



MEMORANDUM

DATE: May 5, 2023

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 559 Ashland Avenue

Paul A. Harding, FAIA and Cheryl Harding, owners of the property at 559 Ashland Avenue, have submitted the attached application for a variation to the side yard setback regulations (Section 10-9-7) of the Zoning Code. The applicants propose to construct a new detached garage in the rear yard of the property.

The applicants propose to construct the garage with a side yard setback of 5'-0" to the wall, and to have a roof overhang which varies in length from a minimum of 3'-0" to a maximum of 4'-0". At the maximum, the roof eave of the garage will encroach up to 2'-0" into the required side yard setback. Section 10-9-7 of the Zoning Code permits an accessory building which is located in the rear 30 percent of the lot to have a minimum side yard setback to the wall of a building of 3'-0" and permits the eaves of the detached accessory building to encroach a maximum of 1'-0" into the required setback.

The applicants are also requesting a variation to the height regulations for Accessory Buildings (Section 10-9-6 of the Zoning Code) which limits accessory structures to eighteen feet in height. The applicant proposes to construct a garage with a height of 20 feet 0 inches.

The applicants had previously applied for the variation to the setback regulation in 2016, which was granted, and for the setback and height variations in 2019, which also were granted. The applicants received an Early Start for the construction of the foundations of the proposed garage, but never completed the Plan Review process to receive the Building Permit. At this time, the previous Zoning variations for the project have expired. The requested variations are the same as were approved in 2019.

Attached are the minutes of the hearing of the Zoning Board of Appeal on March 14, 2019 for your reference. We have also attached a copy of the Zoning Analysis.

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 10-9-6 and 10-9-7 of the Zoning Code at 7960 Chicago Avenue.

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

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
March 14, 2019**

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, March 14, 2019 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman Frank Martin, Members David Berni, Gerald Dombrowski, Ronald Lucchesi, Tagger O'Brien, and Joanna Schubkegel
Absent: Member Michael Smetana
Also Present: Secretary Clifford Radatz, Village Administrator Eric Palm, Village Attorney Michael Marrs

II. APPROVAL OF FEBRUARY 14, 2019 ZONING BOARD OF APPEALS MEETING MINUTES

A MOTION was made by Member O'Brien and SECONDED by Chairman Martin to approve the minutes of the February 14, 2019 Zoning Board of Appeals meeting.

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

III. APPROVAL OF FINDINGS OF FACT FOR THE VARIATION REQUESTED FOR 1427 JACKSON AVENUE

A MOTION was made by Member O'Brien and SECONDED by Member Schubkegel to approve the Findings of Fact and recommendation regarding the Lot Coverage variation related to a garage at 1427 Jackson Avenue

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

IV. VARIATION REQUEST FOR 559 ASHLAND AVENUE – SIDE YARD SETBACK AND HEIGHT OF AN ACCESSORY STRUCTURE

Chairman Martin announced that the next matter on the agenda were two variations requested for 559 Ashland Avenue.

Secretary Radatz swore in all parties wishing to speak.

Paul Harding, owner of the property at 559 Ashland Avenue, presented the variations requested for the construction of a detached garage in the rear yard of the property, which include the encroachment of the roof eave into the required setback from the south property line by a variable distance from 0 (zero) up to 1'-0", and to increase the maximum height up to 20 feet.

Mr. Harding explained that the existing home on the property is the E. Arthur Davenport House, the first Prairie School home designed by Frank Lloyd Wright in the Chicago area; and that the home is of national historic significance.

Mr. Harding stated that the proposed garage is designed to be compatible with the aesthetic of the house, with broad roof overhangs. He noted that there is a large existing tree at the northeast corner of the property that conflicts with the location of the garage. Even with the use of a special foundation design to avoid damage to the root system of the tree, the proposed garage cannot be moved any further north, leaving a small tapered encroachment of the roof eave into the south side yard setback.

Mr. Harding continued that the objective is to maintain the fidelity of the design of the garage to that of the house, duplicating the roof pitch. Mr. Harding noted that since the Zoning ordinance requires building height to be measured from the elevation of the public walk, and that there is a general slope in the Village downwards toward the Des Plaines River, properties on the east side of north-south streets are at a natural disadvantage. He also noted that the neighbor to the east had improved their property by raising the grade of their rear yard, resulting in water being trapped in his rear yard. As a result, he must raise the elevation of the garage slab to keep it above the flood level. Mr. Harding noted that his proposed improvements for the garage project includes a dry well to retain rainwater on site. All of which push the height of the roof ridge of the proposed garage above the 18 foot building height allowed by the Zoning ordinance for accessory buildings.

Mr. Harding noted that the hardship of complying to the strict requirements of the Zoning ordinance is that the garage could not be constructed with a design that is complementary to the historic Davenport House.

Chairman Martin asked Secretary Radatz to explain the requested variations to the Board, which he did.

Chairman Martin asked for clarification as to which of the variations currently requested was the same as the variation requested in 2016. Secretary Radatz stated that it was the variation for relief

from the side yard setback requirement. Chairman Martin asked if the current submission for the Side Yard Setback variation was different in any way from the request that had been previously reviewed and acted upon by the Village Board. Secretary Radatz stated that there was no difference between the current and previous requested variation.

Chairman Martin asked the applicant why the variation for the height of the garage had not been requested with the earlier application. Mr. Harding stated that it was an unusual practice to regulate the height of buildings at the rear of the lot by elevation of the public walk and that it had been an oversight on his part. Chairman Martin asked what the height of the building was relative to the grade immediately adjacent to the proposed garage. Mr. Harding indicated that it was 18'-7½".

Chairman Martin and Mr. Harding discussed the hardship of not constructing a garage which was faithful to the design considerations of a house with national historic significance.

Daniel Lauber, resident at 7215 Oak Avenue, spoke in favor of proposed variations. Mr. Lauber stated that he was a friend of the previous owners of this house, he was familiar with the house and the extreme efforts of the previous owners to maintain its architectural integrity. He stated that his opinion was that it was incumbent upon the Village to allow these variations to maintain the architectural integrity. He noted that the hardship to the Village would be the loss of architectural integrity for a historic home of national significance if the variations were not granted. Further, he did not see any negative effects on the neighboring properties if the variations are granted.

The public portion of the hearing was closed.

Member David Berni expressed support for the variations citing the need to maintain the integrity of a Frank Lloyd Wright property and the requested variations are minimal.

A MOTION was made by Member Dombrowski and SECONDED by Member Berni to recommend to the Village Board of Trustees that the requests for the variation to the Side Yard setback and to the Building Height requirements for the proposed detached garage be granted.

Chairman Martin asked if there was any discussion regarding the matter.

Chairman Martin called the motion.

Ayes: Members Berni, Dombrowski, Lucchesi, O'Brien, Schubkegel, and Chairman
 Martin (citing the testimony of Mr. Lauber in regard to the hardship).
Nays: None.

Chairman Martin announced that the Zoning Board has voted 6 to 0 in favor of the motion to recommend the variations be granted by the Village Board.

V. TEXT AMENDMENTS TO THE ZONING ORDINANCE

Chairman Martin announced that the next matter on the Agenda was the Text Amendments which had been proposed by the Village Board. He asked that the case for all of the amendments be presented together and that the Zoning Board would discuss and vote on the proposed amendments separately.

Village Administrator Eric Palm presented an overview of the proposed text amendments.

The first text amendment presented was for an addition of language to the standard for Planned Development in section 10-19-3 (K) which will add accessibility for persons with disabilities as a consideration for approval. The proposed amendment stems from the concern of the Village Board that in a recent application for an amendment to the Planned Development at Concordia University Chicago, the applicant did not take an additional step to make the improvement more accommodating for individuals with disabilities. Rather than increase the requirements of Federal and State disability codes, the Board believes that this addition to the standards for review is a more expedient approach.

The second text amendment is to add Child Daycare Center to the Land Use Chart of section 10-21-3, Appendix A, and to designate Child Daycare Center as a Special Use in the PRI Zoning District. Mosaic Montessori School, which operates out of a leased space at the River Forest United Methodist Church, has approached the Village about expanding their operation to operate a Daycare facility within their present school. Currently, the Zoning ordinance defines Child Daycare Center, but does not allow the use. After discussions with the Village Attorney and the Village Board, it was suggested that Child Daycare Center should be allowed as a Special Use, but not as a Permitted Use. There is a concern with the implications for traffic during pick-up and drop-off times that warrants additional review of a proposed facility. Further, the use should be focused, and only allowed for consideration in the PRI District.

The final proposed text amendment concerns Side Yard setbacks, and the allowance for additions to walls of existing buildings which maintain non-conforming side yard setbacks. Mr. Palm summarized the history of side yard requirements in the Village and the last time the matter was reviewed in 2012. The current regulation allows walls maintaining a non-conforming side yard to be extended horizontally for 20 feet, but does not allow that wall to be increased in height. Since the last review, requests for variations to increase the height of non-conforming walls continue to be filed; therefore, the Village Board has asked for the matter to be revisited. Additionally, there is a proposed change to allow the continuation of a non-conforming roof eave as of right. For the record, Mr. Palm read the proposed changes to the text. Chairman Martin clarified that this proposed change would allow a wall with a non-conforming setback to be increased in height to the maximum building height allowed in the Zoning District, as of right, and without any notice. Mr. Palm concurred with the Chairman's assessment.

Mr. John Houseal, resident and Planning Consultant for the Village, reviewed the proposed text amendments.

Mr. Houseal agrees with the Village Board's approach for the modification of the standard for Planned Development to address concerns about accessibility. This approach allows the Development Review Board and the Village Board to ask the applicant questions regarding accessibility, and the applicant will need to answer carefully and thoughtfully in order to gain approval.

Mr. Houseal stated that he also supports the change to the Land Use Chart to allow Child Daycare Center as a Special Use in the PRI Zoning District. He noted that although this change is for the propose of allowing one user to apply for this use in one location, it will allow anyone to apply for this use in any other location in the PRI District. He noted that there are a variety of activities which occur in the PRI District, and that Child Daycare Center is compatible as an accessory to other uses within that district. Further, the additional review required by for a Special Use permit is right approach.

Mr. Houseal noted that this is the third time that the requirements for side yard setbacks have been reviewed in the 20 years that he has been a resident of the Village. He reviewed the various iterations of this requirement. Currently the ordinance allows a wall maintaining a non-conforming setback to be extended horizontally for 20 feet, but does not allow the wall to be increased in height. Mr. Houseal indicated that he had reviewed the requirements for similar Villages. He found the following:

- Oak Park allows non-conforming walls to be extended horizontally and vertically.
- Riverside allows non-conforming walls to be extended vertically, but not horizontally.
- Evanston and Glen Ellyn do not allow non-conforming walls to be extended either horizontally or vertically without a Zoning Variation.

Next, Mr. Houseal reviewed the history of the variations requested in River Forest. In the last 10 years, 12 variations had been requested to increase the height of a wall with a non-conforming side yard setback. Mr. Houseal did not feel that this number of requests was a burden to the Village. Of those 12 variations requested, 11 had been approved. It seems that the applicants have been able to make a compelling case in most instances to obtain the requested variation.

Mr. Houseal explored the concept of "fair certainty", where a resident has a fair idea of what can be done with his property, and also what can be done with a neighboring property. Mr. Houseal notes that variety of ways that this issue is regulated in other communities lends credence to the idea that there is no right or wrong way to do it. The relatively low frequency of requests is not a burden to the variation process and it provides an important safeguard to the neighbors. For the above reasons, Mr. Houseal does not support the proposed change to the side yard setback requirement.

Member Berni expressed his opposition to the proposed change to the side yard setback regulation.

Dan Lauber, 7215 Oak Avenue, addressed the Board as a professional Planner. He noted that one of the purposes of the Zoning Ordinance is to protect the neighbors. He does not think it is remotely fair that the extension of a wall with a non-conforming setback should

be inflicted on a neighbor without a review process. Mr. Lauber then quoted extensively from the Findings of Fact from the review of this regulation in 2012, noting that there was no contradicting testimony. He concluded that just as there was no evidence was presented 7 years ago to justify this change, and no evidence has been supported now. He further recommended “fact-based zoning”, where the neighbors adjacent to properties which are granted a variation are surveyed after construction is completed to determine what the impact of the variation has been. Mr. Lauber also commented that the number of variation requests was not burdensome. Mr. Lauber does not favor a change to the side yard setback regulations.

Tim Beckman, 550 Thatcher Avenue, stated his support for the proposed change to the Land Use Chart to include Child Daycare Center as a Special Use in the PRI District.

Susan Veazie, 517 Keystone Avenue, stated her support for the proposed change to the Land Use Chart to include Child Daycare Center as a Special Use in the PRI District.

Maria Carandang-Ramos, director of Mosaic Montessori school, expressed her support for the proposed change to the Land Use Chart to include Child Daycare Center as a Special Use in the PRI District.

Shaun Krueger, 346 Park Avenue, indicated that he was in favor of protecting the interest of the neighbors. Mr. Krueger suggested that the regulation should allow either a vertical extension of a non-conforming wall, or a horizontal extension, but not both. Also, he disputes the contention that prospective residents actually consider the Zoning regulations when they move into a community.

Mr. Palm commented that the change in the setback requirement from 3 feet to 5 feet is not much of a concern when a new home is being built, but the challenges faced when adding onto an existing home are considerable. Further, he noted that 12 variation requests in the last 10 years may not be a high frequency in an absolute sense, but it is a large percentage of the requests in River Forest, which does not have a high frequency of requests in total.

Chairman Martin asked Mr. Palm if he thinks that the zoning variation process was “overly time consuming”. Mr. Palm stated that it was not “overly time consuming”, but that it is time consuming and that there is an expense to it. Chairman Martin asked if the \$650 application fee was a big expense compared to the cost of construction for a second floor addition. Chairman Martin noted that the cost is probably less than 1% of the cost of the typical project.

Mr. Houseal reviewed the history of the change in the setback requirement from 3 feet to 5 feet, noting at in that time house sizes were growing unrestrained. Also, the previous 3-foot setback was measured at the closest point of the building to the property line, typically the roof eave; therefore, the walls of the house needed to move further away from the property line to achieve the desired architectural style. He opined that it is impossible to write a zoning ordinance that works for 100% of the properties. The writes of zoning ordinances assume that the standard will work for 90% to 95% of the properties. The

Zoning variation process is available for the 5% to 10% of the properties where the zoning standards don't work, and relief is granted where it is appropriate.

Member Berni asked Mr. Houseal if the regulation in Riverside, which allowed vertical extension of the non-conforming wall but not horizontal extension, worked better than the current regulation in River Forest. Mr. Houseal stated that it was a matter of personal preference, but he believes that River Forest's regulation is better.

Chairman Martin asked Mr. Houseal if he thought that the Zoning Variation process discourages re-investment in properties. Mr. Houseal stated that he did not think so.

The public portion of the hearing was closed.

Member O'Brien expressed support for the proposed change to section 10-19-3 (K).

Chairman Martin expressed concern that the term "disabilities" is not defined and it may result in delays to the Planned Development process.

Village Attorney Marrs stated that there were various definitions of disability in state and federal law which could be referenced if the issue is ever raised.

A MOTION was made by Member O'Brien and SECONDED by Member Schubkegel to recommend to the Village Board of Trustees that the section 10-19-3 (K) be amended to read "The design of the proposed use or combination of uses promotes a safe and comfortable environment for pedestrians and individuals with disabilities".

Chairman Martin asked if there was any discussion regarding the matter.

Chairman Martin called the motion.

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

Nays: None.

Chairman Martin announced that the Zoning Board has voted 6 to 0 in favor of the motion to recommend that the Village Board adopt of the proposed text amendment to section 10-19-3 (K).

A MOTION was made by Member Lucchesi and SECONDED by Member Berni to recommend to the Village Board of Trustees that the section 10-21-3, Appendix A be amended to add Child Daycare Center and to establish it as a Special Use in the PRI Zoning District.

Chairman Martin called the motion.

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

Nays: None.

Chairman Martin announced that the Zoning Board has voted 6 to 0 in favor of the motion to recommend that the Village Board amend the Land Use Chart by adding Child Daycare Center and to establish it as a Special Use in the PRI Zoning District.

A MOTION was made by Member Berni and SECONDED by Member Lucchesi to recommend to the Village Board of Trustees that the section 10-8-7 (C) (2) (a) be amended to read: "Eaves: The eaves of a structure shall be required to maintain a minimum three-foot side yard setback. The eave of an addition, where the eave of the existing structure does not meet this standard, may be constructed with a side yard equal to the existing nonconforming side yard of that eave."

Chairman Martin called the motion.

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

Nays: None.

Chairman Martin announced that the Zoning Board has voted 6 to 0 in favor of the motion to recommend that the Village Board adopt of the proposed text amendment to section 10-8-7 (C) (2) (a).

A MOTION was made by Member O'Brien and SECONDED by Member Lucchesi to recommend to the Village Board of Trustees that the proposed amendment to section 10-8-7 (C) (2) (b), to allow the wall of a building which maintains a non-conforming side yard setback to be increased in height, should NOT be adopted.

Chairman Martin called the motion.

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

Nays: None.

Chairman Martin announced that the Zoning Board has voted 6 to 0 in favor of the motion to recommend to the Village Board that the proposed text amendment to section 10-8-7 (C) (2) (b) should NOT be adopted.

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

A MOTION was made by Member Berni and SECONDED by Member O'Brien to adjourn the meeting at 9:05 p.m.


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

Nays: None.

Motion passed.

Respectfully Submitted:


Clifford Radatz, Secretary


Frank Martin, Chairman
Zoning Board of Appeals

Date: 4/11/2019

Zoning Review Checklist

Address: 559 Ashland Avenue
 Date of Review: 7/3/2017 Date of Submission: 6/8/2017
 Contact: Telephone #:
Revised: 11/13/2018 7/16/2019

Zoning District : R-2

Use: Detached Garage for Single Family Residence
 Accessory Structure **Permitted Use**

Lot Area	Lot Width	Lot Depth	Lot Area
	50.00	157.2950	7864.75

Lot Coverage	Allowed	Proposed	
30% allowed for the R2 District	2359.43	1956.62 24.88%	<input checked="" type="checkbox"/>

Floor Area Ratio	Allowed	Proposed	
40% allowed for the R2 District	3145.90	2444.20 31.08%	<input checked="" type="checkbox"/>

Setbacks	Required	Proposed	
Accessory structure			
Rear 30% of Lot Depth	47.1885	32.0000	<input checked="" type="checkbox"/>
Is the Accessory Structure located in the rear 30% of the lot?	Yes		
(If not, must comply with setbacks for the main building.)			

Side Yard				
10-8-7 C 2 c 3' to bldg	North	3.0000	7.1250 4.0000	<input checked="" type="checkbox"/>
10-8-7 C 2 c 2' to eave		2.0000	3.1250	<input checked="" type="checkbox"/>

Side Yard				
10-8-7 C 2 c 3' to bldg	South	3.0000	5.0000 4.0000	<input checked="" type="checkbox"/>
10-8-7 C 2 c 2' to eave		2.0000	1.0000	<input checked="" type="checkbox"/>

South Roof Eave setback approved by
by Zoning Variation on 4-22-2019

Rear Yard				
10-8-7 C 2 c 3' to bldg	East	3.0000	5.6400 3.0000	<input checked="" type="checkbox"/>
10-8-7 C 2 c 2' to eave		2.0000	2.6400	<input checked="" type="checkbox"/>

Accessory Structure

Zoning Review Checklist

5'-0" Clear required where adjacent to ComEd power lines 5' **N/A**

Building Height Ridge

Allowed

Proposed

Roof Height approved by Zoning Variation on 4-22-2019

Height above grade in feet 18' 20'-0" ☒

Story Height 1.5 1 ☒

Off-Street Parking

Required

Proposed

Garage spaces

2

2

☒

Does the Accessory Structure cover more than 30% of the Rear Yard? ☒

No

Rear Yard Depth 85.27

Lot Width at Rear Yard 50.00

Area of Rear Yard 4263.50

x 30% 0.30

Allowable Area of Acc. Bldg. 1279.05

559 Ashland Avenue

Area Calculations

Revised:**7/3/2017****11/13/2018**

Lot Area	50.0000	157.2950	7864.7500
Allowed Coverage	0.3000		2359.4250
Allowed FAR	0.4000		3145.9000

Lot Coverage - Existing

First Floor Area	Existing	1062.6360
Detached Garage	Existing	414.7323
Open Porch	Existing	0.0000
		0.0000
	Total	1477.3683

Lot Coverage - New

First Floor Area	Existing	1062.6360
Detached Garage	Proposed	893.9791
Open Porch	Existing	0.0000
		0.0000
	Total	1956.6151

Floor Area - Existing

Floor Area - existing	1st floor	1062.6360
	2nd floor	987.5833
	Attic	0.0000
Detached Garage	Existing	414.7323
garage allowance (up to 500 s.f)		-414.7323
		2050.2193

Floor Area - Proposed

Floor Area - Proposed	1st floor	1062.6360
	2nd floor	987.5833
	Attic	0.0000
Detached Garage	Proposed	893.9791
garage allowance		-500.0000
		2444.1984

559 Ashland Avenue

7/3/2017

Revised:

11/13/2018

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

	A	10.9700	14.4500	158.5165
	B	18.9800	37.5600	712.8888
	C	8.0400	14.4500	116.1780
	D	0.3200	8.4000	2.6880
	E	8.0600	4.0200	32.4012
old bay, new is smaller	F	3.1100	12.8500	39.9635
				1062.6360

House - 1st floor - **Proposed**

Existing to remain

1062.6360

0.0000

1062.6360

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

	a	10.9700	14.4500	158.5165
	b	18.9800	37.5600	712.8888
	c	8.0400	14.4500	116.1780
				987.5833

House - 2nd floor - **Proposed**

Existing to remain

987.5833

0.0000

d

0.0000

0.0000

987.5833

559 Ashland Avenue

7/3/2017

Revised: 11/13/2018

House - Attic half story - **Existing to remain**

a	0.0000
b	0.0000
c	0.0000
	0.0000

House - Attic half story - **Proposed**
Existing to remain

	0.0000
	0.0000
d	0.0000
	0.0000
	0.0000

Detached Garage - **Existing**

a	20.3350	20.3950	414.7323
b			0.0000
			414.7323

Detached Garage - **Proposed**

a	25.5833	25.5833	654.5069
b	19.4167	12.3333	239.4721

893.9791

Open Porch - **Existing**

a	0.0000
b	0.0000
	0.0000



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

Address of Subject Property: 559 Ashland Avenue, River Forest, Illinois 60305 Date of Application: 04.19.23

<u>Applicant</u>		<u>Architect / Contractor</u>	
<u>Name:</u> Paul A. Harding, FAIA and Cheryl Harding		<u>Name:</u> Harding Partners Architects	
<u>Address:</u> 559 Ashland Avenue		<u>Address:</u> 53 West Jackson Blvd Suite 210	
<u>City/State/Zip:</u> River Forest, Illinois 60305		<u>City/State/Zip:</u> Chicago, Illinois 60604	
<u>Phone:</u> 3122180042	<u>Fax:</u> 3129228222	<u>Phone:</u> 3122180042	<u>Fax:</u> 3129228222
<u>Email:</u> pharding@harding.com		<u>Email:</u> pharding@harding.com	

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 15th day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

SIGNATURES:

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

Owner: Paul A. Harding Date: 04.19.23
Applicant (if other than Owner): _____ Date: _____

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

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 559 Ashland Avenue, River Forest, Illinois 60305 Date of Application: 04.19.23

Summary of Requested Variation(s):

<u>Applicable Code Section (Title, Chapter, Section)</u> <i>Example:</i> 10-8-5, lot coverage	<u>Code Requirement(s)</u> <i>Example:</i> no more than 30% of a lot	<u>Proposed Variation(s)</u> <i>Example:</i> 33.8% of the lot (detailed calculations an a separate sheet are required)
10-8-7, Setback Regulations; C, Side Yards; 2, Exceptions; c, Accessory Structures	"The eaves of a detached accessory structure shall be permitted to encroach a maximum of one foot into a required sideyard setback."	Tapering encroachment from one foot to two feet into the sideyard. On the south facade of the proposed garage, the encroachment of the roof eaves shall be increased from the one foot permitted by zoning to a tapering variation that increases this from zero inches to twelve inches as shown in the attached drawings.
10-8-6: Height Regulations; A, Accessory Buildings	"An accessory building or structure erected or structurally altered shall not exceed eighteen feet in height or one and one-half stories, whichever is less, and an accessory building shall not include an inhabitable second floor."	Increasing the permitted peak of the pitched roof by 2'-0" to a total height of 20'-0". This includes a 2" construction tolerance contingency which is not likely to be required. Please reference the Composite North Elevation drawing which shows the variance requested. The existing Frank Lloyd Wright House has a 5:12 roof pitch.

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.

Architecture
Historic Preservation
Construction Management

53 West Jackson Boulevard
Suite 210
Chicago, Illinois 60604

312.218.0042
312.922.8222 Fax



HARDING PARTNERS

April 19, 2023

Mr. Cliff Radatz
Building Official - Administration
Village of River Forest Zoning Board of Appeals
400 Park Avenue
River Forest, Illinois 60305

Re: Application for Zoning Variations

Dear Mr. Radatz

The proposed variation at the property on 559 Ashland Avenue includes a tapering eave encroachment of 0" – 12" beyond what is permitted by the zoning ordinance on the required side yard setback along the south property line setback. This was previously approved by the village of River Forest. We also request a variation which permits an increased height of the peak of the roof. This responds to the design of the original 1901 Frank Lloyd Wright House. It is also impacted by the topography of the site which slopes from rear to front of the property.

The topography of the Village of River Forest slopes to the Des Plaines River. As written the village ordinance unfairly penalizes property owners on the east side of north south streets. If the subject property were on the west side of Ashland Avenue the proposed zoning variation would not be necessary. This discrepancy in the height definition creates a hardship for owners of the subject property.

Very truly yours,

HARDING PARTNERS

A handwritten signature in black ink that reads "Paul A. Harding". The signature is written in a cursive, flowing style.

Paul A. Harding, FAIA
Partner

cc: File



RESPONSES TO GENERAL REQUIREMENTS

Application for Zoning Variations

559 Ashland Avenue

04.19.23

Section A

1. *Required Information*

a. The name, address and phone number of the applicant

Paul and Cheryl Harding
559 Ashland Avenue
River Forest, Illinois 60305
Phone: (312) 218-0042

b. If the applicant is not the owner of the property in question, (i) the name, address and phone number of the owner, (ii) the interest of the applicant in the subject property, (iii) proof of consent by the owner to the filing of the application, and (iv) any beneficiaries of the owner or developer.

