking; 1 / 5 units or part thereof		2.0			
		15.5	4	7	<input checked="" type="checkbox"/>
Enclosed Parking spaces					
75% of all reqd spaces shall be enclosed	<b>10-11-8-E</b>	11.6	4	0	<input checked="" type="checkbox"/>
<b>Off-Street Loading</b>	<b>10-11-9</b>	Required	Existing	Proposed	
1 per each 30 dwelling units		1	0	0	<input type="checkbox"/>

**1111 Bonnie Brae Place****10/30/2021**

Area Calculations

Date of Submission **#####**

Analysis for Zoning Variation Application

Lot Area	50.0000	184.5400	<b>9227.0000</b>
Allowed Coverage	0.6000		<b>5536.2000</b>
Allowed FAR	1.5000		<b>13840.5000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	3047.2730
Detached Garage	Existing	753.7376
		0.0000
		0.0000
	Total	<b>3801.0106</b>

**Lot Coverage - New**

First Floor Area	Existing	3047.2730
Detached Garage	Proposed	0.0000
		0.0000
		0.0000
	Total	<b>3047.2730</b>

**Floor Area - Existing**

Floor Area - existing	1st floor	3047.2730
	2nd floor	3047.2730
	3rd Floor	3047.2730
Detached Garage	Existing	753.7376
		<b>9895.5566</b>

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	3047.2730
	2nd floor	3047.2730
	3rd Floor	3047.2730
Detached Garage	Proposed	0.0000
		<b>9141.8190</b>

House - 1st floor - **Existing to remain**

	A	85.5800	34.1700	2924.2686
	B	1.7500	8.2000	14.3500
	C	10.1600	3.0400	30.8864
circular bay	D	arc = 25.4'	R = 15.29'	77.7680
				<b>3047.2730</b>

House - 1st floor - **Proposed**  
**Existing to remain**

3047.2730  
0.0000  
**3047.2730**

House - 2nd floor - **Existing**

Same as First Floor

3047.2730  
0.0000  
**3047.2730**

House - 2nd floor - **Proposed**  
**Existing to remain**

3047.2730  
0.0000  
**3047.2730**

House - Third Floor - **Existing to remain**

Same as First Floor

3047.2730  
0.0000  
**3047.2730**

House -Third Floor - **Proposed**  
**Existing to remain**

3047.2730  
0.0000  
**3047.2730**

Detached Garage - **Existing**

eg	20.2400	37.2400	753.7376
			0.0000
			<b>753.7376</b>

Detached Garage - **Proposed**  
none

0.0000  
0.0000  
**0.0000**

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

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

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

Response: The current parking situation at 1111 Bonnie Brae can only accommodate 4 cars in the garage structure. This would be insufficient to accommodate parking for 6 dwelling units once the building is rehabbed completely. Each of the 7 parking spaces will be assigned to residents living in 6 dwelling units at 1111 Bonnie Brae with 1 space assigned for visitors/guests.

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

Response: The current parking structure has been in existence ever since the building was constructed and is a grandfathered use.

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

Response: This is a unique building in the village of River Forest and has a unique parking situation.

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

Response: The increased parking spaces are being requested only for the residents in the 6 dwelling units of 1111 Bonnie Brae Pl.

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 increase parking spaces shall benefit not only the residents of 1111 Bonnie Brae but would also reduce the burden on the block and neighbors for parking. A 5 foot wooden fence can be built on the north-east side of the property between the open parking spaces and 1115 Bonnie Brae Pl to provide privacy to neighbors and an extra measure of security.

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 open parking pad will not impair supply of light and air to adjacent properties since it's not a carport canopy.

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

Response: No public utilities (electricity, water, sewer, police protection) or facilities will be affected by this change because this is an open parking pad and we are not proposing to build an additional building structure or an accessory dwelling unit.

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: No other means other than the requested variation to avoid the parking difficulties for residents at 1111 Bonnie Brae Pl can be thought of. The increased parking spaces to lot 14 is an endeavor to avoid parking problems in the future when lots 15 and 16 would be developed.