Not Applicable

c. The date of the application

April 19, 2023

d. Identification of the property in question by street address. If there is no street address, the applicant must provide a description of the location of the property in relation to surrounding streets and properties.

559 Ashland Avenue

e. A short, written description of the nature of the proposed variation, development or re-development, and the proposed use(s).

See attached document.

f. A plat of survey of the property which includes the location and dimensions of all existing or planned easements, land subject to covenant, rights-of-way, scale and north arrow.

This is included in the attached drawings.

Section B

1. *The height in stories and feet, gross floor area, lot coverage (footprint area of the proposed structures in relation to the area of the site, expressed as a percentage), and floor area ratio of all existing or proposed buildings located on the lot where the development is to take place.*

Zoning data is shown on attached Drawing A-010, Site Plan and Zoning Data

2. *If the development is a multiple-family residential development, the number of one-, two-, three-, or four-bedroom dwelling units proposed for construction.*

Not Applicable

3. *Dimensions of the development site, indicated along the property line. Distances to all buildings, structure, freestanding signs, on adjoining properties.*

Site dimensions are shown on attached Drawing A-010.

4. *The location of freestanding signs on the site.*

Not Applicable

5. *Identification of vehicular areas including parking areas, loading areas, and circulation areas, and showing the layout and size of parking spaces, aisles and direction of travel on or in lanes, aisles, or driveways.*

Residential driveway is shown on an attached Drawing A-010. Parking is within the proposed garage.

6. *Legal documentation establishing homeowners associations or other legal entities responsible for control over required common areas and facilities.*

Legal description is on the attached Plat of Survey.

7. *It is also recommended that the application include photographs of the subject property/building, and written testimony/letters from neighboring property owners indicating support of proposed project.*

Photographs of the subject property and proposed building is attached Drawing G-010.

Architecture
Historic Preservation
Construction Management

53 West Jackson Boulevard
Suite 210
Chicago, Illinois 60604

312.218.0042
312.922.8222 Fax



HARDING PARTNERS

April 19, 2023

Mr. Cliff Radatz
Building Official - Administration
Village of River Forest Zoning Board of Appeals
400 Park Avenue
River Forest, Illinois 60305

Re: Application for Zoning Variations

Dear Mr. Radatz

The proposed variation at the property on 559 Ashland Avenue includes a tapering eave encroachment of 0" – 12" beyond what is permitted by the zoning ordinance on the required side yard setback along the south property line setback. This was previously approved by the village of River Forest. We also request a variation which permits an increased height of the peak of the roof. This responds to the design of the original 1901 Frank Lloyd Wright House. It is also impacted by the topography of the site which slopes from rear to front of the property.

The topography of the Village of River Forest slopes to the Des Plaines River. As written the village ordinance unfairly penalizes property owners on the east side of north south streets. If the subject property were on the west side of Ashland Avenue the proposed zoning variation would not be necessary. This discrepancy in the height definition creates a hardship for owners of the subject property.

Very truly yours,

HARDING PARTNERS

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Paul A. Harding, FAIA
Partner

cc: File



SHORT DESCRIPTION OF THE NATURE OF THE PROPOSED VARIATION

Application for Zoning Variation
559 Ashland Avenue
04.19.23

Section A

1. Required Information

- a. *A short, written description of the nature of the proposed variation, development or re-development, and the proposed use(s).*

This is a previously approved zoning variation which expired. We are requesting reapproval. The original zoning variance implementation was delayed by Paul Harding's four surgeries.

The subject property is the nationally significant E. Arthur Davenport House, a 1901 Frank Lloyd Wright House. It is the first Frank Lloyd Wright Prairie House built in the Chicago Area. It was published in the June 1901 edition of the Ladies Home Journal as "The Small House with Lots of Room In it" and was exhibited widely before its completion in November 1901. Given the national significance of the Frank Lloyd Wright House, it is important that the garage reflect its aesthetic including the broad overhanging eaves. There is an existing 100 year old Oak Tree which is an important part of the property that is important to preserve. It constrains the garage location. With these physical surroundings coupled with the program for a two car garage and modest size family room, the garage is sited in the only feasible location. With the broad eaves it would be impossible to fit the structure on the site in between the tree with its root structure and the required side yard setbacks without having the eaves encroach upon the side yard setback. The tapered overhanging eaves would by necessity extend further into the side yard setback beyond the building ordinance by 0 - 12 inches. It would be a hardship to forego the broad overhanging eaves or to lose the tree, without a zoning variation.

New Zoning Variation

We are requesting approval to increase the permitted peak of the pitched roof by 2'-0". This includes a 2" construction tolerance contingency which is not likely to be required. Please reference the Composite North Elevation drawing which shows the variance requested. The existing Frank Lloyd Wright House has a 5:12 roof pitch. Given the national prominence of the house it would be a hardship to build the garage with a roof pitch different from the original 1901 Frank Lloyd Wright House. Another contributing factor is that the Village ordinance penalizes most owners whose residential property is on the east side of the north south streets due to the general sloping of the village topography down toward the Des Plaines River. Property owners whose property backs up into railroad embankments are also unfairly penalized.

E. ARTHUR DAVENPORT HOUSE

GARAGE

CLIENT	PAUL AND CHERYL HARDING 559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305
ARCHITECT	HARDING PARTNERS 53 WEST JACKSON BOULEVARD SUITE 210 CHICAGO, ILLINOIS 60604 312.218.0042
STRUCTURAL ENGINEER	GOODFRIEND MAGRUDER STRUCTURE LLC 53 WEST JACKSON BOULEVARD SUITE 352 CHICAGO, ILLINOIS 60604 312.265.2645
MECHANICAL ENGINEER	ARCHITECTURAL CONSULTING ENGINEERS 837 HAYES AVENUE OAK PARK, ILLINOIS 60302 708.524.0272
CIVIL ENGINEER	WEBSTER, McGRATH & AHLBERG, LTD. 207 SOUTH NAPERVILLE ROAD WHEATON, ILLINOIS 60187
LANDSCAPE ARCHITECT	CYLA DESIGN ASSOCIATES 412 MADISON STREET OAK PARK, ILLINOIS 60302 708.524.1484



EXISTING HOUSE

PROPOSED GARAGE

ISSUED FOR ZONING VARIANCE
04.19.23

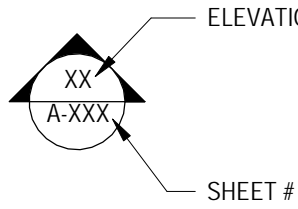
GENERAL NOTES

1	THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE COMPLETE CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES PROCEDURES AND PERSONNEL. SAFETY PROGRAMS FOR COORDINATING ALL PORTIONS OF THE SCOPE OF THIS WORK. NEITHER THE ARCHITECT NOR THE OWNER OR THEIR AGENTS WILL ASSUME ANY OF THESE RESPONSIBILITIES AND THEY SHALL BE "HELD HARMLESS" FROM ANY LIABILITIES THAT MAY ARISE AS A RESULT OF THE CONTRACTOR'S FAILURE, NEGLIGENCE OR OMISSION TO PROPERLY UPHOLD THESE RESPONSIBILITIES AS DESCRIBED HEREIN AND IN OTHER DOCUMENTS OF THIS CONTRACT.
2	ALL WORK MATERIALS AND CONSTRUCTION DETAILS MUST COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING, HEALTH AND FIRE CODES. IN CASE OF CONFLICT BETWEEN JURISDICTION CODES, THE MORE STRINGENT SHALL APPLY.
3	ALL CONTRACTORS SHALL COMPLY WITH THE LATEST EDITION OF THE O.S.H.A. CONSTRUCTION AND SAFETY MANUAL.
4	CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES.
5	THE CONTRACTOR SHALL ADVISE THE ARCHITECT, IN WRITING, OF THE ACTUAL START OF WORK INDICATED ON THESE DRAWINGS AND FURNISH A GRAPHIC CONSTRUCTION SCHEDULE SHOWING MAJOR TRADES AND FINAL COMPLETION OF SOME.
6	THE ARCHITECT SHALL HAVE THE RIGHT AT ANY TIME TO MAKE ALTERATIONS, ADDITIONS TO AND DEDUCTIONS FROM THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS WITHOUT VOIDING THE CONTRACT. ALL SUCH ITEMS WILL BE COVERED BY A REVISION DATE TO THE PLANS, WRITTEN JOB ORDER AND/OR SUPPLEMENT TO THE CONTRACT BY THE CONSTRUCTION MANAGER AND/OR THE ARCHITECT.
7	ANY CHANGES, SUBSTITUTION, OMISSION, OR OTHER DEVIATIONS FROM THESE DRAWINGS DURING OR BEFORE THE CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT, OR HIS CONSULTANTS. CHANGES NOT APPROVED BY PROPER AUTHORITIES SHALL BE INSTALLED AND/OR CORRECTED AT THE CONTRACTOR'S EXPENSE.
8	THE CONTRACTOR, WITHOUT EXTRA CHARGE SHALL MAKE SUCH SLIGHT ALTERATIONS, CULLING, FILLING OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FKED PARTS, LEAVING ALL COMPLETE AND IN PROPER CONDITION WHEN COMPLETED.
9	IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR AND HIS RESPECTIVE SUBCONTRACTORS TO KEEP THE BUILDING AND ADJOINING PREMISES FREE AT ALL TIMES FROM THE ACCUMULATION OF DEBRIS AS A RESULT OF THE WORK PERFORMED EACH DAY OF CONSTRUCTION.
10	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL DUMPSTERS AND FOR MAKING ARRANGEMENTS WITH OWNER FOR PLACEMENT OF THESE DUMPSTERS FOR ANY CLEAN-UP. THE SITE SHALL REMAIN CLEAN AT ALL CONTRACTOR'S DUMPSTER LOCATIONS. DUMPSTER LOCATIONS SHALL NOT OBSTRUCT ACCESS TO THE LOADING DOCK. THE CONTRACTOR SHALL RESTORE THESE AREAS TO THEIR ORIGINAL CONDITION UPON COMPLETION AND IS RESPONSIBLE FOR ANY LANDSCAPING REPAIRS/REPLACEMENT REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES.
11	PROVIDE TEMPORARY BARRIERS AND/OR PARTITIONS DURING CONSTRUCTION TO PREVENT SPREAD OF DUST OR OTHER RELATED MATERIALS. VERIFY AND COORDINATE LOCATIONS WITH THE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL MAINTAIN ALL REQUIRED EXITSWAYS AT ALL TIMES"
12	PROVIDE TEMPORARY BARRIERS AND/OR PARTITIONS DURING CONSTRUCTION TO PREVENT SPREAD OF DUST OR OTHER RELATED MATERIALS. VERIFY AND COORDINATE LOCATIONS WITH THE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL MAINTAIN ALL REQUIRED EXITSWAYS AT ALL TIMES
13	CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD BEFORE COMMENCING WITH NEW WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND/OR OWNER ORALLY AND IN WRITING. ANY EXTRA WORK OR COST MUST BE APPROVED IN WRITING BY THE PROPER AUTHORITIES.
14	ALL MATTERS OF AESTHETIC EFFECT MUST BE DETERMINED BY THE ARCHITECT.
15	ALL WOOD WILL BE FIRE RETARDANT TREATED TO COMPLY WITH APPLICABLE CODES.
16	ALL MATERIALS USED FOR INTERIOR CEILING AND WALL FINISHES AND FOR INTERIOR TRIM SHALL BE CLASS 1 WITH A FLAME SPREAD RATING OF 0-25.
17	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION MATERIAL. REMOVAL OF DEBRIS AND DUMPSTER LOCATION MUST BE COORDINATED WITH OWNER/RLANDLORD.
18	ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DRAWINGS FOR ELECTRICAL AND TELEPHONE OUTLETS AND LIGHT FIXTURE LOCATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF DISCREPANCIES.
19	DIMENSIONS SHOWN ARE TO A FINISHED FACE OF WALL, UNLESS SPECIFICALLY NOTED OTHERWISE. PARTITION THICKNESS AND CONSTRUCTION ARE DESIGNATED BY PARTITION TARGETS - REFER TO PARTITION DETAILS FOR REQUIREMENTS.
20	DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. LARGE SCALE DETAIL SHALL GOVERN OVER SMALL SCALE DETAILS.
21	WHEREVER GENERAL NOTES, LEGENDS & OTHER DESCRIPTIONS APPEAR ON ONE DRAWING THEY ARE APPLICABLE TO ALL DRAWINGS OF THE SAME OR SIMILAR TYPE.
22	ALL MATERIALS, METHODS OF INSTALLATION AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILING, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURERS' SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR ITS INTENDED USE.
23	AS PART OF FINAL CLEAN-UP, THE CONTRACTOR SHALL CLEAN ALL AREAS WITHIN THE PROJECT BOUNDARY, AND ANY OTHER AREAS OF THE BLDG. DIRTIED DURING CONSTRUCTION. CONTRACTOR AND HIS SUBCONTRACTORS SHALL TURN THE PROJECT OVER TO THE OWNER, FREE FROM ALL CONSTRUCTION DEBRIS, MATERIAL AND EQUIPMENT. ALL RESILIENT FLOORINGS MOPPED CLEAN, CARPET VACUUMED, AND ALL WALLS, FIXTURES AND EQUIPMENT FREE OF DIRT AND OTHER FOREIGN MATERIALS.
24	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTOR TRADES SUBMISSION OF "AS BUILT" DRAWINGS UPON COMPLETION OF PROJECT.
25	VERIFY IN FIELD DOOR OPENING HEIGHTS REQUIRED. HEIGHTS MAY VARY DUE TO UNEVEN BASE BUILDING FLOOR CONDITIONS. COORDINATE IN THE FIELD. CONTRACTOR SHALL UNDERCUT OR READJUST ALL EXISTING DOORS AS REQUIRED AND REFINISH DOOR BOTTOMS TO ALLOW FREE OPERATION OF SUCH DOORS AFTER INSTALLATION OF ALL FLOOR FINISHES.
26	WHERE THERE ARE ANY PENETRATIONS IN THE FLOORS, WALLS, OR NEW RATED WALLS SUCH AS BUT NOT LIMITED TO DUCTWORK, PIPES AND CONDUITS, THE CONTRACTOR SHALL SEAL ALL EXCESS SPACE IN A CODE COMPLIANT MANNER AROUND DUCTWORK, PIPES AND CONDUITS, ETC. AT THE PENETRATION. WHERE A WALL IS EXTENDED TO THE UNDERSIDE OF THE SLAB, THE CONTRACTOR SHALL SEAL ANY EXCESS SPACE AROUND DUCTWORK, PIPES CONDUITS, ETC. AT THE PENETRATION IN THE NEW WALL IN A CODE COMPLIANT MANNER.
27	THE CONTRACTOR SHALL COORDINATE WORK OF ALL TRADES IN ORDER TO PROVIDE/MAINTAIN REQUIRED CLEARANCES FOR INSTALLATION OF CEILING ITEMS I.E. LIGHT FIXTURES, PROJECTION SCREENS, DIFFUSERS, SPRINKLERS, ETC.
28	THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/BUILDING ENGINEER FOR A LOCATION AT WHICH TO STORE CONSTRUCTION MATERIALS AND DELIVERED ITEMS.
29	FIRE SAFE ALL CONDUIT PENETRATIONS BETWEEN FLOORS, CORRIDOR TO CLASSROOM AND CLASSROOM TO CLASSROOM.
30	DO NOT START DEMOLITION UNTIL ENVIRONMENTAL HAZARDS HAVE BEEN REMEDIED IN ACCORDANCE WITH SECTION 02131 REVISION B, 02133, 02136, 02316 AND 02318 AS PREPARED BY CARNOW, CONIBEAR & ASSOC. REFER TO APPENDIX A UNDER SEPERATE COVER.
31	ALL WOOD IN TYPE I CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF 6(13-60-020)(A), ALL WOOD BLOCKING TO BE FIRE-TREATED
32	FOR ALL NON-FIRE RATED PARTITIONS, ALL WALL PERIMETERS AND ALL PENETRATIONS WILL BE SEALED WITH CONTINUOUS SEALANT.
33	ALL LUMBER SHALL BE KILN DRIED DOUG-FIR / SELECT STRUCTURAL
34	ALL WALL SHEATHING SHALL BE 1/2" THICK APA C-D GRADE, GROUP 1 OR GROUP 2 EXPOSURE 1, 3/216 DOUGLAS-FIR VENEER, A-SIDE FACING TO THE GARAGE INTERIOR.
35	ALL ROOF SHEATHING EXPOSED TO VIEW SHALL BE 3/4" THICK APA A-C GRADE, GROUP 1 OR GROUP 2, EXPOSURE 1, 3/216 DOUGLAS-FIR VENEER, A-SIDE FACING DOWN.
36	GLU-LAM BEAMS AND COLUMNS: DOUGLAS-FIR, COMBINATION 24F-V3 (FB-2400 PSI). ALL MEMBERS AITC "ARCHITECTURAL APPEARANCE GRADE"
37	ALL CONCRETE FOR FOOTINGS AND FOUNDATIONS SHALL BE 4000 PSI AFTER 28 DAYS. CONCRETE FOR SLABS SHALL BE 3500 PSI AFTER 28 DAYS. COLOR ADDITIVE FOR ALL VISIBLE CONCRETE: DAVIDS "MESA BUFF" #5477 AT THE RATE OF 8OZ. PER 94LB. OF CEMENT.
38	

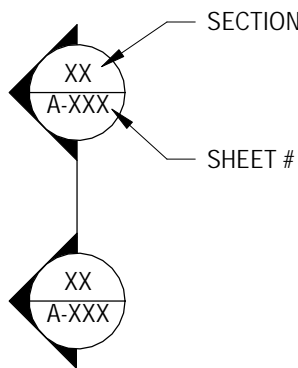
BUILDING INFORMATION

BUILDING CLASSIFICATION				
TYPE OF PROJECT				
OCCUPANCY CLASSIFICATION				
CONSTRUCTION TYPE				
BUILDING HEIGHT				
BUILDING AREA				
LOT AREA				
FIRE RESISTIVE RATINGS				
INTERIOR FINISHES				
HARDWARE				

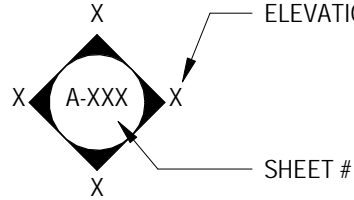
EXTERIOR ELEVATION GRID



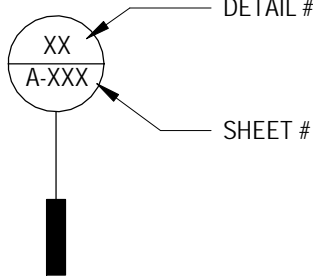
BUILDING SECTION



INTERIOR ELEVATION



DETAIL SECTION



C6 SYMBOLS NTS

APPLICABLE BUILDING CODES

1	BUILDING CODE:
2003	INTERNATIONAL RESIDENTIAL CODE
2	STATE ACCESSIBILITY CODE:
ILLINOIS	ACCESSIBILITY CODE-APRIL 24, 1997 (IAC)
3	NATIONAL ACCESSIBILITY CODE:
AMERICANS	WITH DISABILITIES ACT (ADA); 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN-MARCH 15, 2012
4	FIRE PREVENTION CODE:
NATIONAL	FIRE PROTECTION ASSOCIATION (NFPA); 2003 INTERNATIONAL FIRE CODE
5	MECHANICAL CODE:
2003	INTERNATIONAL MECHANICAL CODE
6	PLUMBING CODE:
STATE OF ILLINOIS	PLUMBING CODE
7	ELECTRIC CODE:
2005	NATIONAL ELECTRIC CODE

BUILDING CODE GENERAL NOTES

1	ALL INTERIOR FINISHES TO COMPLY WITH SECTION 5 15-8-420 AND 15-8-400 OF CHICAGO BUILDING CODE. ALL NEW INTERIOR WALLS AND CEILING FINISHES SHALL BE CLASS 1 WITH FLAME SPREAD RATINGS OF 0 TO 25 AND SMOKE DEVELOPED 200 MAX.
2	ALL INTERIOR FINISHES TO BE NON-COMBUSTIBLE AND COMPLY WITH SECTION 15-8-420, 15-8-940 OF CHICAGO BUILDING CODE.
3	ALL GLASS TO COMPLY WITH SECTION 13-124-350 OF CHICAGO BUILDING CODE.
4	ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS TO COMPLY WITH SECTION 13-160-260 OF CHICAGO BUILDING CODE.

ABBREVIATIONS

A/C	Air Conditioning
ABV	Above
ACP	Acoustical Panel
ACT	ACT Acoustic Tile
AD	Area Drain
ADJ	Adjacent
AFF	Above Finished Floor
ALS	Acrylic Latex Sealant
ALT	Alternate
ALUM	Aluminum
ANOD	Anodized
ANSI	American National Standard Institute
AP	Access Panel
APPROX	Approximately
ARA	Area of Rescue Assistance
ARCH	Architectural
AS	Acoustical Sealant
B.M.	Bench Mark
B/	Bottom of
BD	Board
BIT	Bituminous
BLDG	Building
BLK	Block, Wood Blocking
BLKG	Blocking
BM	Beam
BOT	Bottom
BRK	Brick
BRS	Backer Rod and Sealant
BTWN	Between
BUR	Built-up Roofing
CAB	Cabinet
CB	Catch Basin
CBC	Chicago Building Code
CDDO	Clean Construction or Demolition Debris
CHS	Circular Hollow Section
CIRC	Circumference
CJ	Control Joint
CL	Center Line
CLNG	Ceiling
CLOS	Closet
CLR	Clear Opening
CMU	Concrete Masonry Unit
CO	Clean-out
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous or Continued
CONTR	Contractor
CORR	Corridor
CPT	Carpet, Wall to Wall
CT	Ceramic Tile
DF	Drinking Fountain
DH	Double Hung
DIA	Diameter
DIM	Dimension
DN	Down
DP	HP High Point
DR	Door
DS	Down Spout
DTL	Detail
DW	Drywall
DWG	Drawing
DWP	Drywall Painted
EA	Each
EC	Extended Coverage
EIFS	Exterior Insulation Finished System
ELEC	Electric, Electrical
ELEV	Elevation
EMER	Emergency
EO	Equal
EW	Electric Water Cooler
EXH	Exhaust
EXIST	Existing
EXP	Exposed
EXT	Exterior
FACP	Fire Alarm Control Panel
FD	Floor Drain
FDN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FIN	Finished
FL	Floor, Flooring
FST	Flexible Sheet Roofing
FTNG	Footing
FUR	Furred
FUT	Future
GA	Gauge
GALV	Galvanized
GB	Glazed Brick
GC	General Contractor
GL	Glass
GM	Glazed Masonry
GYP	Gypsum
GYP BD	Gypsum Board
HB	Hose Bib
HC	Handicapped
HDWD	Hardwood
HM	Hollow Metal
HNCG	Hollow Neoprene Compression
HOR	Horizontal
HT	Height
HTG	Heating
HVAC	Heating Ventilation Air Conditioning
IAC	Illinois Accessibility Code
ID	Inside Diameter
ILL. ADM. CODE	Illinois Administrative Code
IN	Inch
INSUL	Insulate, Insulated, Insulation
INT	Interior
INV	Invert
JC	Janitor Closet
JT	Joint
KIT	Kitchen
L	Length

ABBREVIATIONS

LAM	Laminated
LAV	Lavatory
LP	Low Point
LT	Light
LW CONC	Lightweight Concrete
MANUF	Manufacturer
MATL	Material
MAX	Maximum
MECH	Mechanical
MED	Medium
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MTL	Metal
MUL	Mulion
MWRDGC	Metropolitan Water Reclamation District of Greater Chicago
NC	Noise Criteria
NFPA	National Fire Protection Association
NIC	Not in Contract
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale
OA	Overall
OC	On-center
OCC	Occupancy
OD	Outside Diameter
OH	Overhead
OPNG	Opening
OPP	Opposite
ORD	Overflow Roof Drain
PART BD	Particle Board
PLAS	Plaster
PLUMB	Plumbing
PLYWD	Plywood
PREFAB	Prefabricated
PT	Point
PTD	Paint, Painted
PVC	Polyvinyl Chloride
PVDF	Polyvinyl Fluoride Resin
QT	Quarry Tile
QTY	Quantity
QUANT	Quantity
R	Riser
RA	Return Air
RAD	Radius
RB	Resilient Base
RBC	Rubberized Bituminous Compound
RC	Reinforced Concrete
RD	Roof Drain
RDL	Recessed Downlight
REF	Reference
REFRIG	Refrigerator
REINF	Reinforced
RECD	Required
REV	Revision
RHS	Rectangular Hollow Section
RM	Room
RO	Rough Opening
ROW	Right of Way
SC	Soft Core
SECT	Section
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
SQ FT	Square Feet
SQ IN	Square Inches
SRS	Silicone Rubber Sealant
SS	Stainless Steel
SSS	Silicone Sanitary Sealant
ST	Sealant Type
STC	Sound Transmission Coefficient
STD	Standard
STL	Steel
STN	Stained
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SYM	Symmetry, Symmetrical
T	Tread
T&G	Tongue and Groove
T/	Top of
TA	Top-access
TACO	Tiered Approach to Coorective Action Objectives
TC	Terra Cotta
TCL	Target Compound List
TEL	Telephone
THK	Thick, Thickness
TT	Traffic Topping
TYP	Typical
UL	Underwriters Laboratory
UNQ	Unless Noted Otherwise
UR	Urinal
UST	Underground Storage Tank
V	Vinyl
VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VT	Vinyl Tile
VWC	Vinyl Wall Covering
W	Width, Wide
W/	With
WI	Within
W/O	Without
WC	Water Closet
WD	Wood
WND	Window
WP	Work Point
WPR	Waterproofing
WR	Water Resistant
WVNR	Wood Veneer
WWF	Welded Wire Fabric

SHEET LIST

GENERAL	
G-000	COVER SHEET
G-013	GENERAL NOTES
CIVIL	
C-1	GRADING PLAN
ARCHITECTURAL	
A-000	DEMOLITION PLAN
A-005	SITE SURVEY
A-010	SITE PLAN AND ZONING DATA
A-100	FLOOR PLAN AND FOUNDATION PLAN
A-101	ROOF PLAN AND REFLECTED CEILING PLAN
A-102	ROOF PLAN
A-200	INTERIOR ELEVATIONS
A-300	EXTERIOR ELEVATIONS
A-301	NORTH COMPOSITE ELEVATION
A-400	BUILDING SECTIONS
A-450	WALL SECTIONS AND BUILDING DETAILS
A-451	FUTURE BUILDOUT DETAILS
A-452	WOOD SIDING AND TRIM SHOP DRAWINGS
A-501	WINDOW AND DOOR SCHEDULE
STRUCTURAL	
S1.0	GENERAL NOTES, FOUNDATION PLAN, AND DETAILS
S1.1	FIRST FLOOR PLAN, ROOF PLAN, AND DETAILS
S2.0	BUILDING SECTIONS
ELECTRICAL	
E-100	ELECTRICAL PLAN

	SOIL
	SAND, MORTAR, GROUT, PLASTER, DRYWALL
	CONCRETE
	TILE
	CONCRETE MASONRY UNIT
	STONE
	STEEL
	ALUMINUM
	PARTICAL BOARD, PLYWOOD, MEDIUM DENSITY FIBERBOARD
	RIGID INSULATION
	ACOUSTIC PANELS
	GRAVEL
	CONTINUOUS WOOD BLOCKING
	DISCONTINUOUS WOOD BLOCKING
	NON RIGID INSULATION
	SOLID WOOD STOCK
	SCREED

D1 MATERIAL SYMBOLS NTS

BID DOCUMENTS

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B

8	ISSUED FOR ZONING VARIANCE	04.19.23
	BUILDING PERMIT REVISIONS	07.31.19
	BUILDING PERMIT REVISIONS	07.01.19
5	ISSUED FOR ZONING VARIANCE	01.18.19
4	ISSUED FOR BUILDING PERMIT	06.05.17
3	CONSULTANT REVIEW	03.30.17
2	CONSULTANT MEETING	07.08.16
1	ISSUED FOR CNSLT PRICING	05.24.16

C

E. ARTHUR DAVENPORT HOUSE

GARAGE

559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305

D ISSUED FOR ZONING VARIANCE

CLIENT
PAUL AND CHERYL HARDING
559 ASHLAND AVENUE
RIVER FOREST, ILLINOIS 60305

ARCHITECT
HARDING PARTNERS
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MECHANICAL ENGINEER
ARCHITECTURAL CONSULTING ENGINEERS
837 HAYES AVENUE
OAK PARK, ILLINOIS 60302
708.524.0272

TITLE
GENERAL NOTES

DATE (MM.DD.YY)

04.19.23

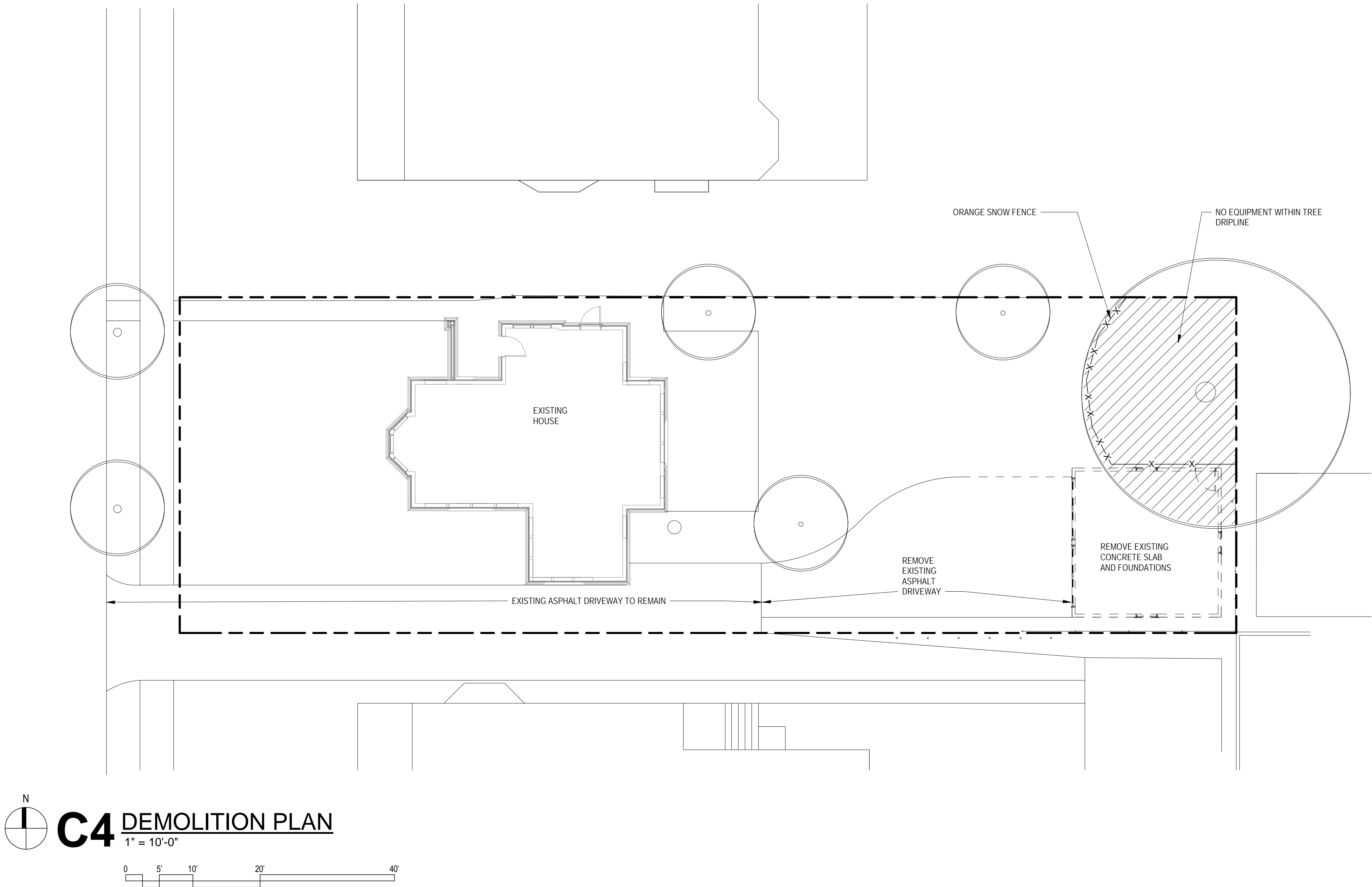
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G-013

FILE NAME

BLDG - DVP - 20160101

F



BID DOCUMENTS

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E. ARTHUR DAVENPORT HOUSE

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ARCHITECTURAL CONSULTING ENGINEERS
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OAK PARK, ILLINOIS 60302
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TITLE
DEMOLITION PLAN

DATE (MM.DD.YY)

04.19.23

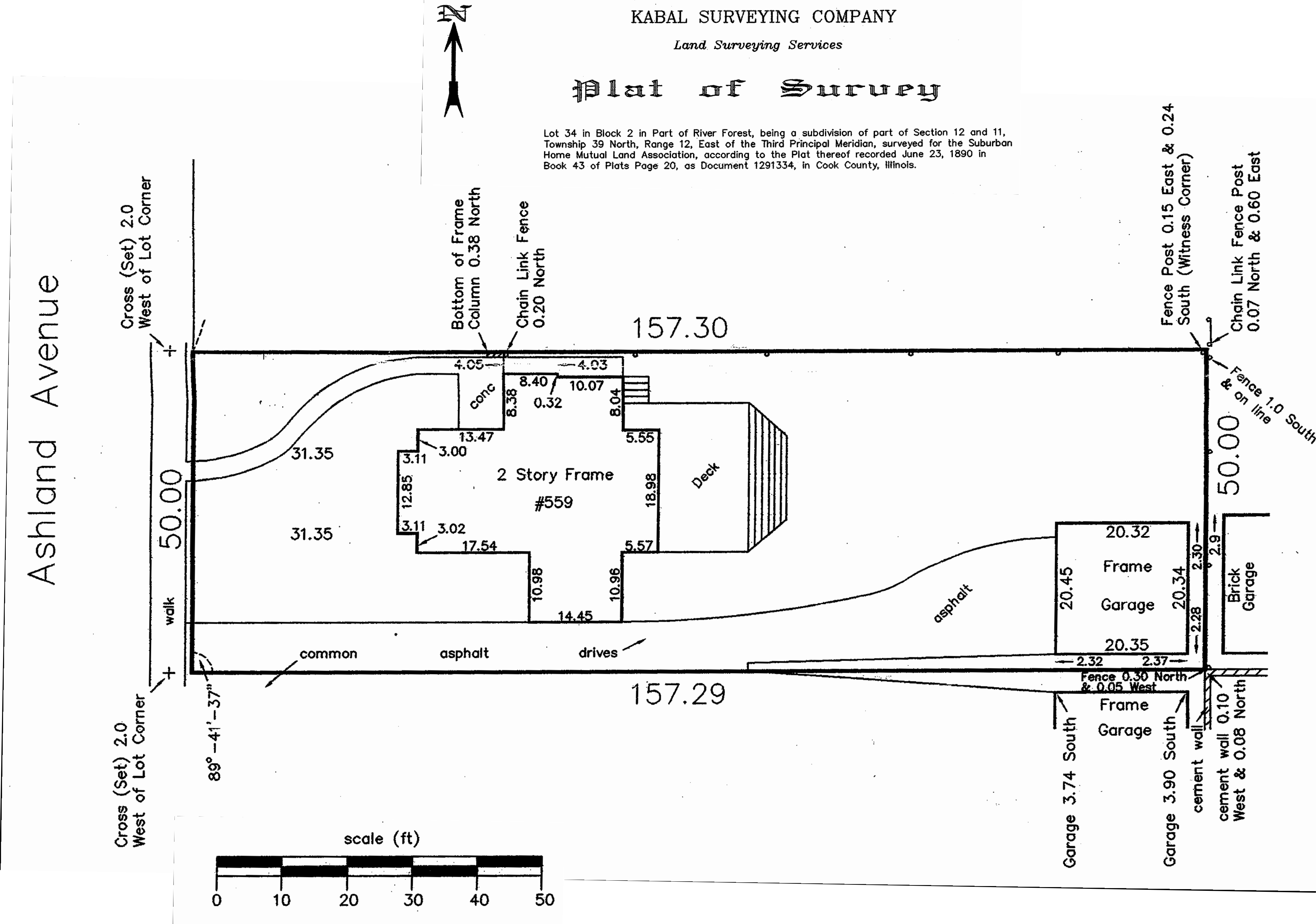
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A-000

FILE NAME

BLDG - DVP - 20160101

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OAK PARK, ILLINOIS 60302
708.524.0272

TITLE

SITE SURVEY

DATE (MM.DD.YY)

04.19.23

SHEET NO.

A-005

FILE NAME

BLDG - DVP - 20160101

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Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed May 25, 20 04
Building Located May 25, 20 04

Scale: 1 inch = 20 ft.
Order No. 041037
Ordered By: Allen, Attorney

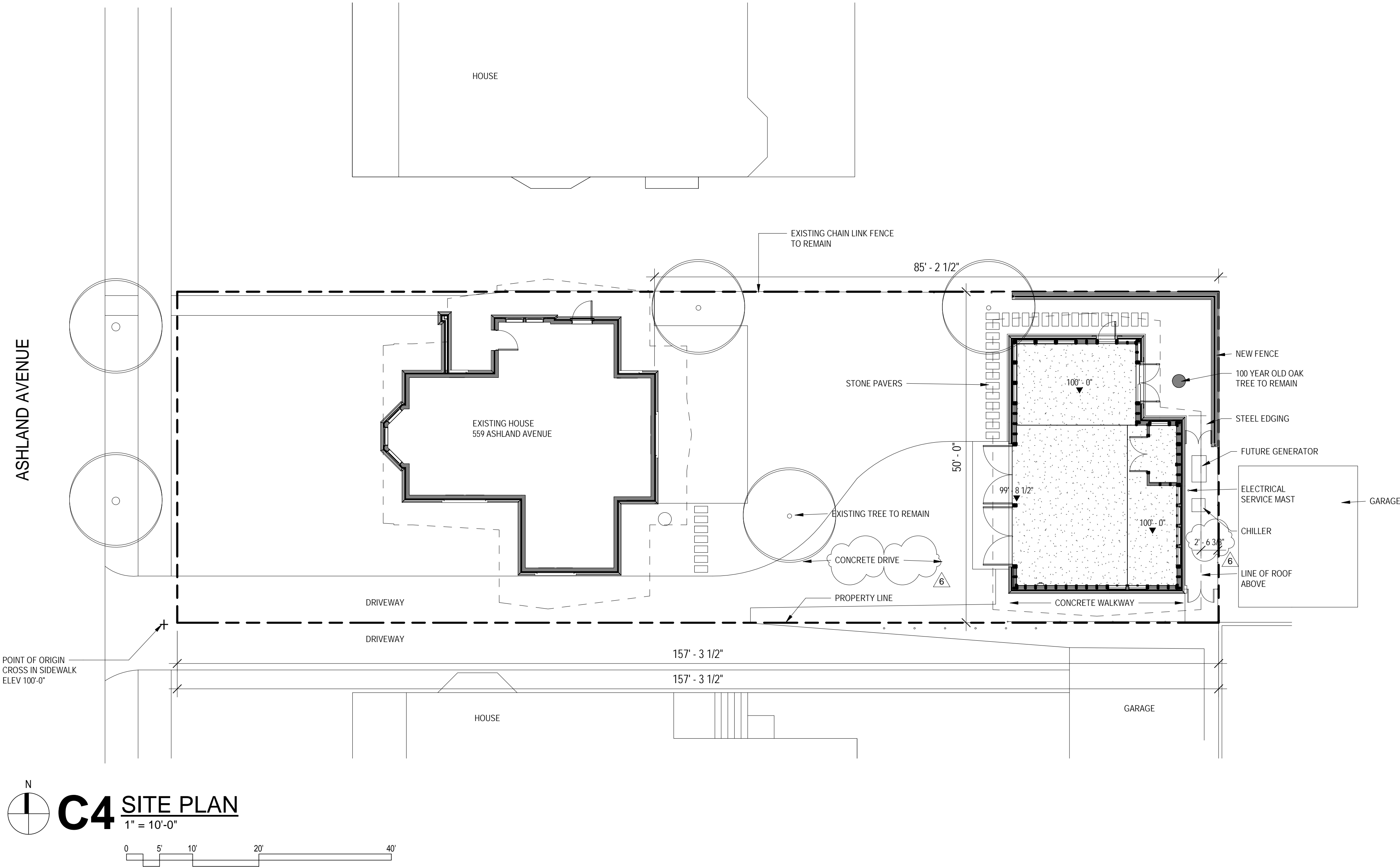
STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, STEPHEN J. BALEK, 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. Balek

Illinois Professional Land Surveyor No. 1712
My license expires on November 30, 2004



E3 EXISTING OAK TREE
NTS

ZONING DATA

PROPOSED 1-STORY GARAGE AT 17'-0" AT ROOF PEAK
BUILDING AREA
PROPOSED GARAGE FLOOR AREA
EXISTING HOUSE FLOOR AREA
1ST FLOOR
2ND FLOOR
TOTAL FLOOR AREA
SITE AREA
LOT COVERAGE
FAR EXISTING STRUCTURE
FAR PROPOSED BUILDING
TOTAL PROPOSED FAR

886 SF
2028 SF
1043 SF
985 SF
2840 SF
7864.5 SF
1043 SF+886 SF = .15%
2028 SF/7864.5 SF =.26
886 SF/7864.5 SF =.11
.37

ZONING REQUIREMENTS

SIDE YARD SETBACK FROM PROPERTY LINE

3' - 0"

EAVE ENCROACHMENT INTO REQUIRED SIEDYARD SETBACK

1' - 0"

APPROVED ZONING VARIANCE

TAPERING ENCROACHMENT FROM 0" TO 1" BEYOND THE 1'-0" ENCROACHMENT INTO THE SIDE YARD REQUIREMENT. AREA IS SHOWN IN RED ON THE SITE PLAN ABOVE

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C

E. ARTHUR DAVENPORT HOUSE

GARAGE

559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305

D ISSUED FOR ZONING VARIANCE

CLIENT
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E

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ARCHITECTURAL CONSULTING ENGINEERS
837 HAYES AVENUE
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708.524.0272

TITLE SITE PLAN AND ZONING DATA

DATE (MM.DD.YY)

04.19.23

SHEET NO.

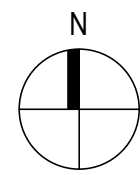
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FILE NAME

BLDG - DVP - 20160101

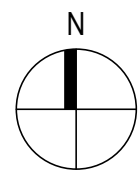
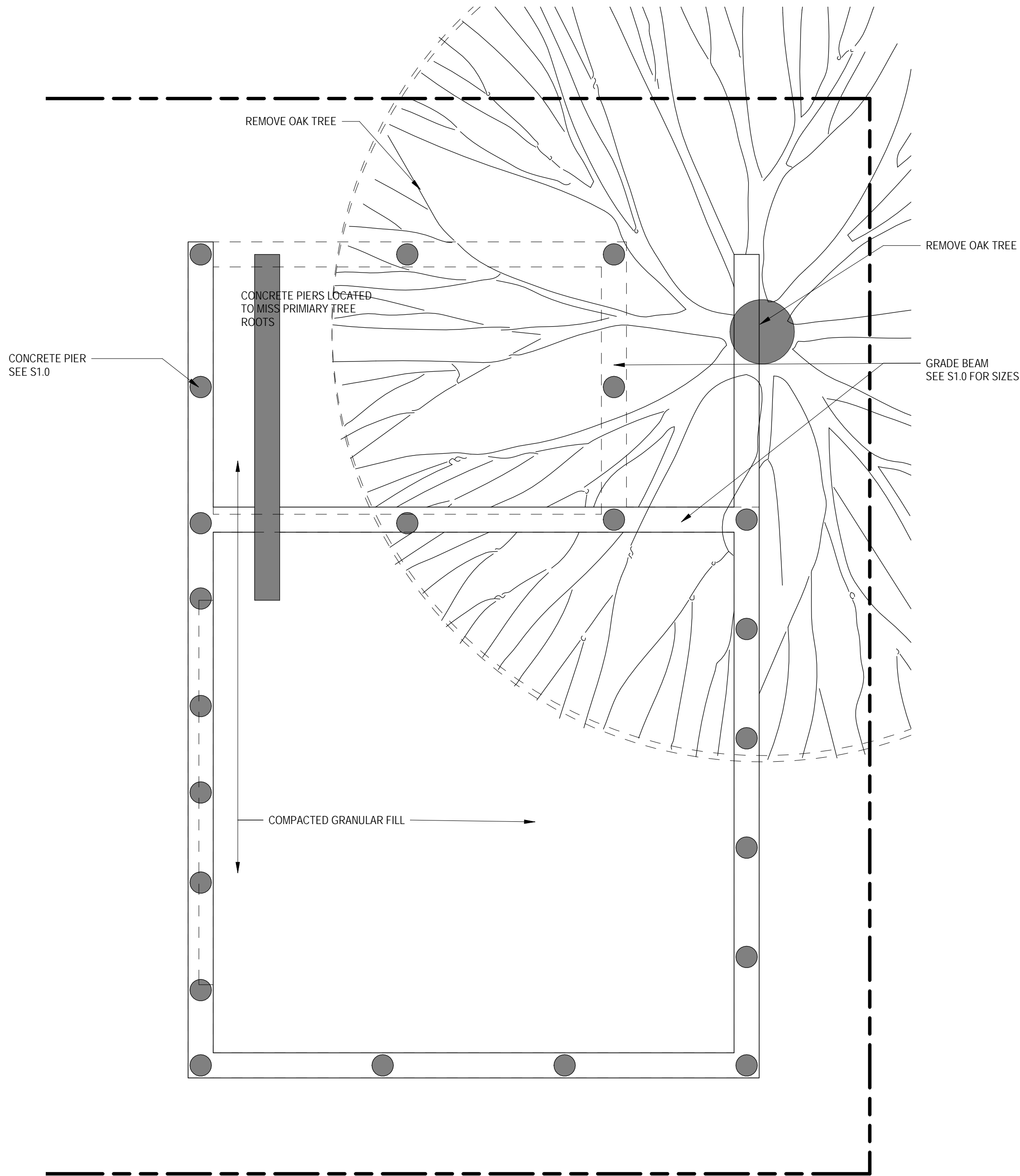
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F



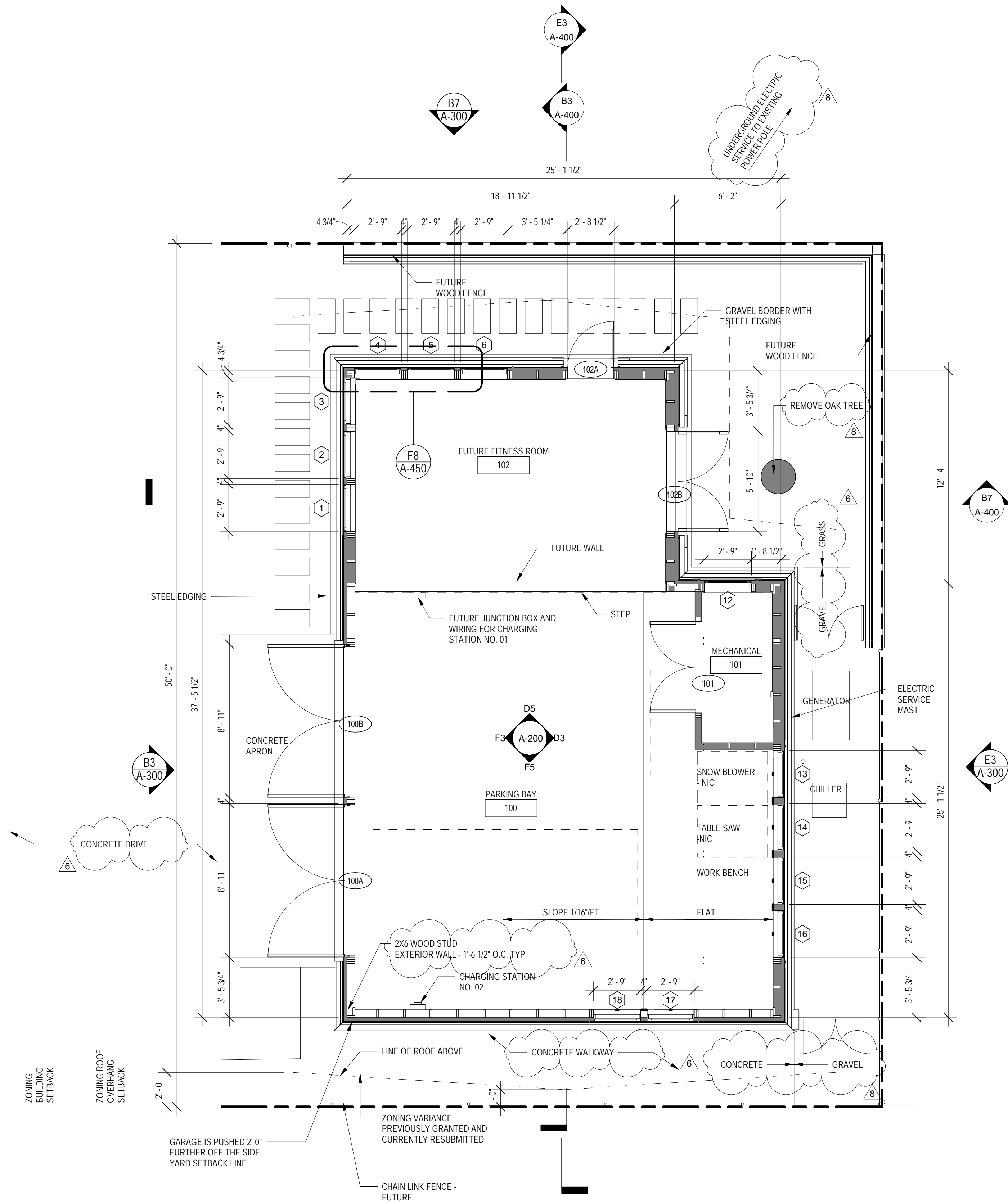
C6 FOUNDATION PLAN

1/4" = 1'-0"



C2 FLOOR PLAN

1/4" = 1'-0"



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D ISSUED FOR ZONING VARIANCE

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708.524.0272

TITLE
FLOOR PLAN AND FOUNDATION PLAN

DATE (MM.DD.YY)

04.19.23

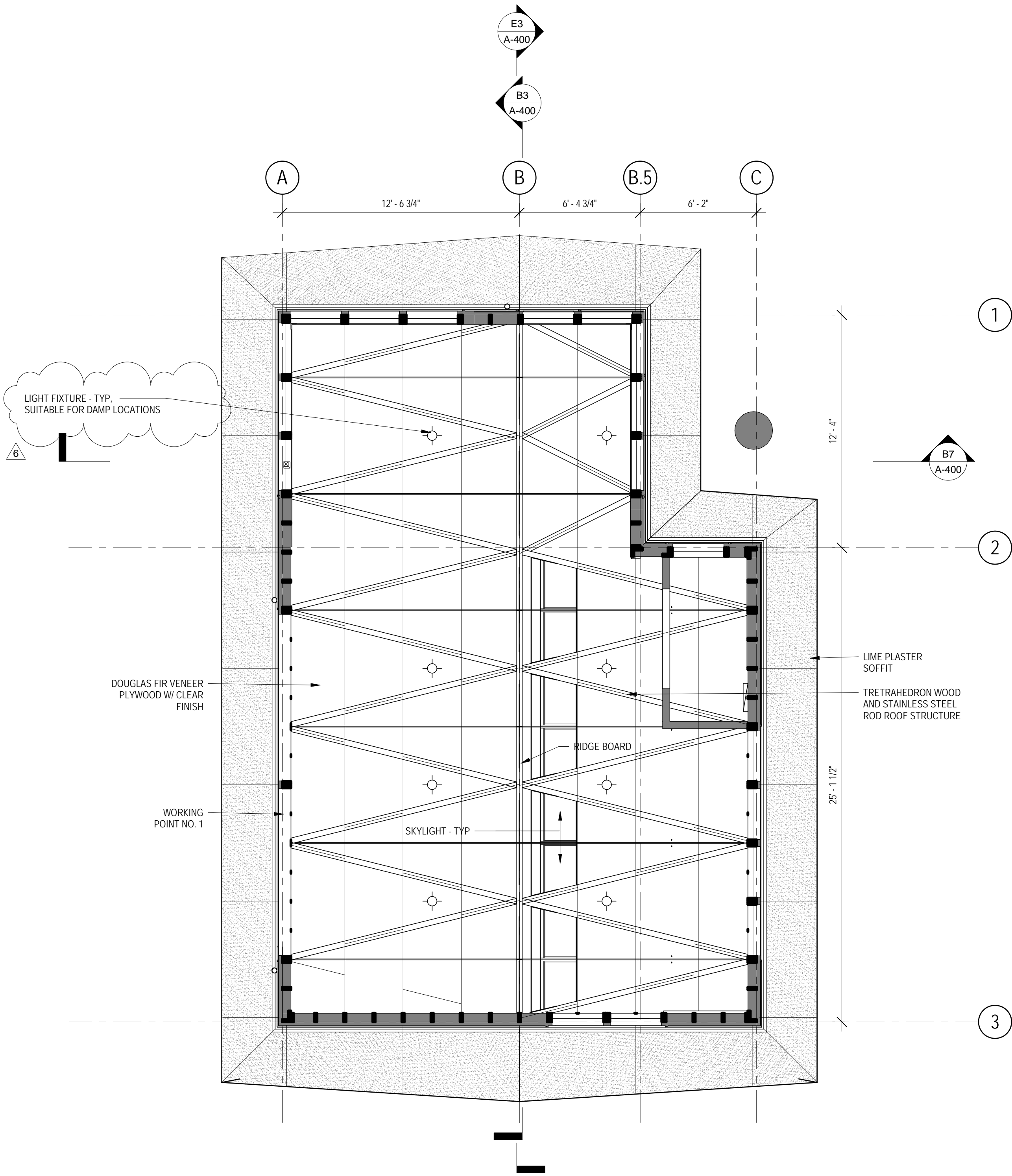
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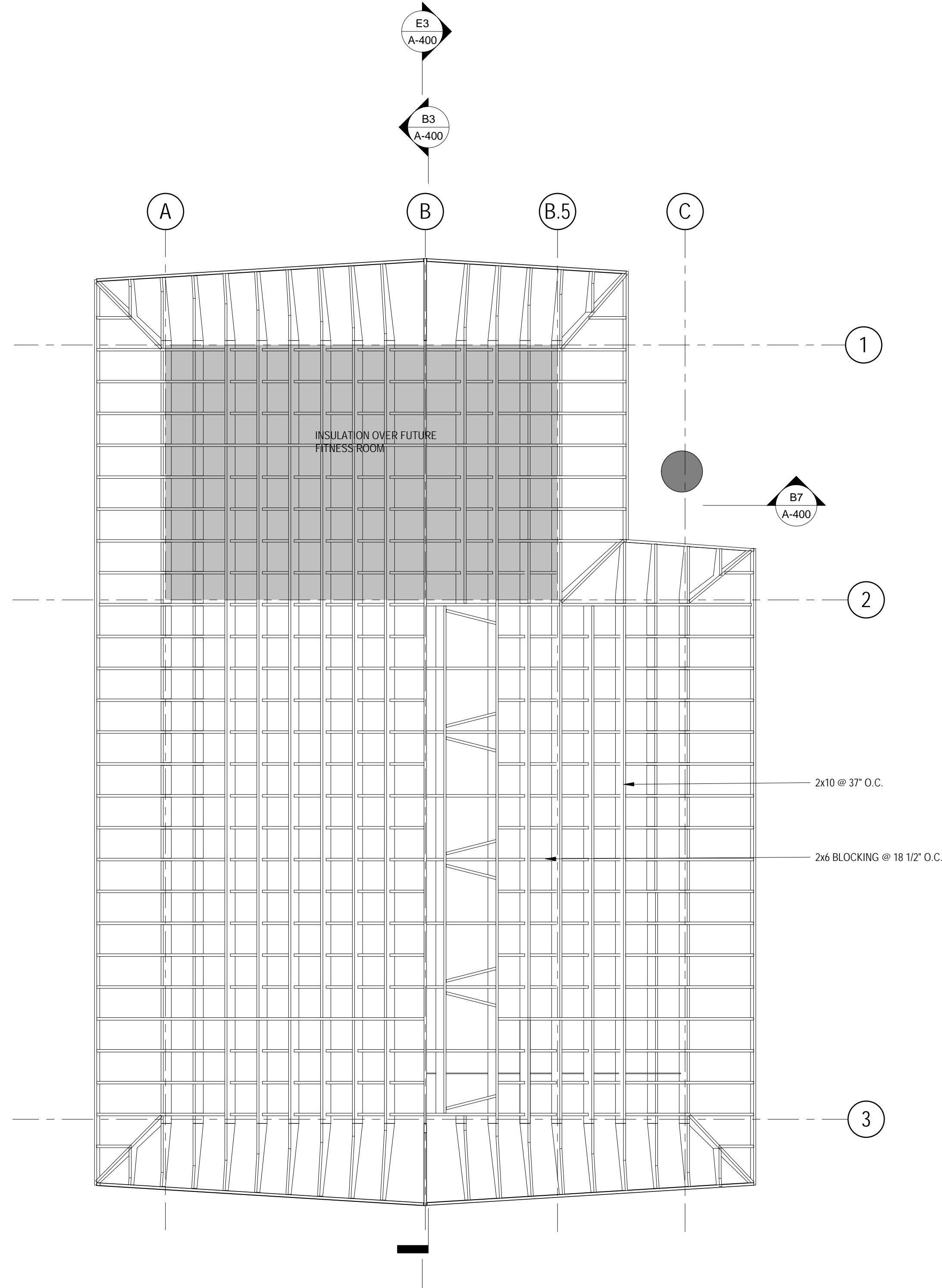
FILE NAME

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C6 REFLECTED CEILING PLAN
1/4" = 1'-0"



C2 ROOF FRAMING PLAN
1/4" = 1'-0"

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E. ARTHUR DAVENPORT HOUSE

GARAGE

559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305

D ISSUED FOR ZONING VARIANCE

CLIENT
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837 HAYES AVENUE
OAK PARK, ILLINOIS 60302
708.524.0272

TITLE
ROOF PLAN AND REFLECTED
CEILING PLAN

DATE (MM.DD.YY)

04.19.23

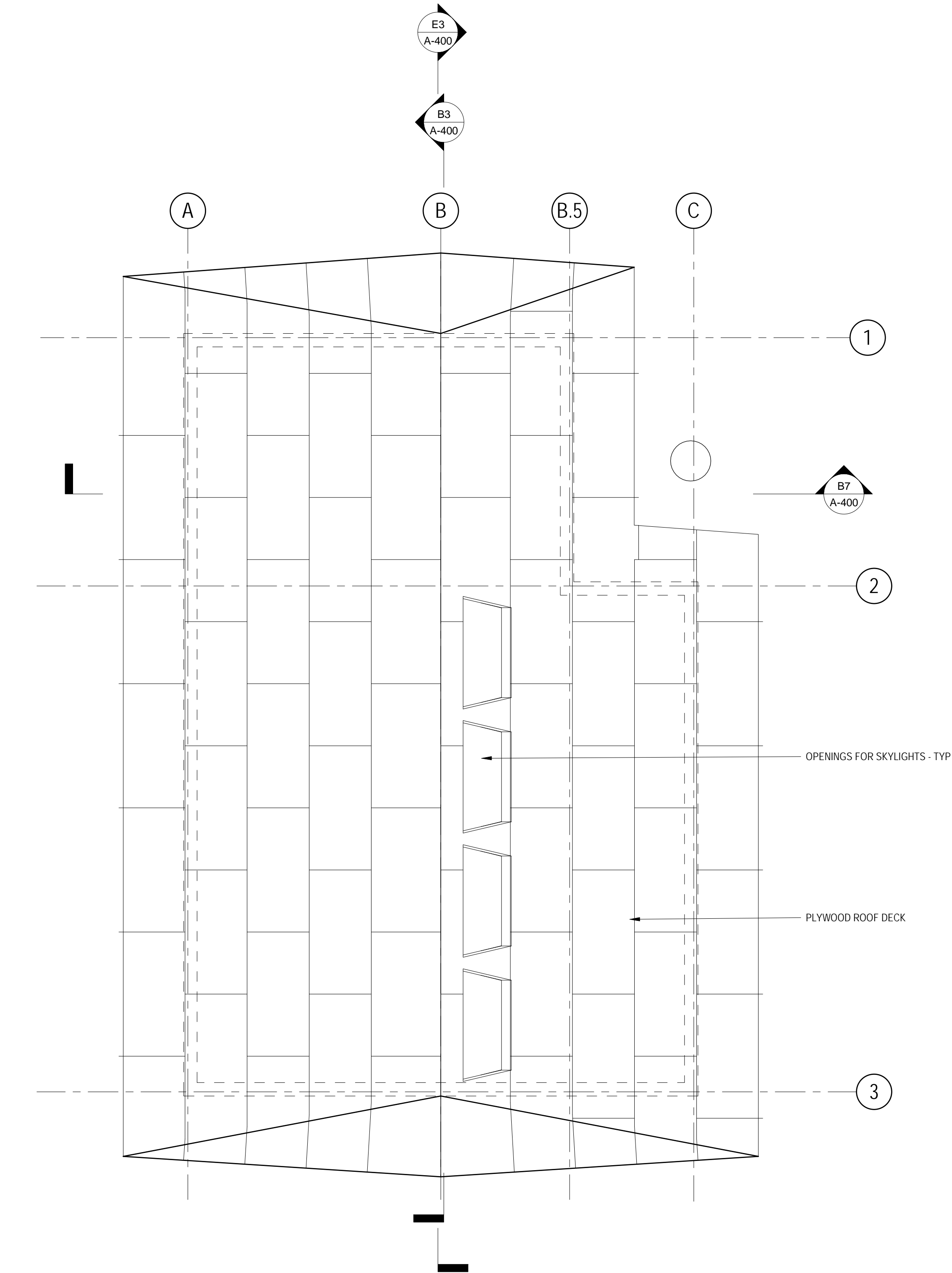
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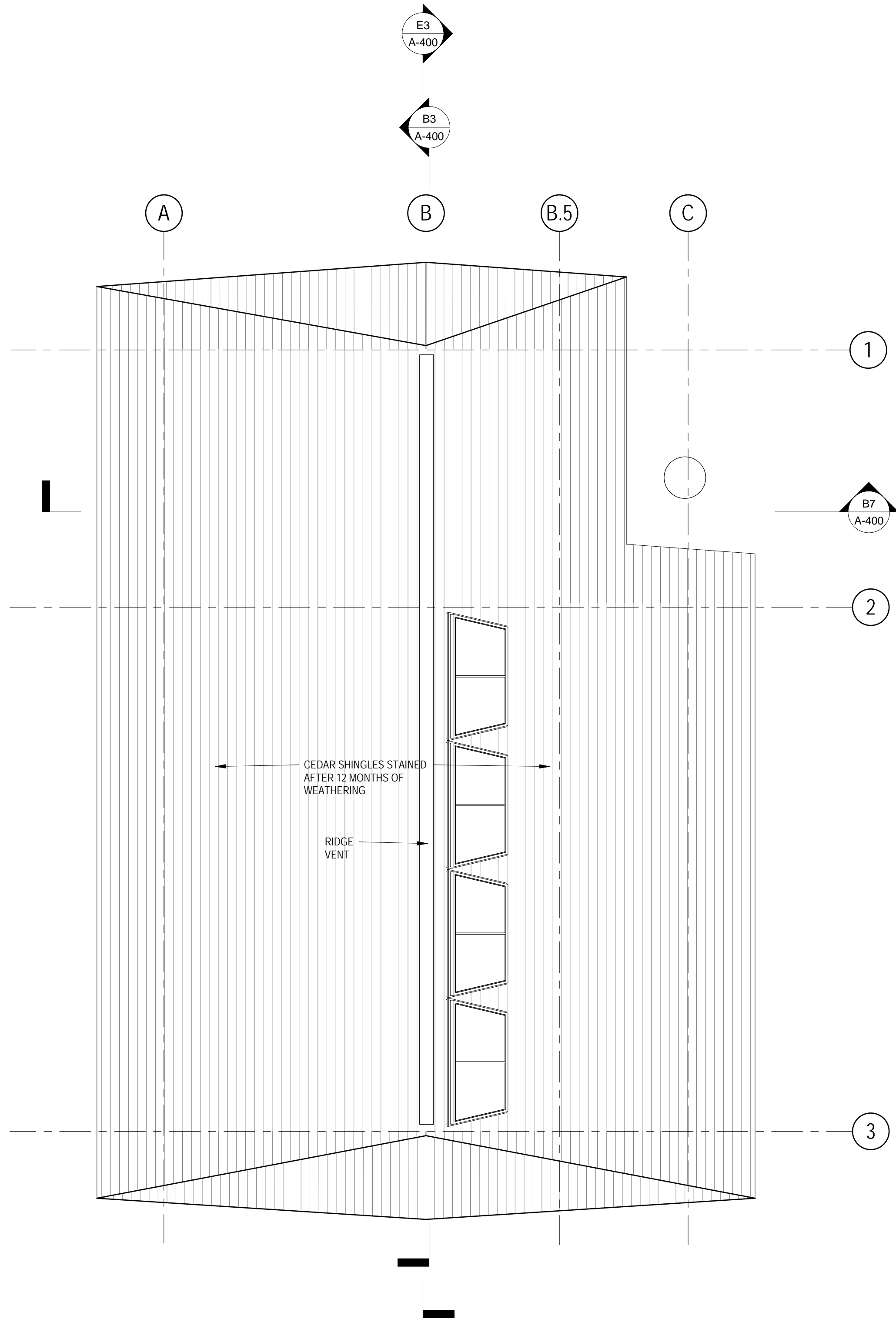
FILE NAME

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C6 ROOF DECK PLAN
1/4" = 1'-0"



C2 ROOF PLAN
1/4" = 1'-0"

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708.524.0272

TITLE
ROOF PLAN

DATE (MM.DD.YY)

04.19.23

SHEET NO.

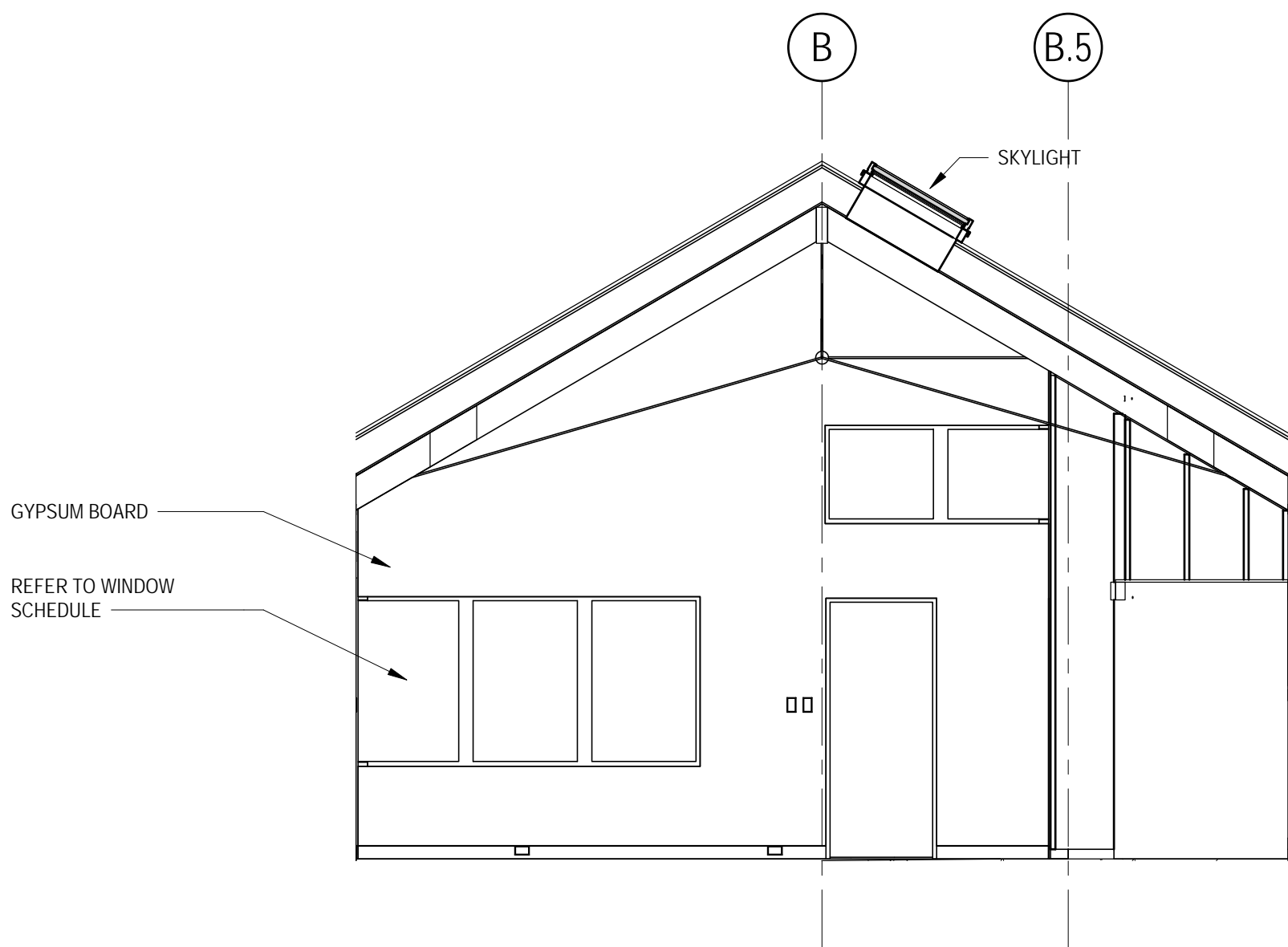
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FILE NAME

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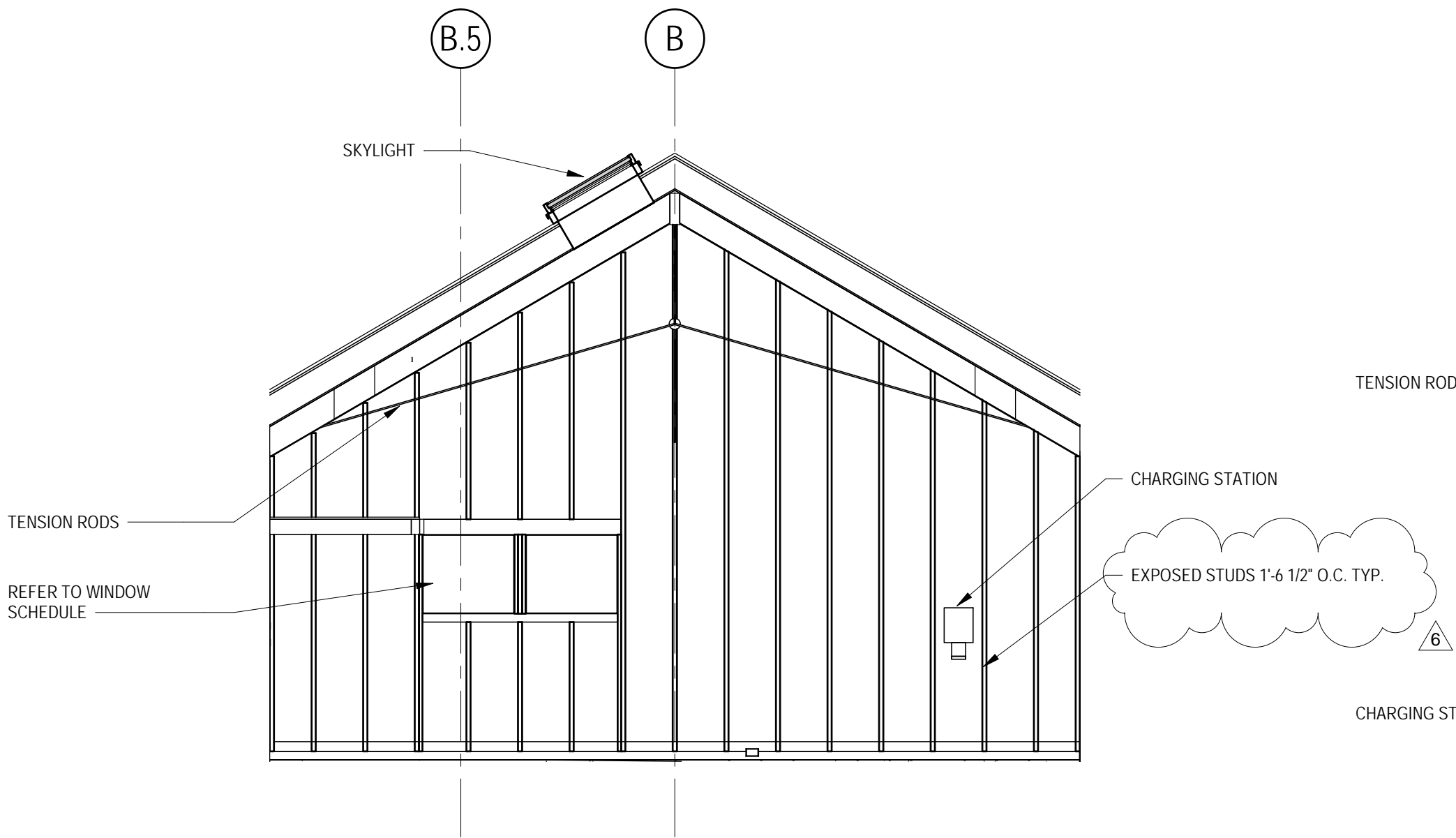
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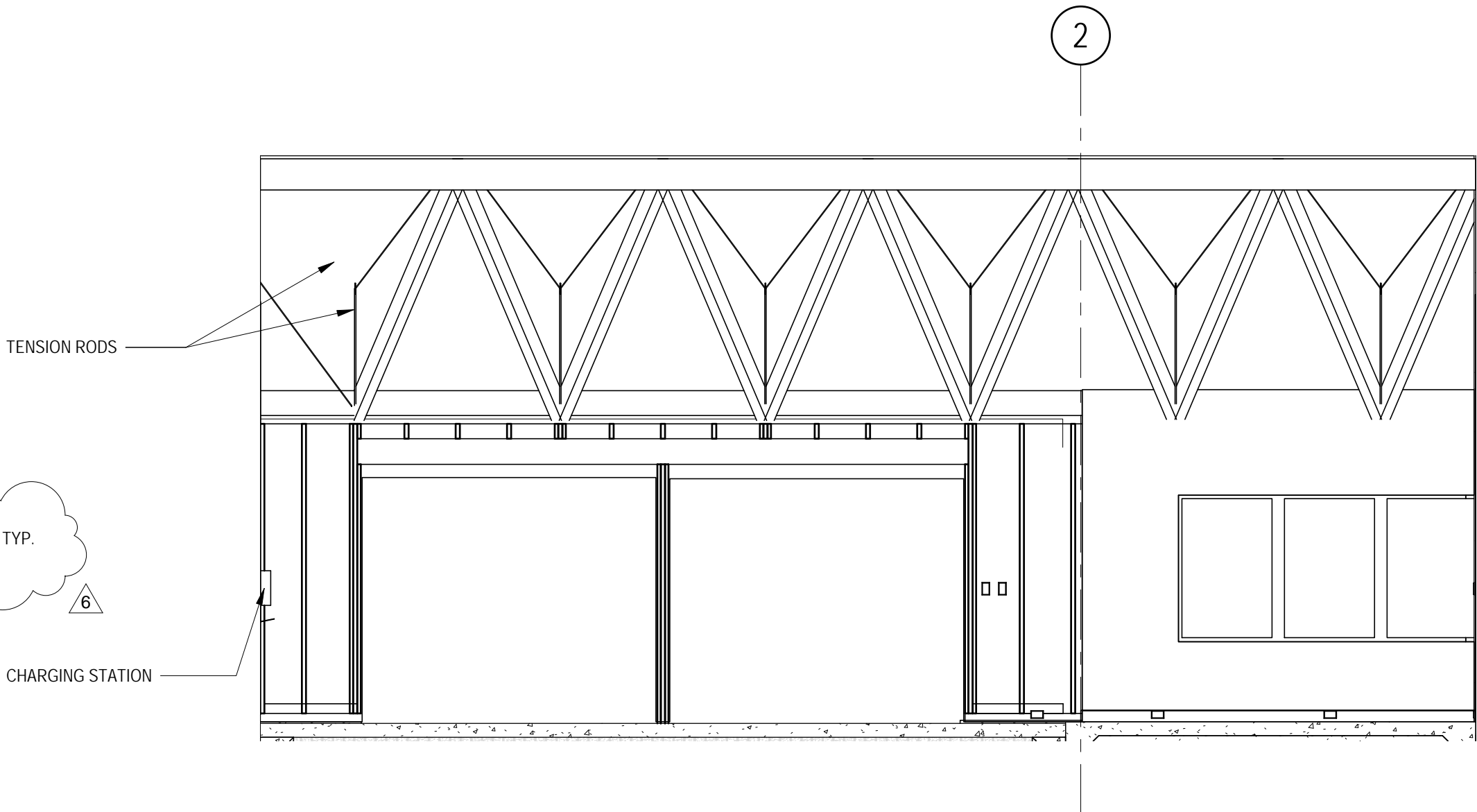
D5 INTERIOR ELEVATION - NORTH
1/4" = 1'-0"



D3 INTERIOR ELEVATION - EAST
1/4" = 1'-0"



F5 INTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



F3 INTERIOR ELEVATION - WEST
1/4" = 1'-0"

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E. ARTHUR DAVENPORT
HOUSE

GARAGE

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TITLE
INTERIOR ELEVATIONS

DATE (MM.DD.YY)

04.19.23

SHEET NO.

A-200

FILE NAME

BLDG - DVP - 20160101

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8	ISSUED FOR ZONING VARIANCE	04.19.23
7	BUILDING PERMIT REVISIONS	07.31.19
6	BUILDING PERMIT REVISIONS	07.01.19
5	ISSUED FOR ZONING VARIANCE	01.18.19
4	ISSUED FOR BUILDING PERMIT	06.05.17
3	CONSULTANT REVIEW	03.30.17
2	CONSULTANT MEETING	07.08.16
1	ISSUED FOR CNSLT PRICING	05.24.16

E. ARTHUR DAVENPORT HOUSE

GARAGE

559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305

ISSUED FOR ZONING VARIANCE

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OAK PARK, ILLINOIS 60302
708.524.0272

TITLE
EXTERIOR ELEVATIONS

DATE (MM.DD.YY)

04.19.23

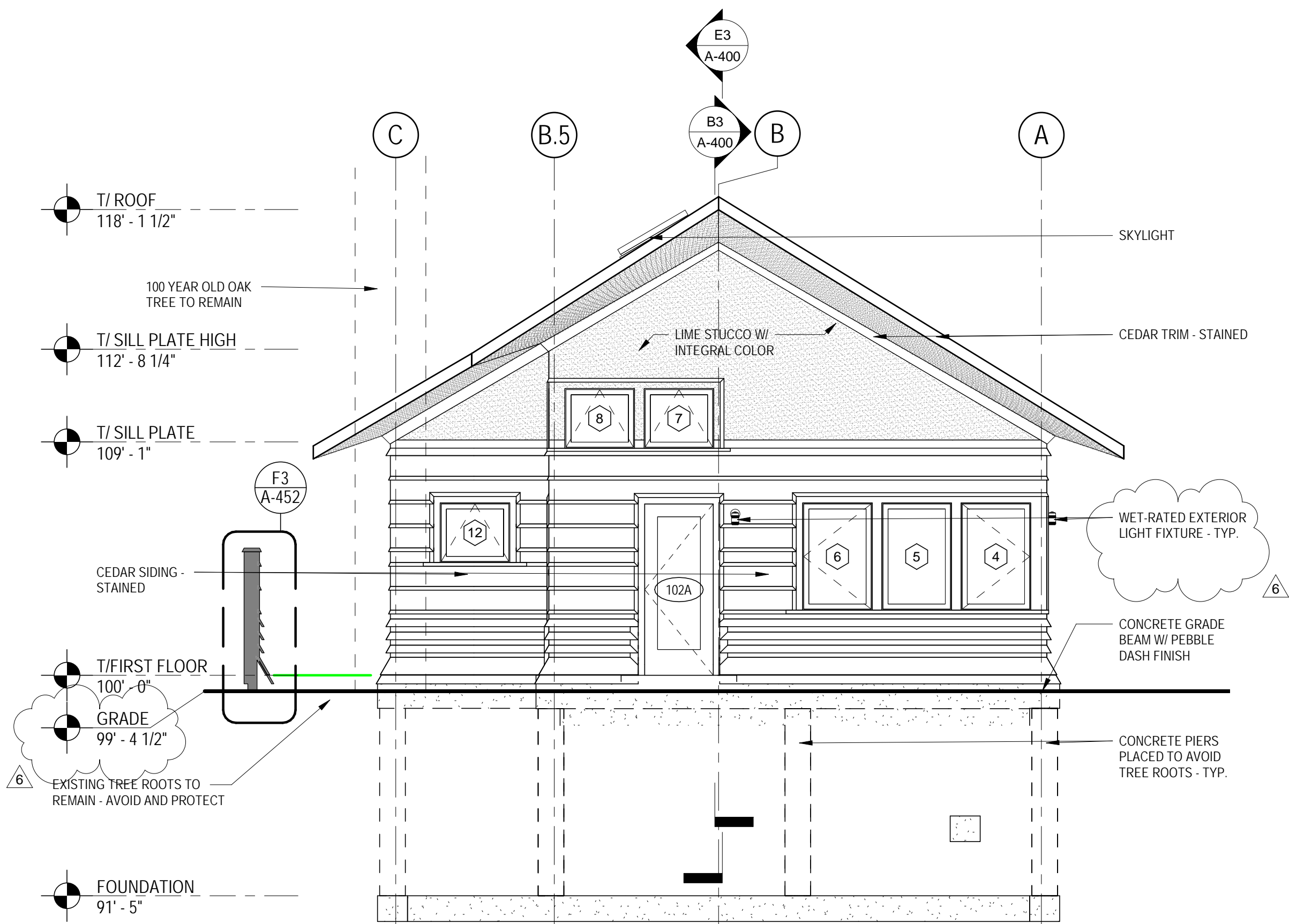
SHEET NO.

A-300

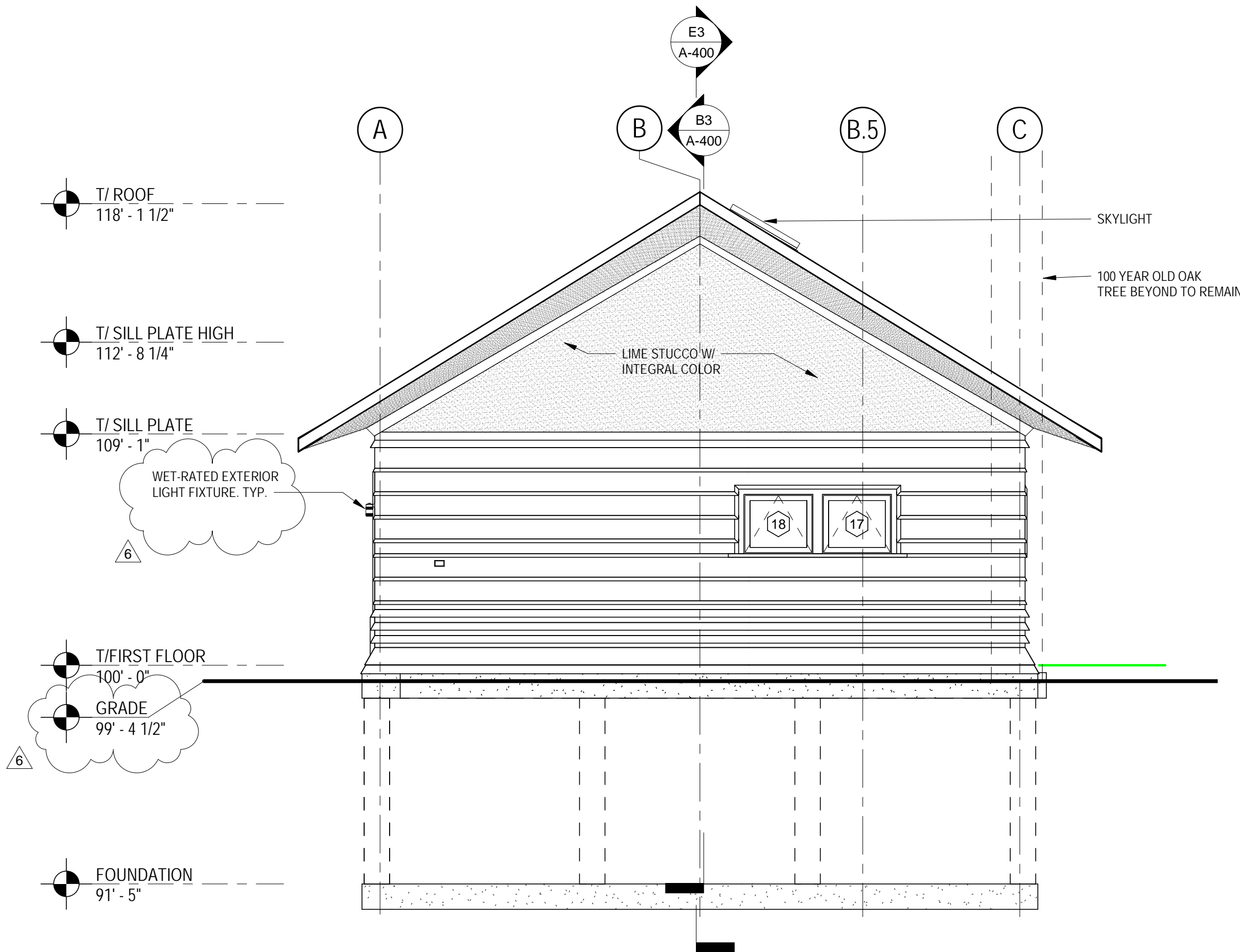
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BLDG - DVP - 20160101

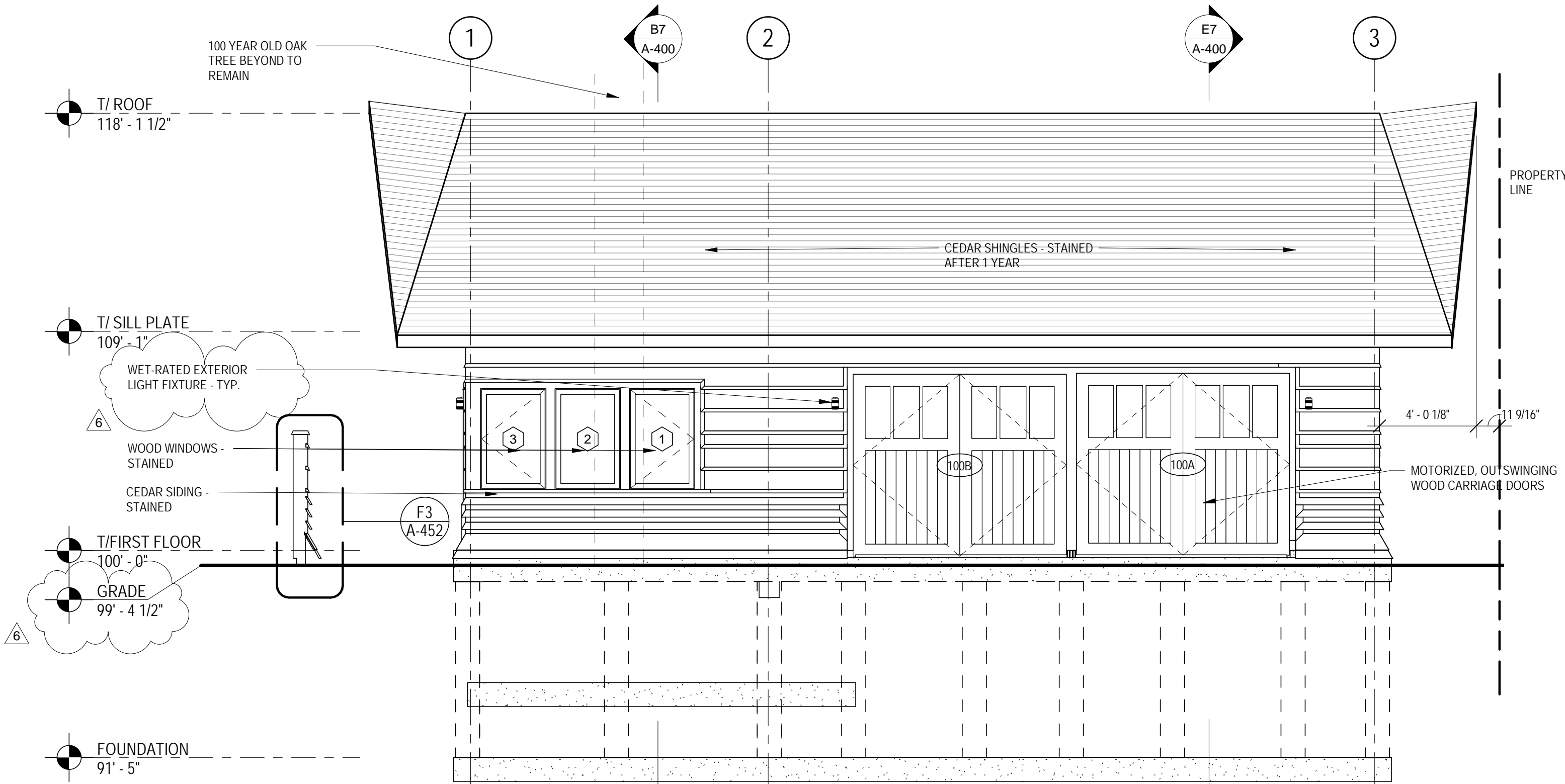
© HARDING PARTNERS 2023



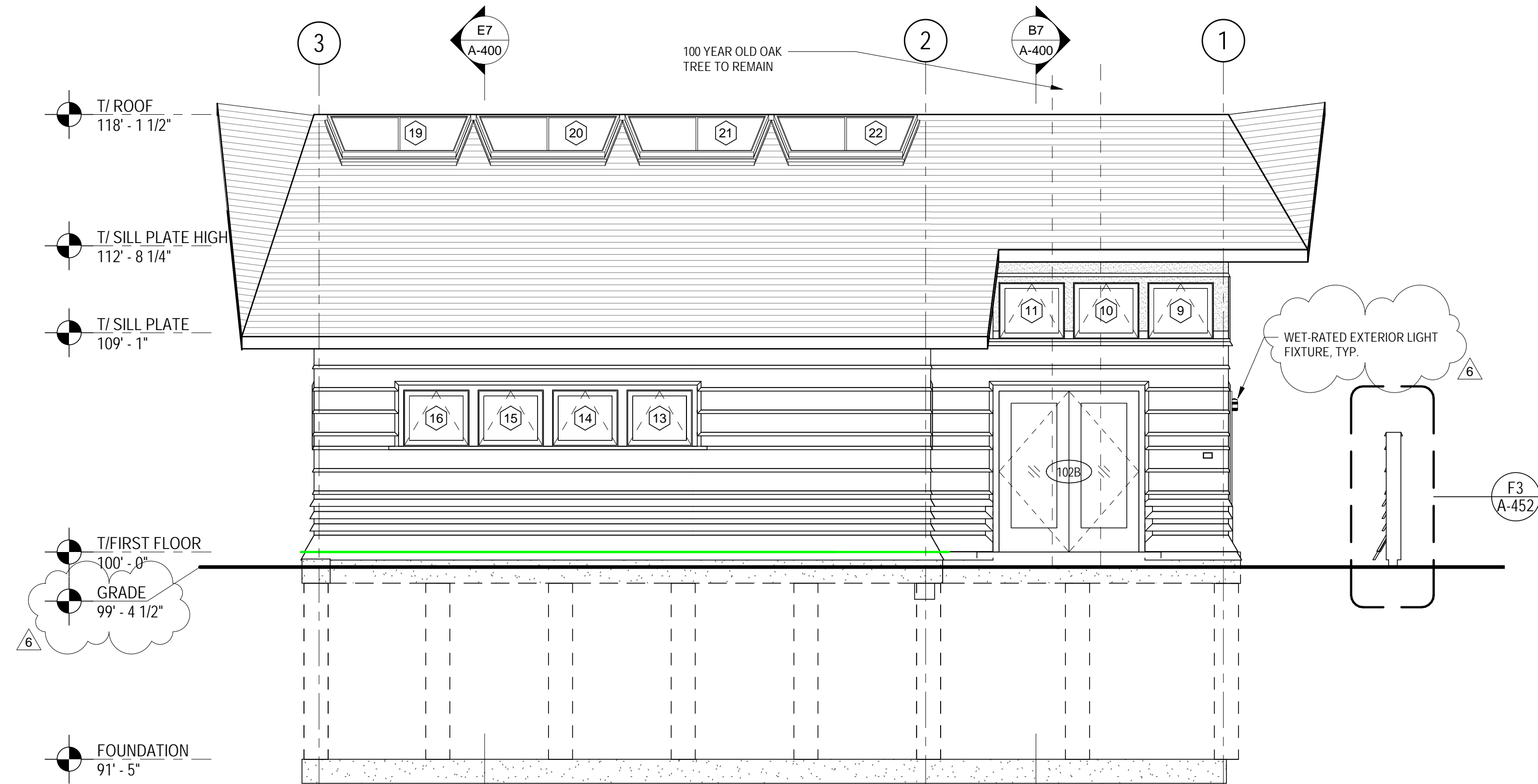
B7 NORTH ELEVATION
1/4" = 1'-0"



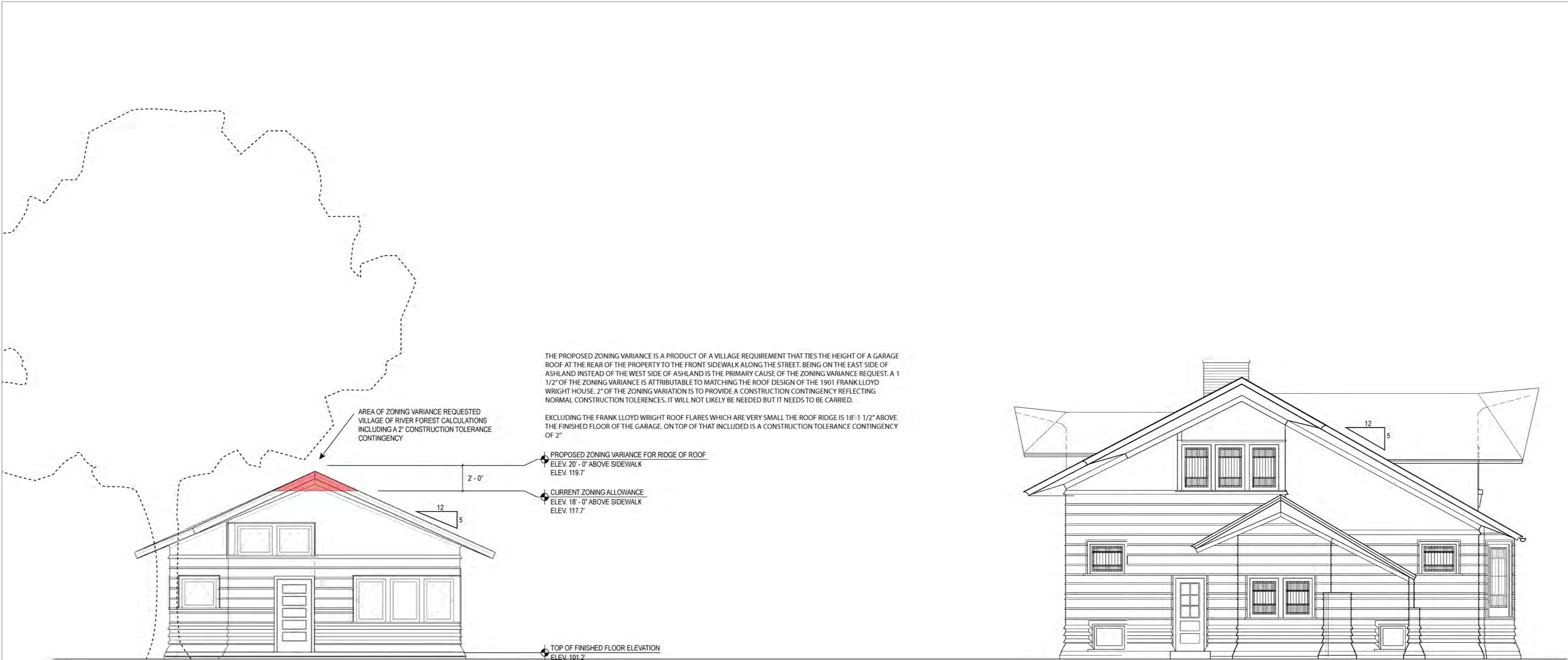
E7 SOUTH ELEVATION
1/4" = 1'-0"



B3 WEST ELEVATION
1/4" = 1'-0"

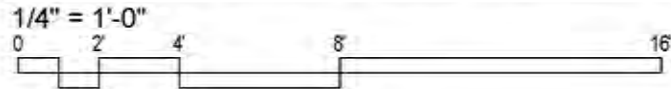


E3 EAST ELEVATION
1/4" = 1'-0"



PROPOSED GARAGE
1/4" = 1'-0"

EXISTING 1901 FRANK LLOYD WRIGHT HOUSE



THE PROPOSED ZONING VARIANCE IS A PRODUCT OF A VILLAGE REQUIREMENT THAT TIES THE HEIGHT OF A GARAGE ROOF AT THE REAR OF THE PROPERTY TO THE FRONT SIDEWALK ALONG THE STREET. BEING ON THE EAST SIDE OF ASHLAND INSTEAD OF THE WEST SIDE OF ASHLAND IS THE PRIMARY CAUSE OF THE ZONING VARIANCE REQUEST. A 1 1/2" OF THE ZONING VARIANCE IS ATTRIBUTABLE TO MATCHING THE ROOF DESIGN OF THE 1901 FRANK LLOYD WRIGHT HOUSE. 2" OF THE ZONING VARIATION IS TO PROVIDE A CONSTRUCTION CONTINGENCY REFLECTING NORMAL CONSTRUCTION TOLERANCES. IT WILL NOT LIKELY BE NEEDED BUT IT NEEDS TO BE CARRIED.

EXCLUDING THE FRANK LLOYD WRIGHT ROOF FLARES WHICH ARE VERY SMALL THE ROOF RIDGE IS 18'-1 1/2" ABOVE THE FINISHED FLOOR OF THE GARAGE. ON TOP OF THAT INCLUDED IS A CONSTRUCTION TOLERANCE CONTINGENCY OF 2"

PROPOSED ZONING VARIANCE FOR RIDGE OF ROOF
ELEV. 20' - 0" ABOVE SIDEWALK
ELEV. 119.7

CURRENT ZONING ALLOWANCE
ELEV. 18' - 0" ABOVE SIDEWALK
ELEV. 117.7

TOP OF FINISHED FLOOR ELEVATION
ELEV. 101.2
TOP OF PUBLIC SIDEWALK
ELEV. 99.7

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B

C

E. ARTHUR DAVENPORT HOUSE

GARAGE

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D ISSUED FOR ZONING VARIANCE

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TITLE
NORTH COMPOSITE ELEVATION

DATE (MM.DD.YY)

04.19.23

SHEET NO.

A-301

FILE NAME

BLDG - DVP - 20160101

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BID DOCUMENTS

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D ISSUED FOR ZONING VARIANCE

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ENGINEERS
837 HAYES AVENUE
OAK PARK, ILLINOIS 60302
708.524.0272

TITLE
BUILDING SECTIONS

DATE (MM.DD.YY)

04.19.23

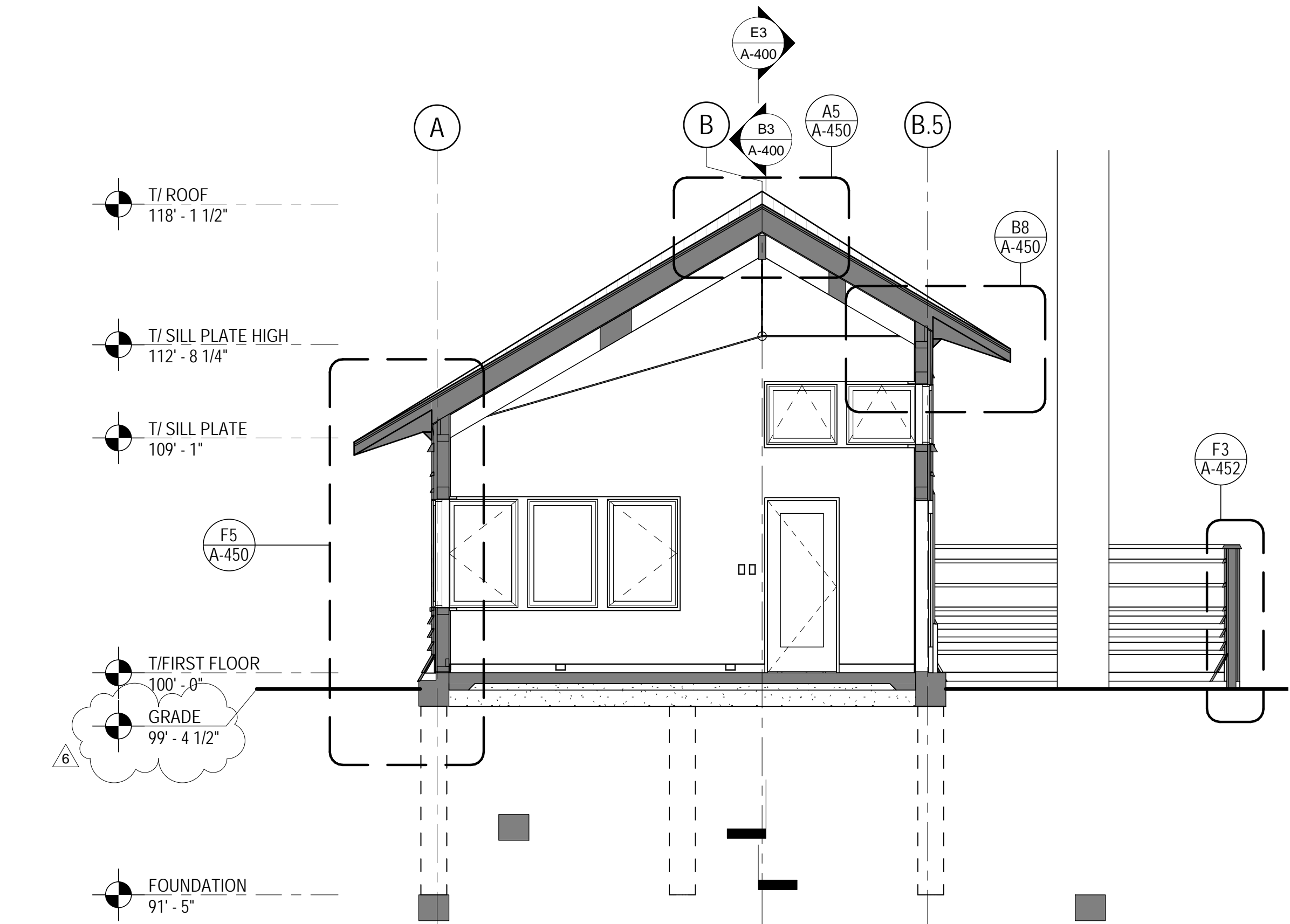
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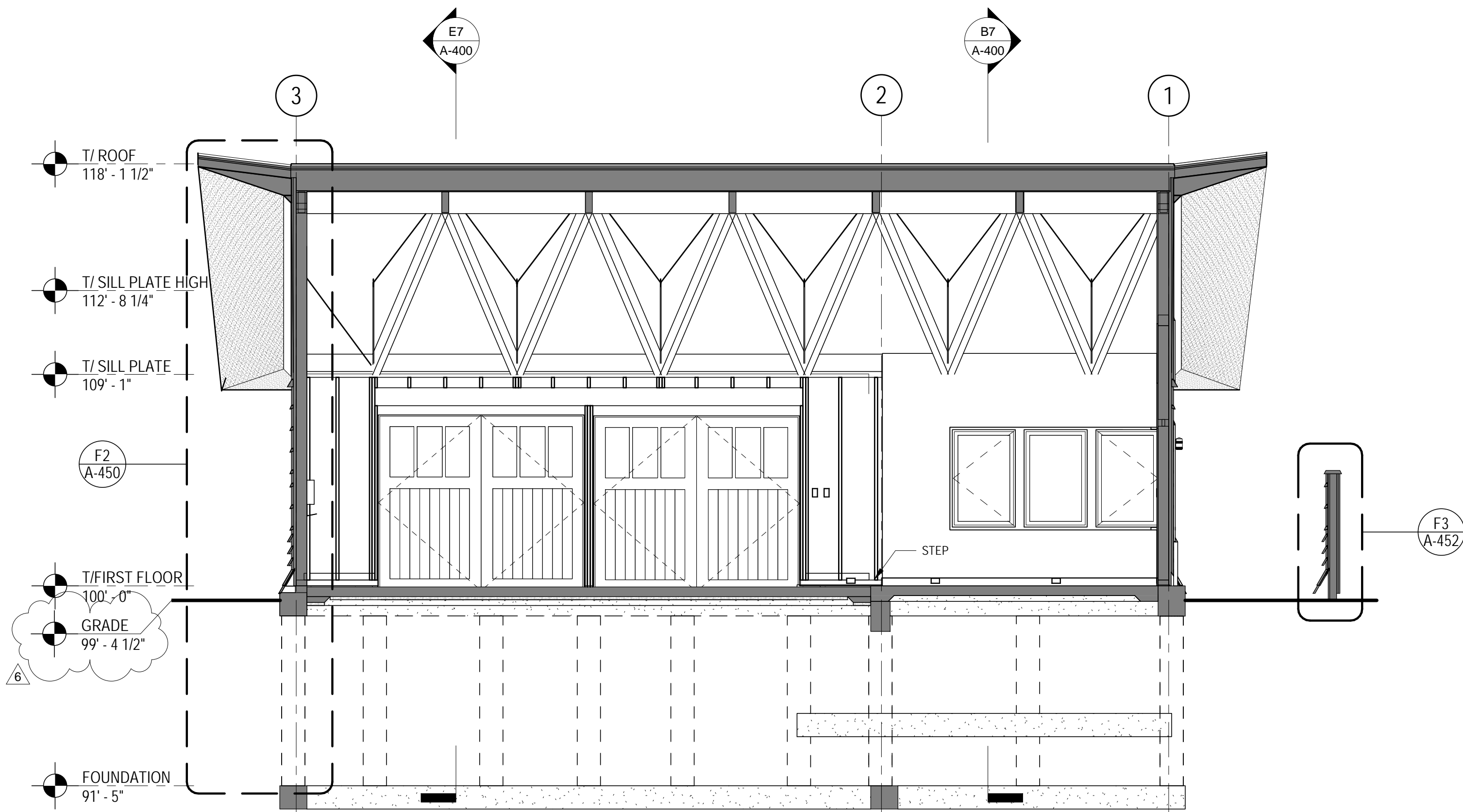
FILE NAME

BLDG - DVP - 20160101

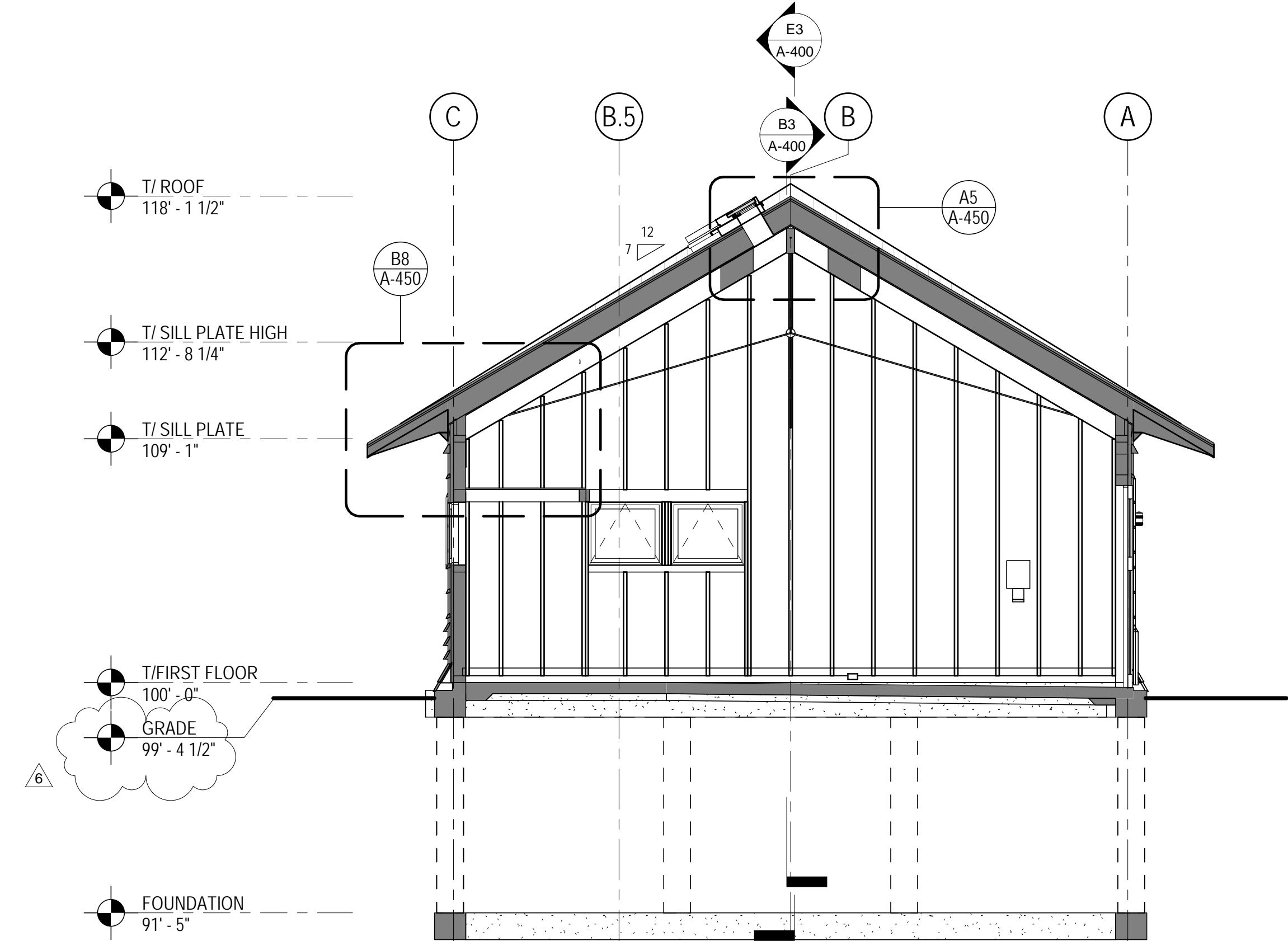
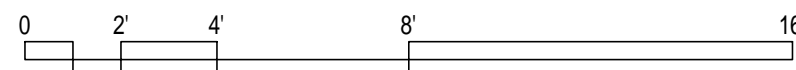
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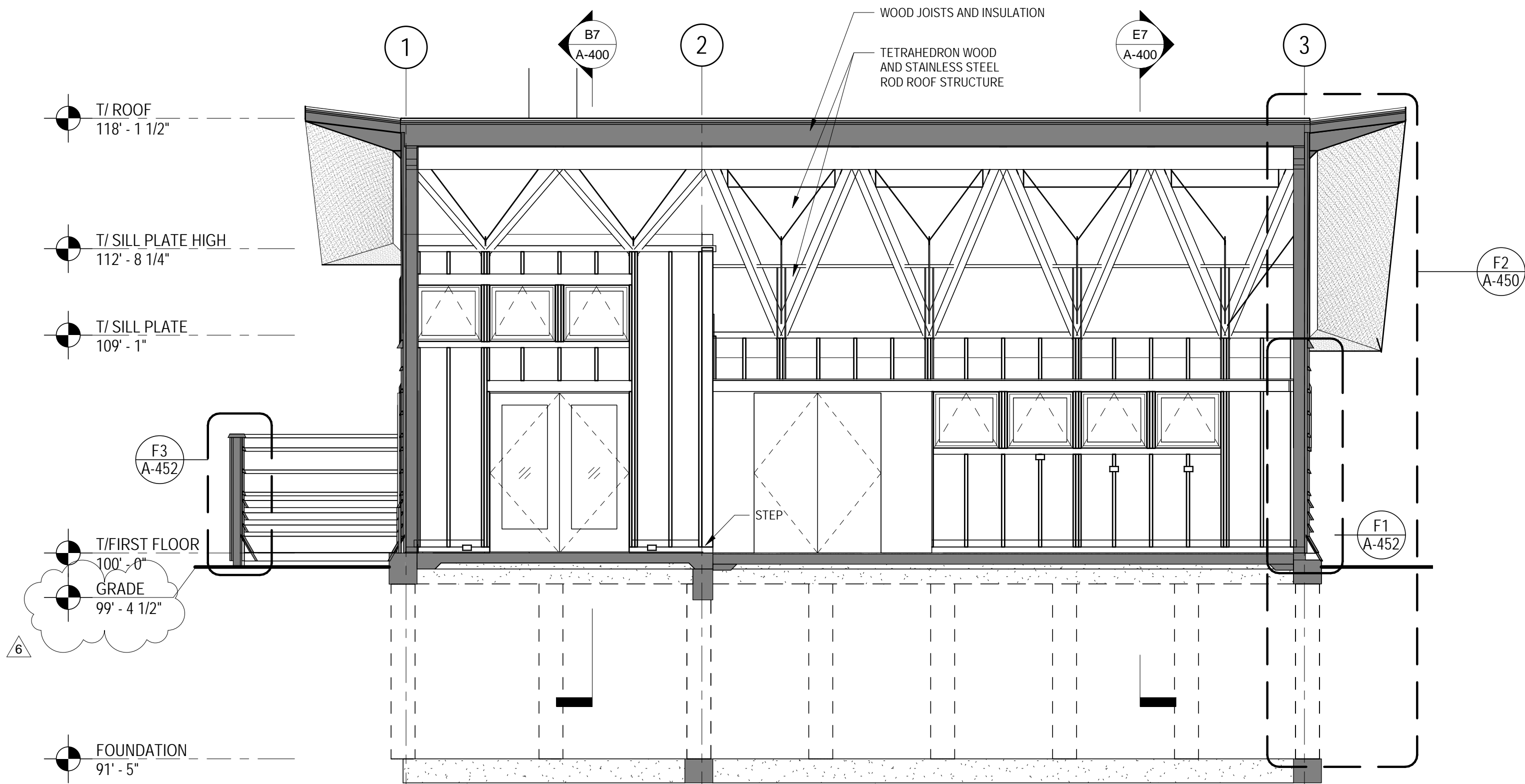
B7 TRANSVERSE BUILDING SECTION - NORTH
1/4" = 1'-0"



B3 LONGITUDINAL BUILDING SECTION - WEST
1/4" = 1'-0"

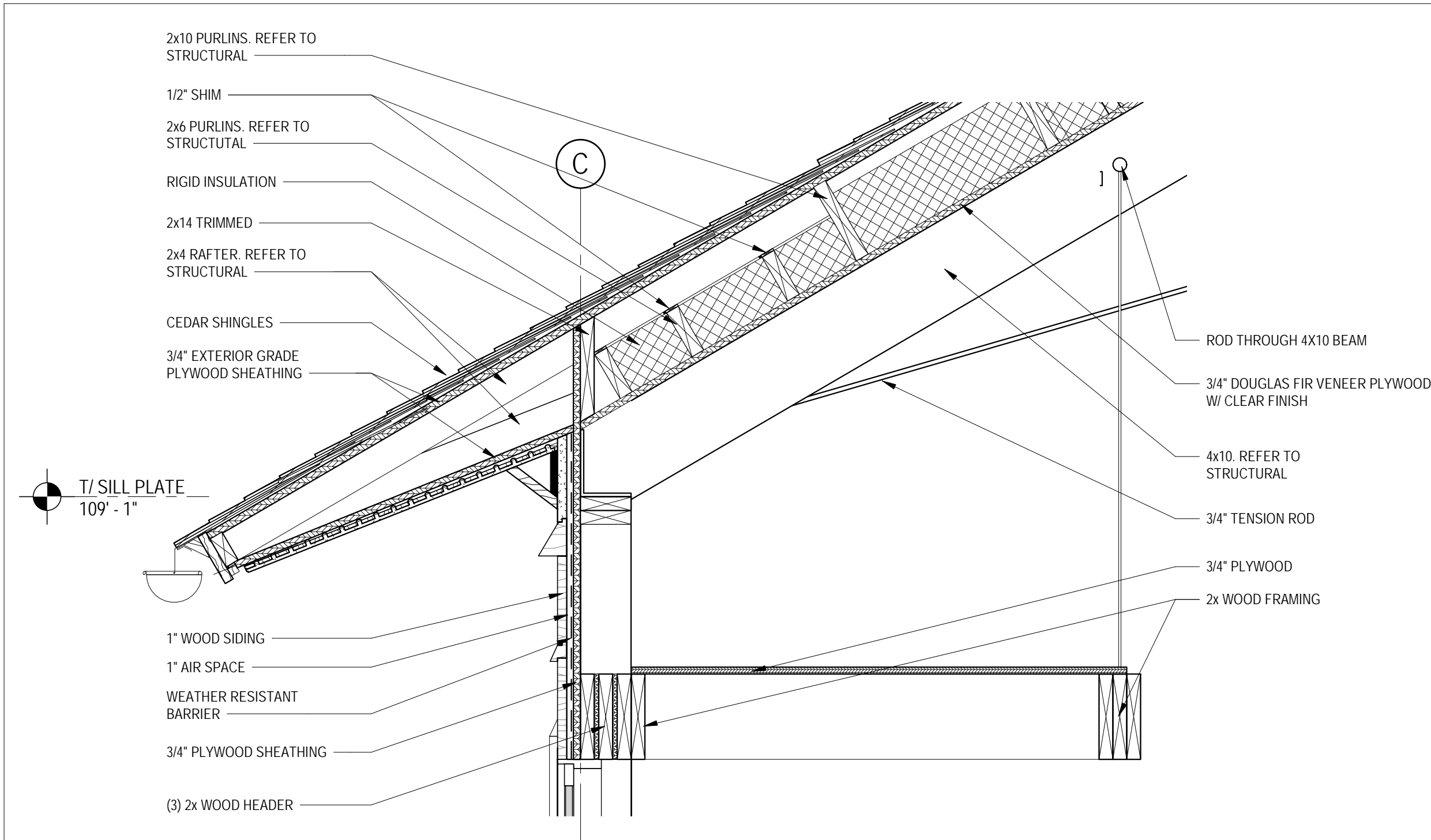


E7 TRANSVERSE BUILDING SECTION - SOUTH
1/4" = 1'-0"

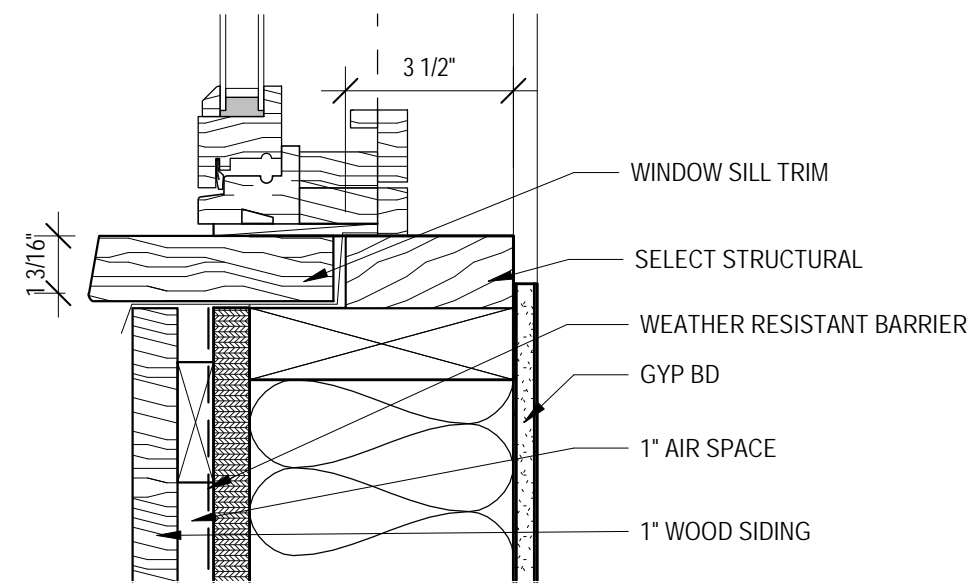
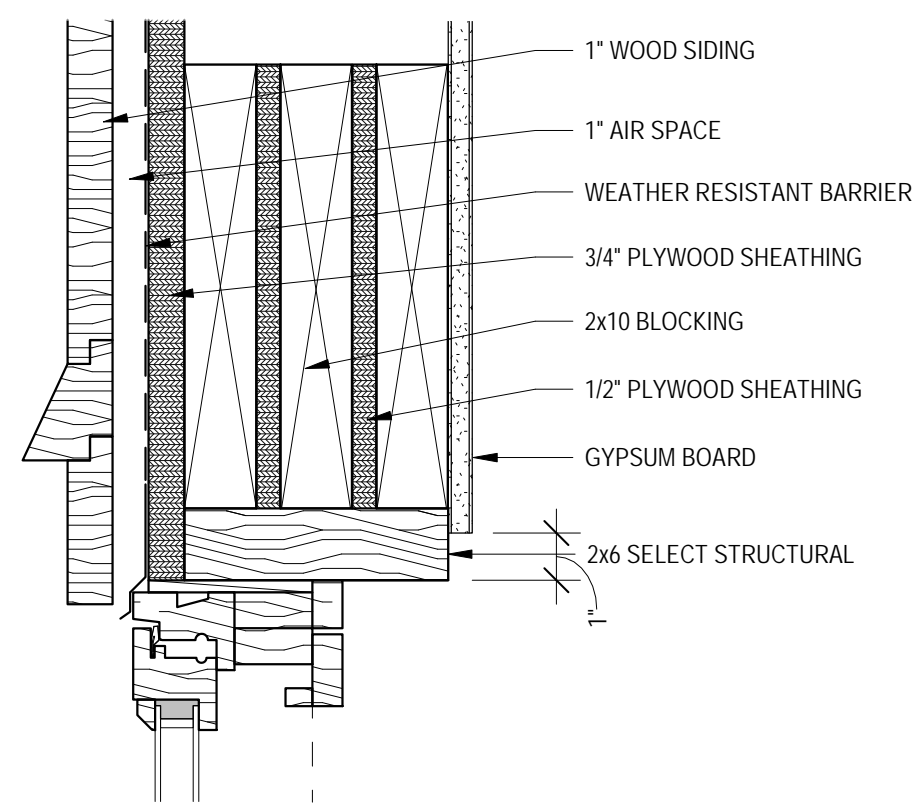


E3 LONGITUDINAL BUILDING SECTION - EAST
1/4" = 1'-0"

WOOD JOISTS AND INSULATION
TETRAHEDRON WOOD
AND STAINLESS STEEL
ROD ROOF STRUCTURE

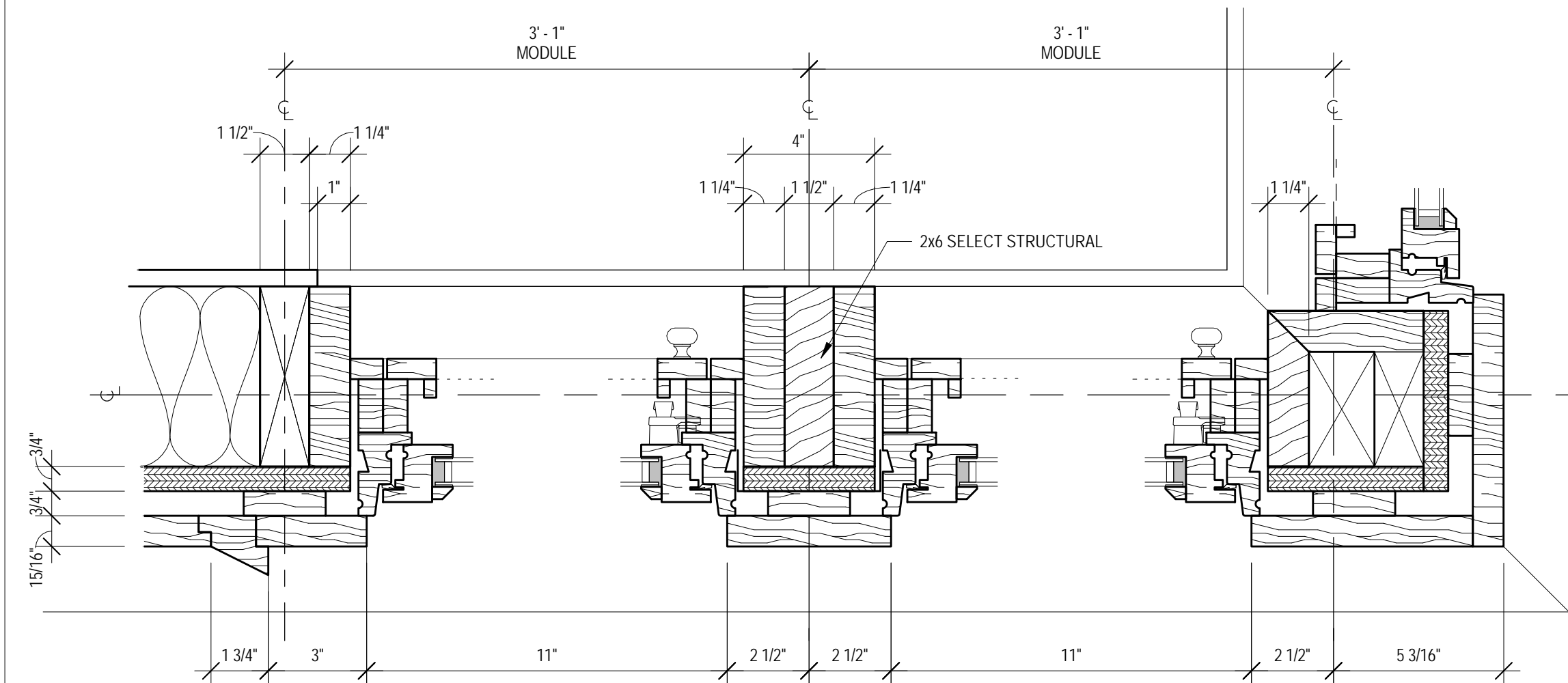


B8 EAVE DETAIL
1" = 1'-0"

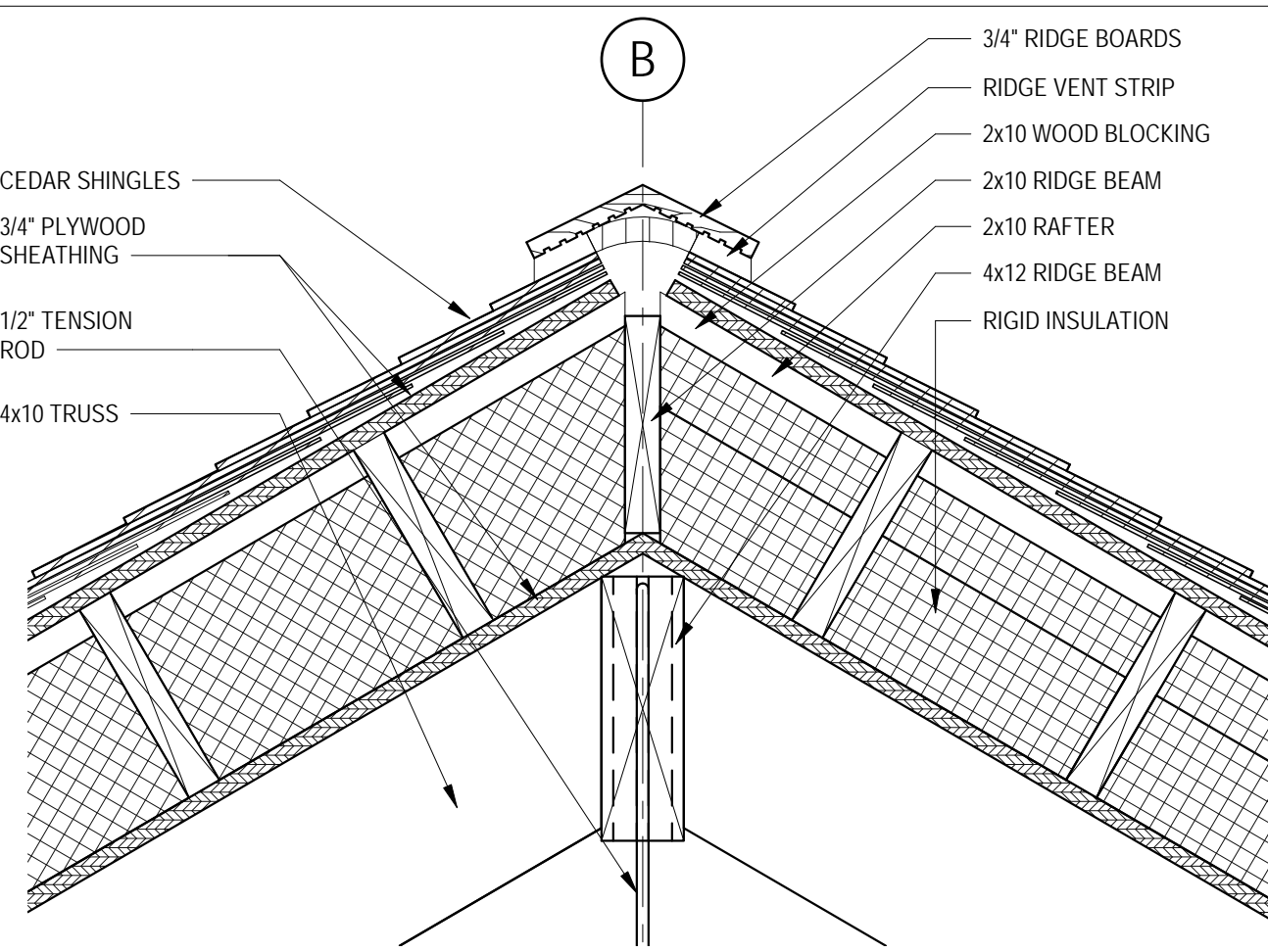


D8 WINDOW HEADER DETAIL
3\"/>

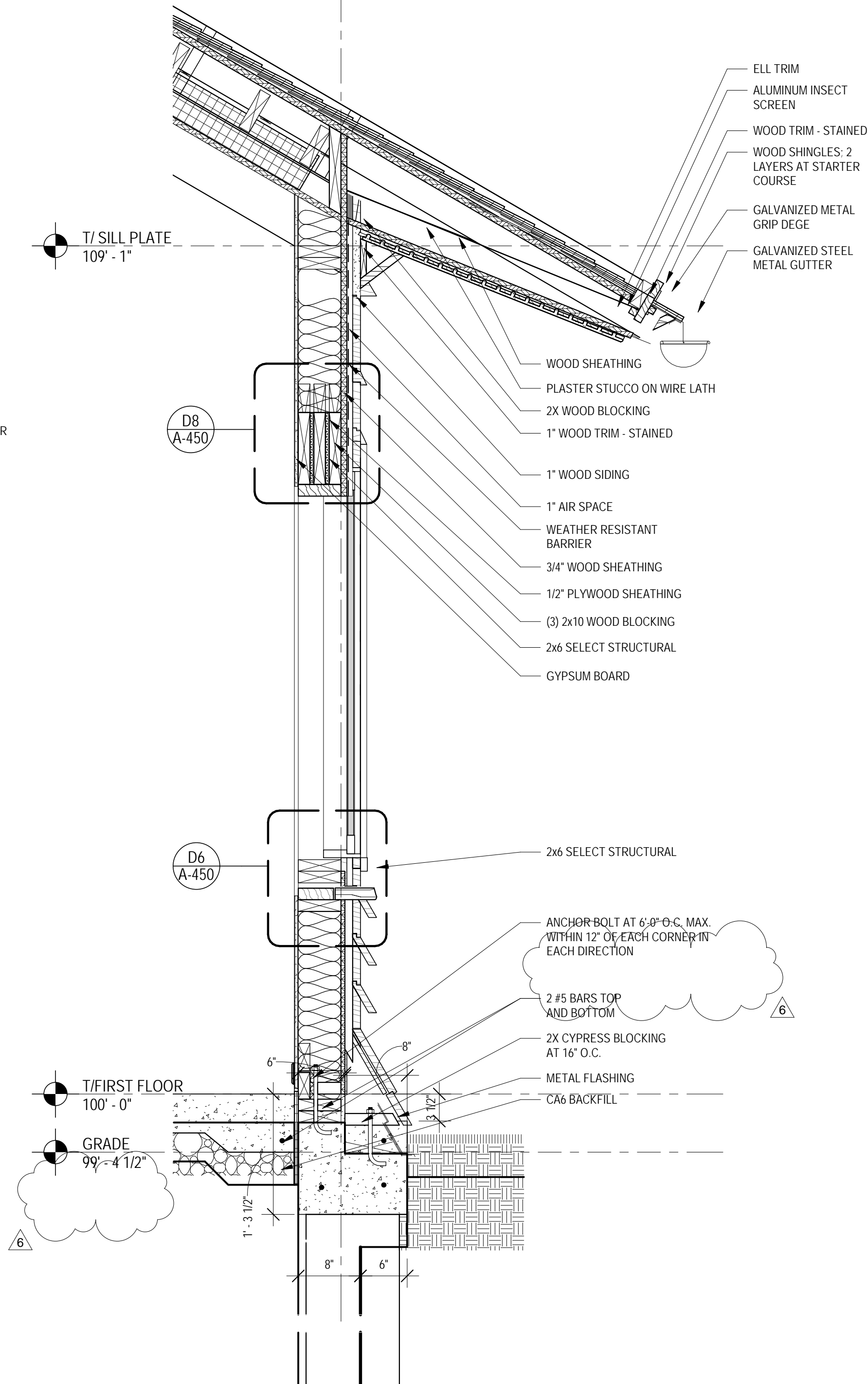
D6 WINDOW SILL DETAIL
3\"/>



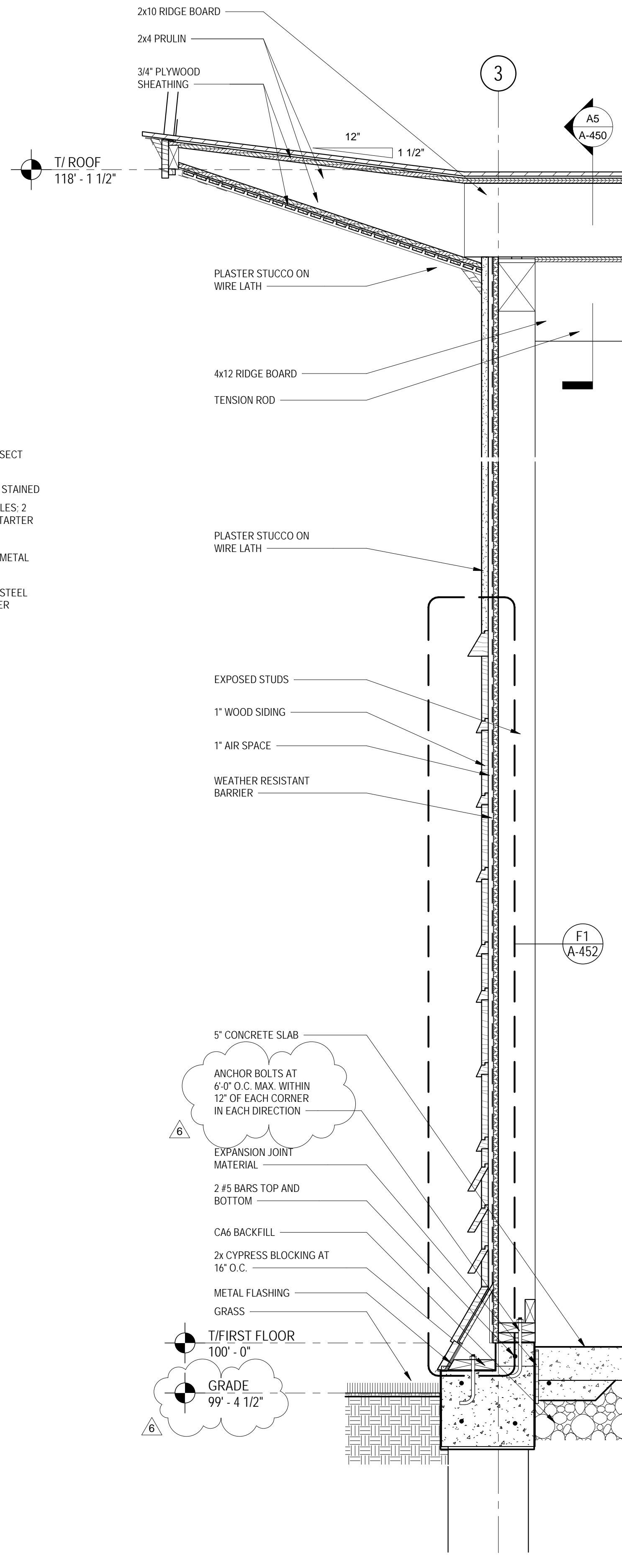
F8 WINDOW JAMB DETAIL
3\"/>



A5 ROOF RIDGE DETAIL
1 1/2" = 1'-0"



F5 WALL SECTION
1" = 1'-0"



F2 WALL SECTION
1" = 1'-0"

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E. ARTHUR DAVENPORT HOUSE

GARAGE

559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305

D ISSUED FOR ZONING VARIANCE

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OAK PARK, ILLINOIS 60302
708.524.0272

TITLE
WALL SECTIONS AND BUILDING DETAILS

DATE (MM.DD.YY)

04.19.23

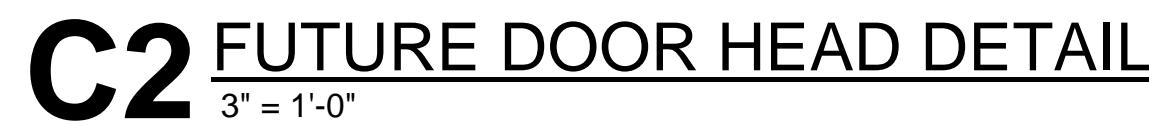
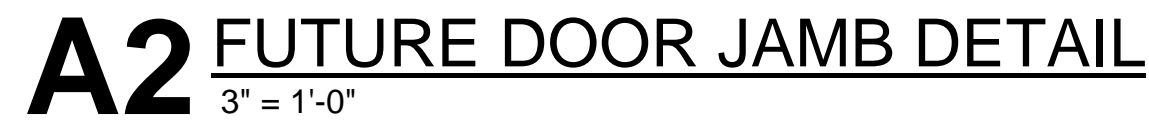
SHEET NO.

A-450

FILE NAME

BLDG - DVP - 20160101

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E. ARTHUR DAVENPORT
HOUSE

559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305

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PAUL AND CHERYL HARDING
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TITLE

FUTURE BUILDOUT DETAILS

BLDG - DVP - 20160101

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D ISSUED FOR ZONING VARIANCE

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708.524.0272

TITLE
WOOD SIDING AND TRIM
SHOP DRAWINGS

DATE (MM.DD.YY)

04.19.23

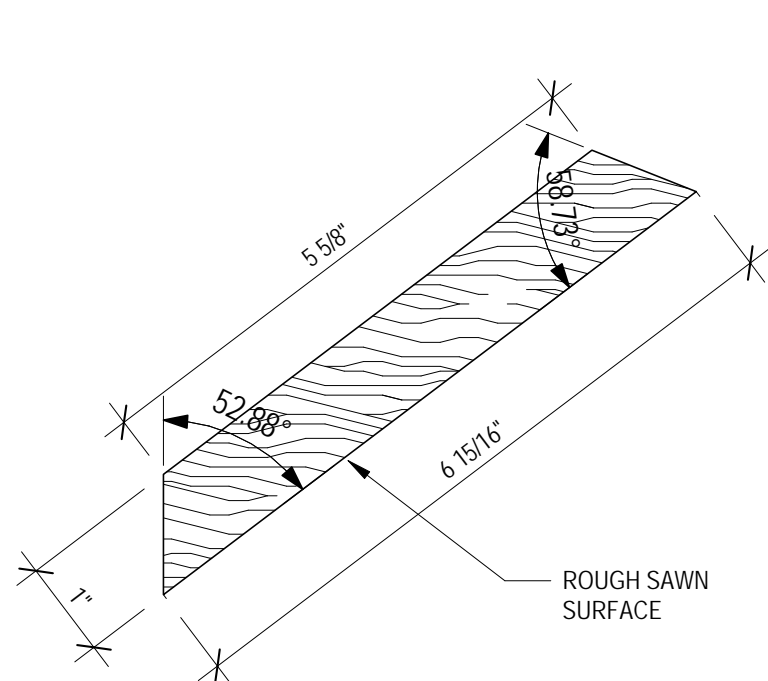
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A-452

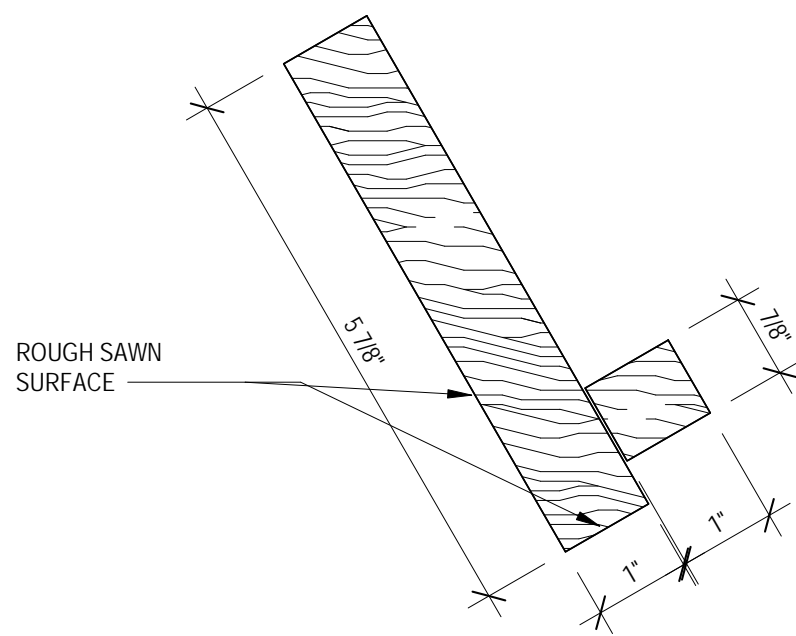
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BLDG - DVP - 20160101

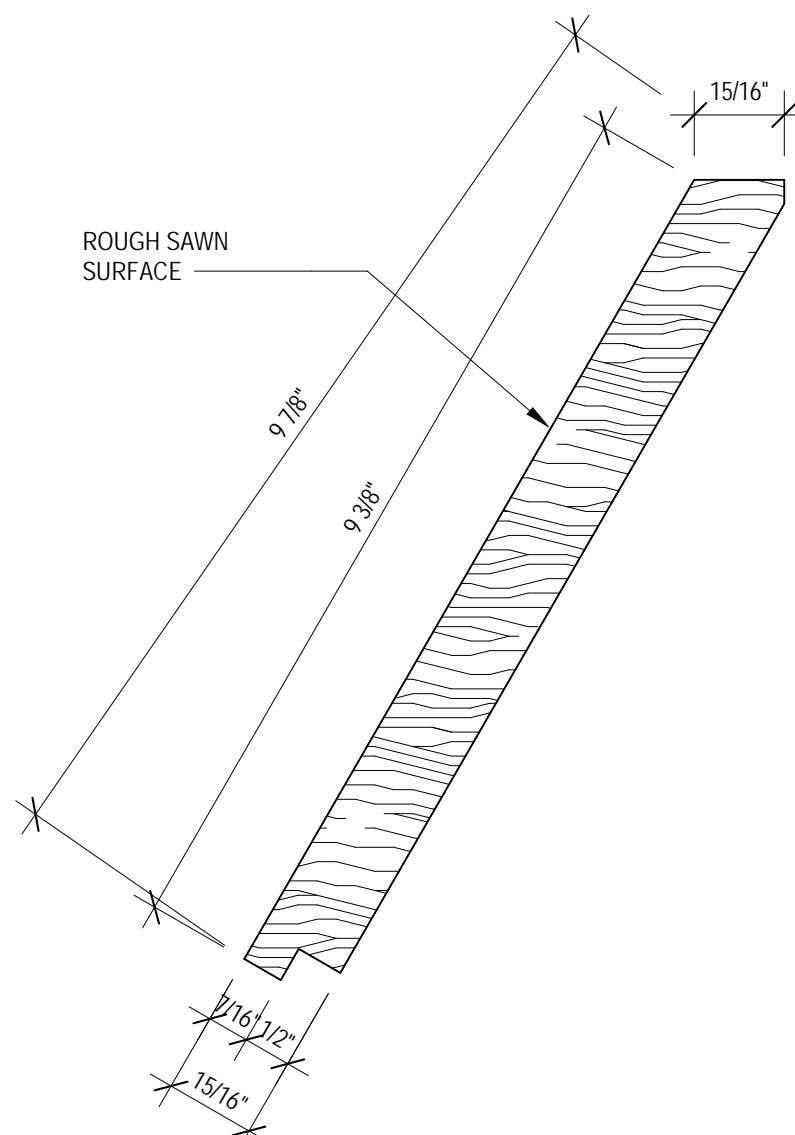
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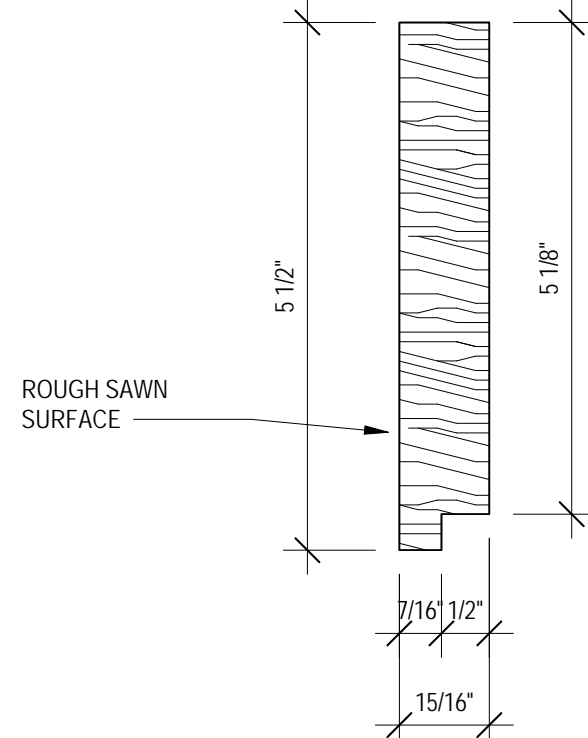
A8 SOFFITT TRIM
PROFILE - T6
6" = 1'-0"



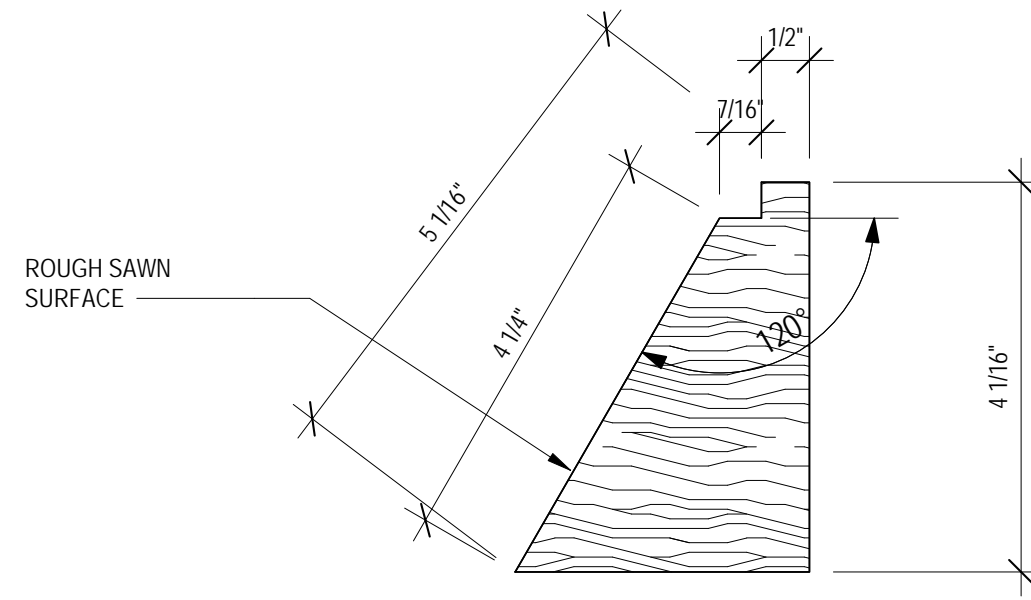
A7 FASCIA TRIM
PROFILE - T1
6" = 1'-0"



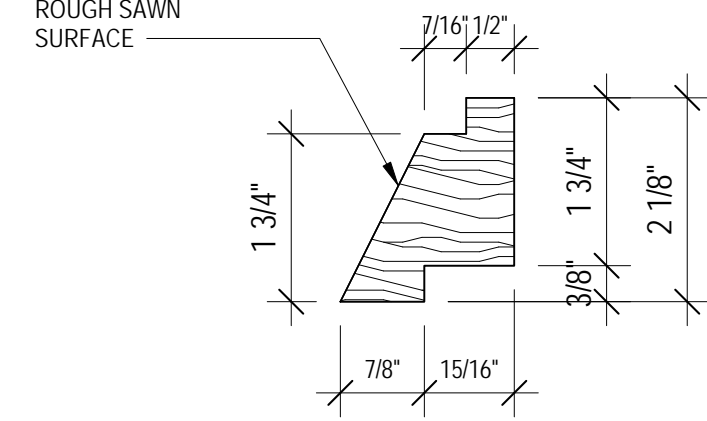
B5 SIDING PROFILE - BD6
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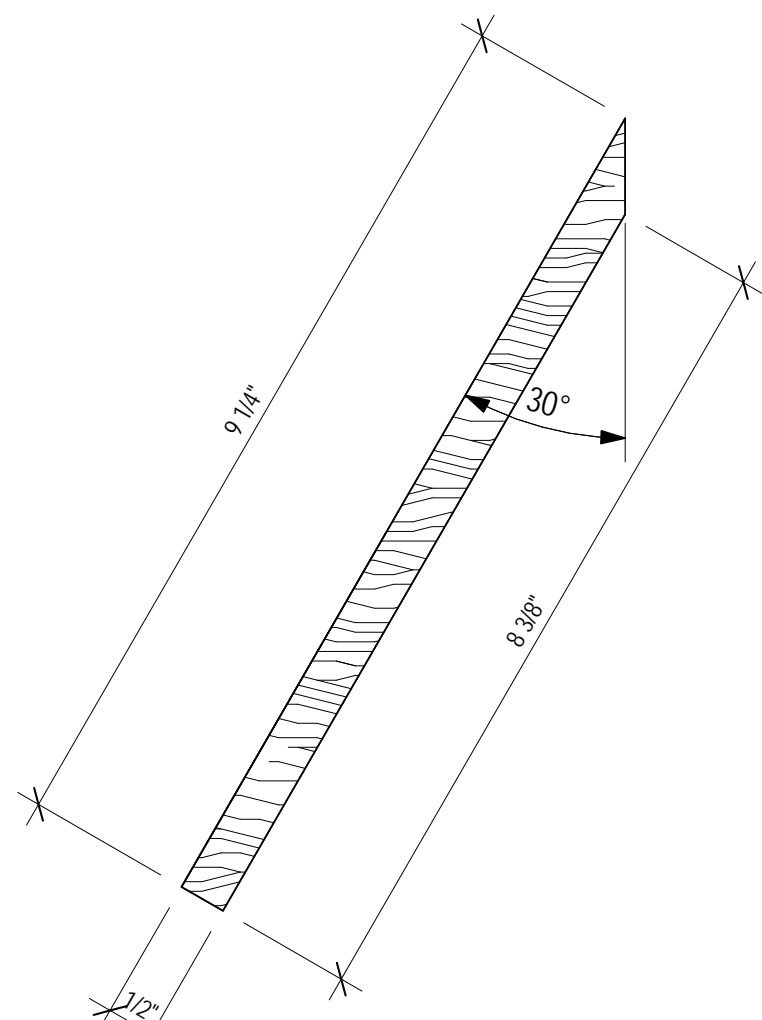
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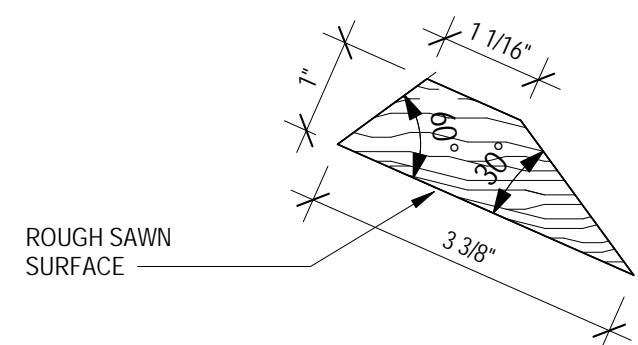
A3 SIDING
PROFILE - BT3
6" = 1'-0"



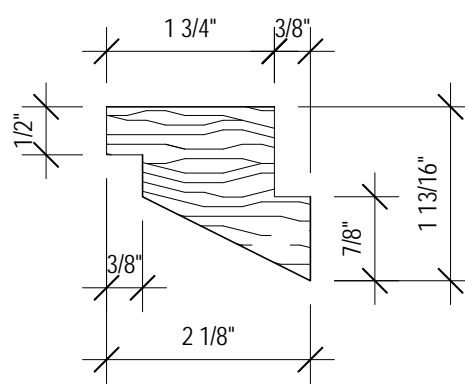
A1 SIDING PROFILE - BT1
6" = 1'-0"



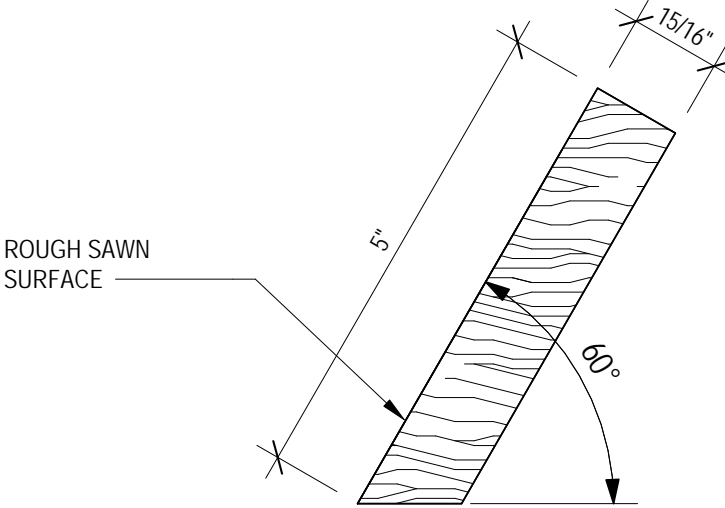
B8 SIDING BASE
PROFILE - T7
6" = 1'-0"



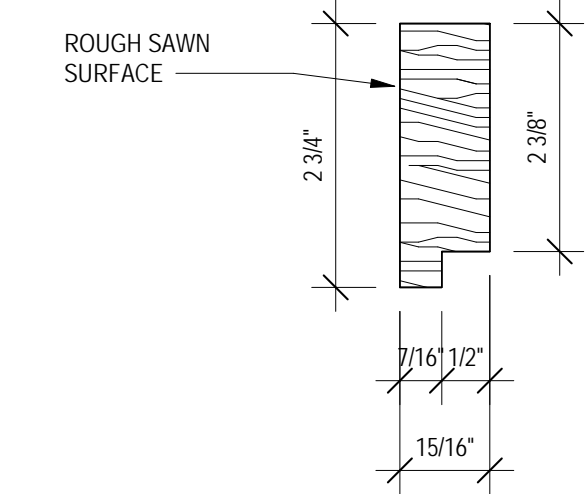
B7 FASCIA TRIM
PROFILE - T2
6" = 1'-0"



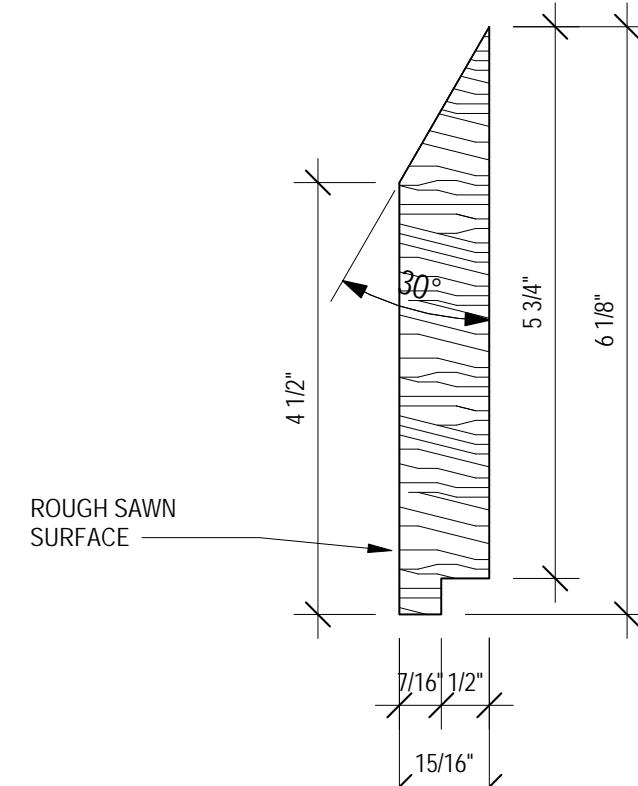
D7 DOOR AND WINDOW
TRIM PROFILE - T3
6" = 1'-0"



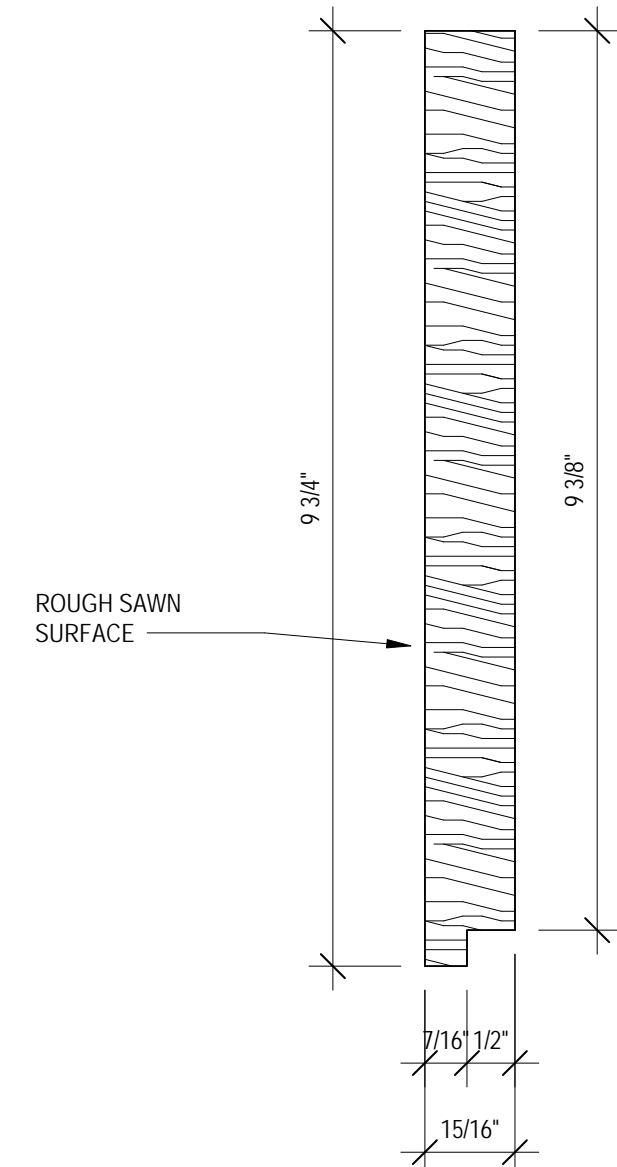
D5 SIDING PROFILE - BD7
6" = 1'-0"



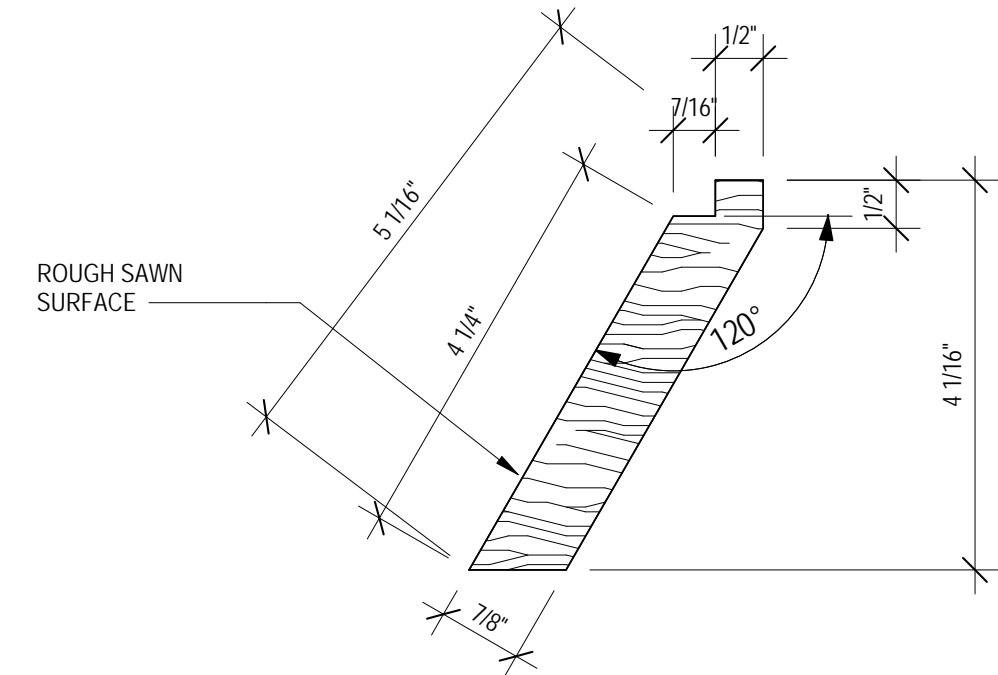
B4 SIDING PROFILE - BD3
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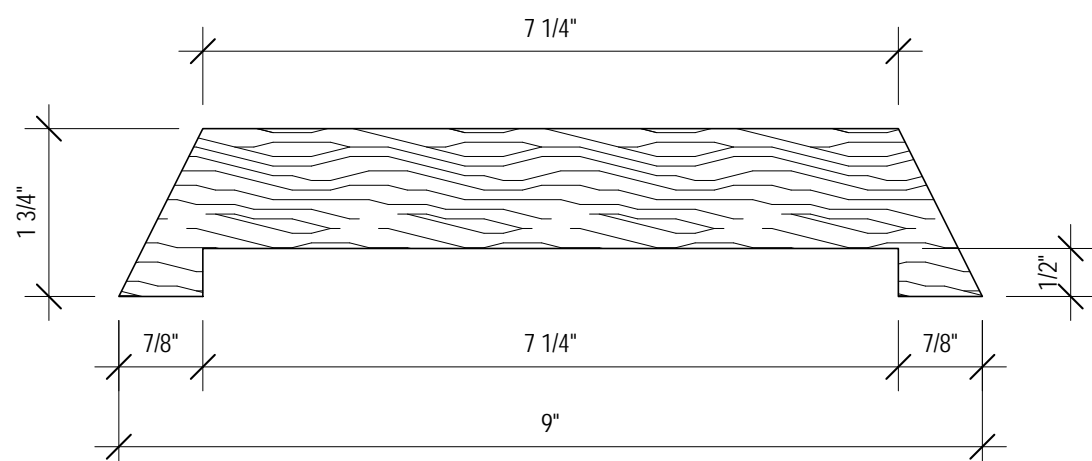
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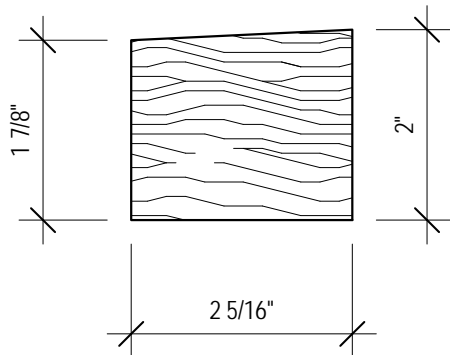
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6" = 1'-0"



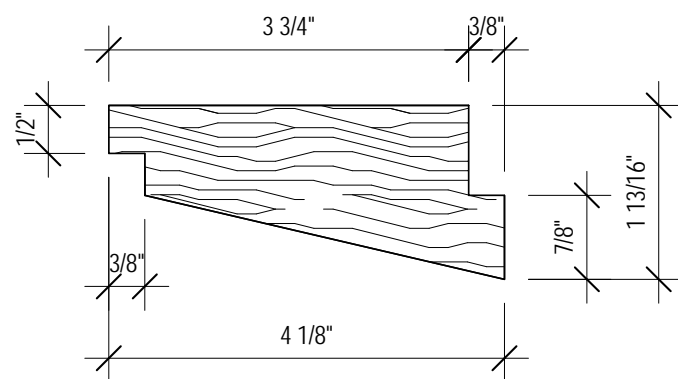
C1 SIDING PROFILE - BT2
6" = 1'-0"



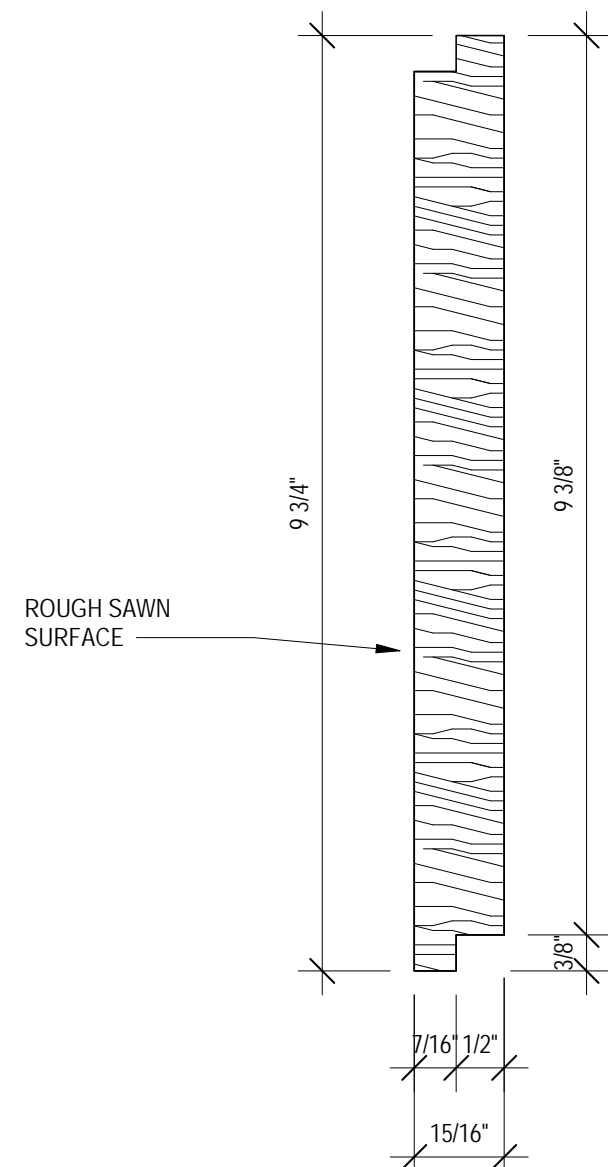
E8 FENCE TRIM
PROFILE - T6
6" = 1'-0"



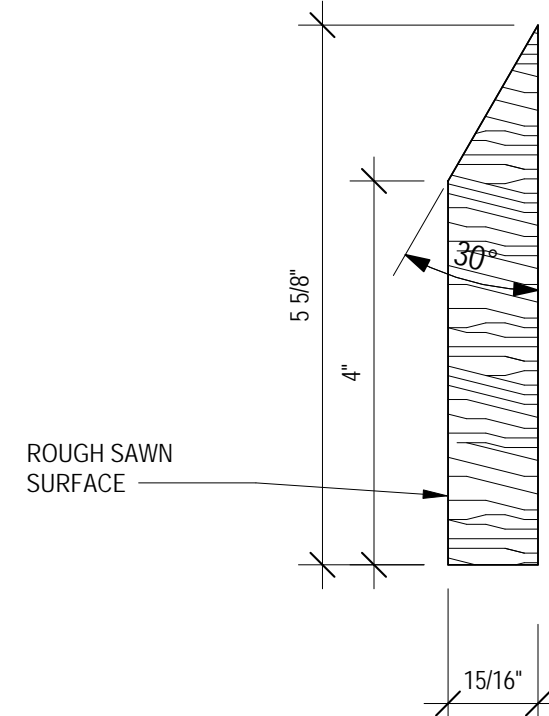
E7 WINDOW SILL
PROFILE - T4
6" = 1'-0"



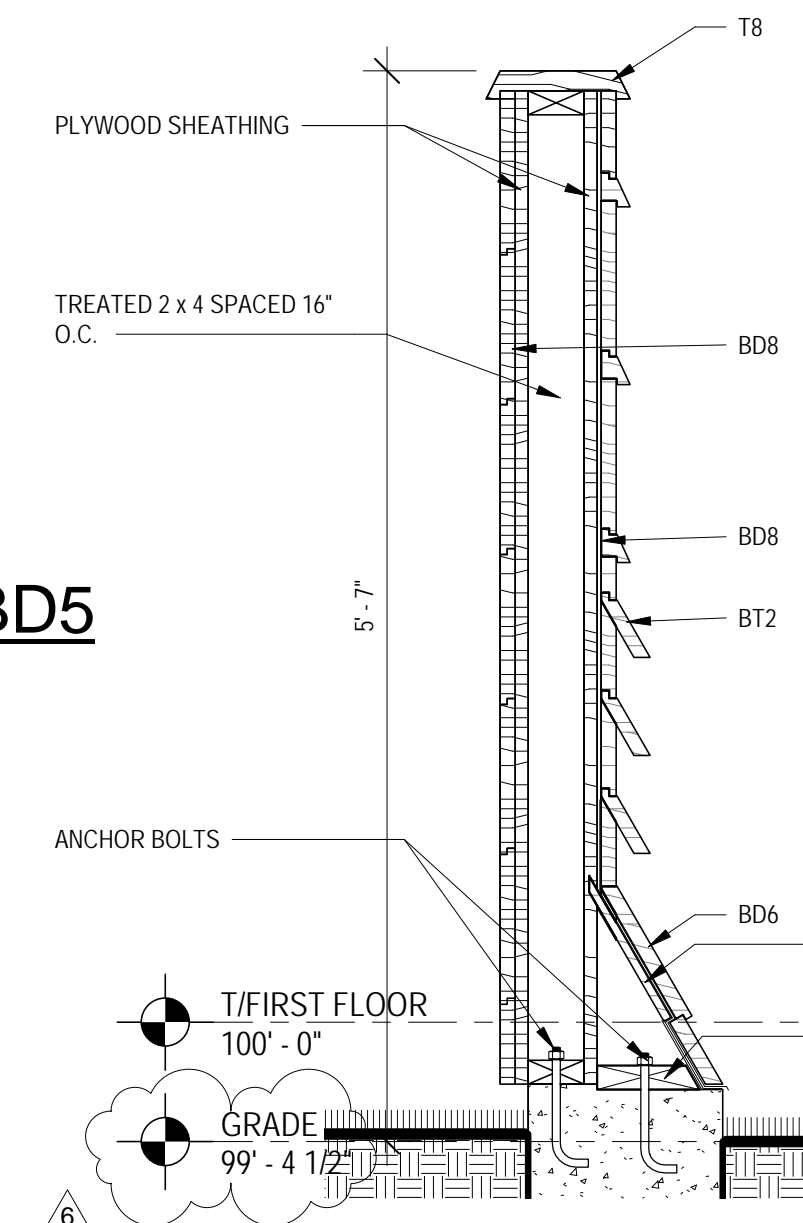
F7 DOOR TRIM
PROFILE - T5
6" = 1'-0"



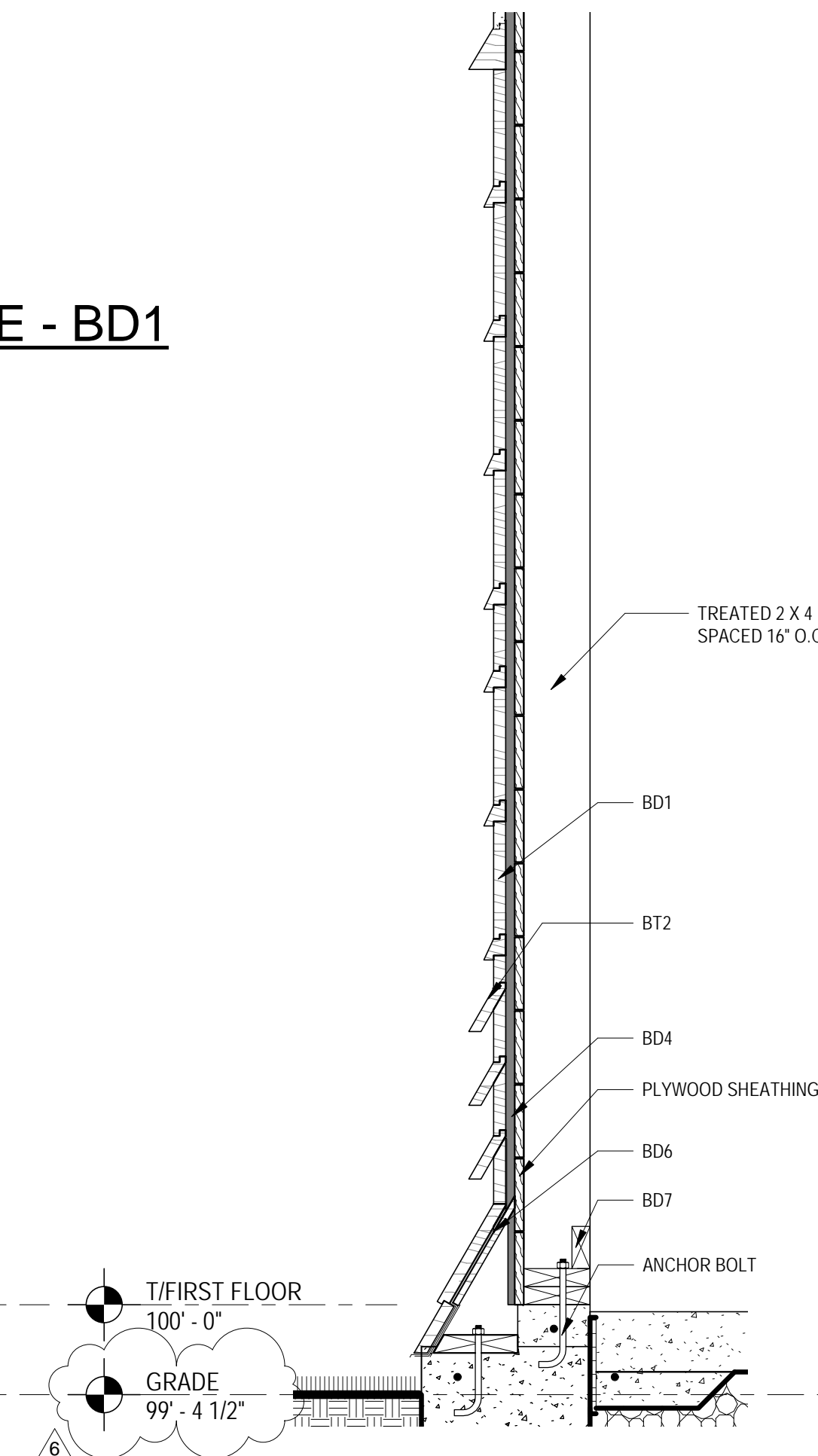
F5 SIDING PROFILE - BD8
6" = 1'-0"



E4 SIDING PROFILE - BD5
6" = 1'-0"



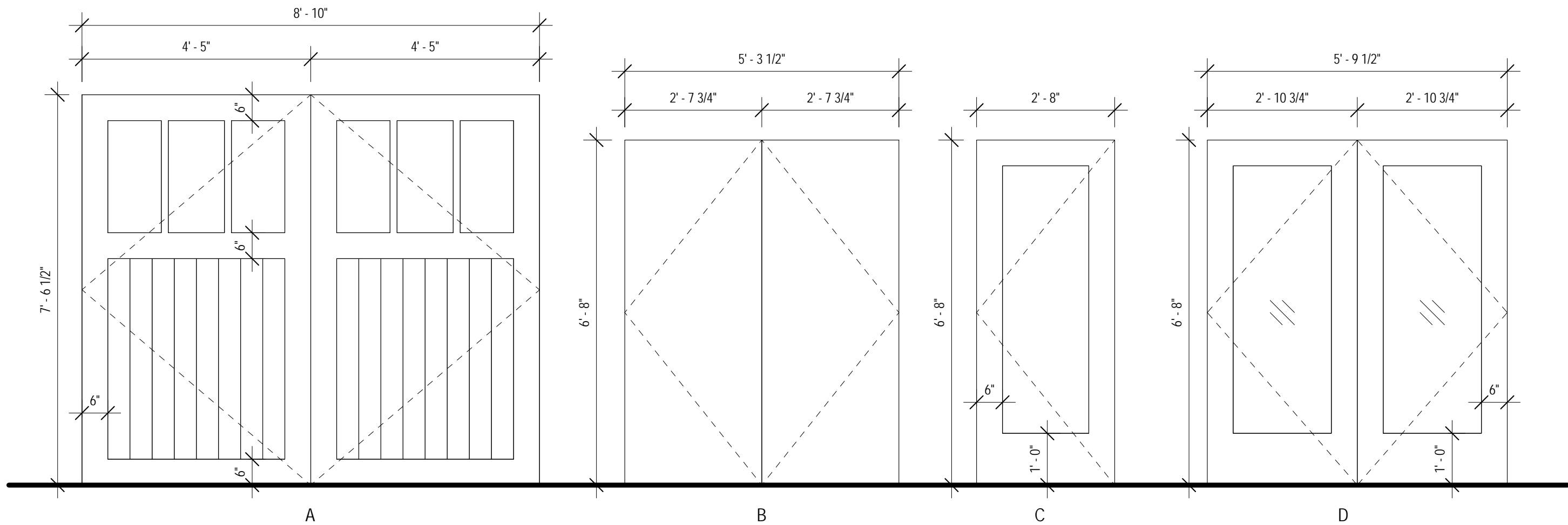
F3 FENCE SECTION
1" = 1'-0"



F1 PARTIAL WALL SECTION
1" = 1'-0"

4/19/2023 3:41:39 PM C:\Users\aheltzman\Documents\DVP - GARAGE_Large Size_20230419_aheltzmanCD\MM.rvt

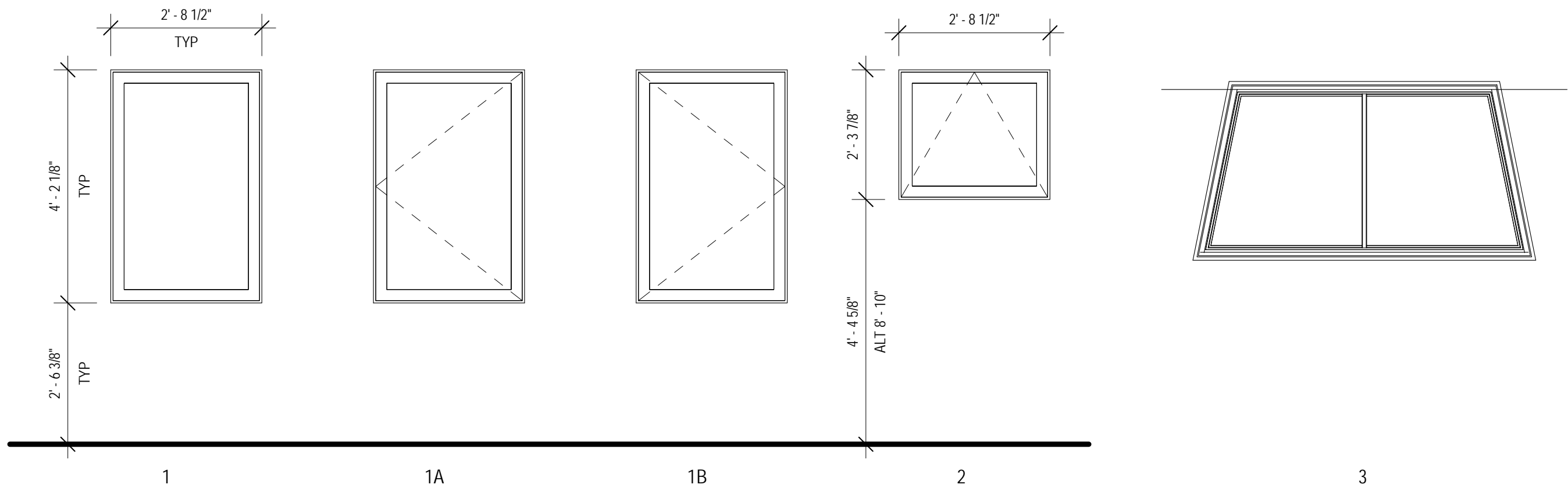
DOOR SCHEDULE													
MARK	MANUFACTURER	MODEL	SIZE			TYPE	FINISH	GLAZING	HARDWARE SET NO	DETAILS			REMARKS
			W	H	T					HEAD	JAMB	SILL	
100A			8'-10"	7'-6 1/2"	2"	A		T, INST					
100B			8'-10"	7'-6 1/2"	2"	A		T, INST					
101			5'-3 1/2"	6'-8"	2"	B		NA					
102A			2'-8"	6'-8"	2"	C		T, INST					
102B			5'-9 1/2"	6'-8"	2"	D		T, INST					



C5 DOOR TYPES

1/2" = 1'-0"

WINDOW SCHEDULE										
NO.	MANUFACTURER	MODEL	WINDOW SIZE		TYPE	GLAZING	DETAILS			REMARKS
			W	H			HEAD	JAMB	SILL	
1			2'-8 1/2"	4'-2 1/8"	1B	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
2			2'-8 1/2"	4'-2 1/8"	1	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
3			2'-8 1/2"	4'-2 1/8"	1A	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
4			2'-8 1/2"	4'-2 1/8"	1B	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
5			2'-8 1/2"	4'-2 1/8"	1	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
6			2'-8 1/2"	4'-2 1/8"	1A	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
7			2'-8 1/2"	2'-3 7/8"	2	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
8			2'-8 1/2"	2'-3 7/8"	2	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
9			2'-8 1/2"	2'-3 7/8"	2	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
10			2'-8 1/2"	2'-3 7/8"	2	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
11			2'-8 1/2"	2'-3 7/8"	2	DOUBLE	A-450 / D6	A-450 / F8	A-450 / D6	
12			2'-8 1/2"	2'-3 7/8"	2	SINGLE	A-450 / D6	A-450 / F8	A-450 / D6	
13			2'-8 1/2"	2'-3 7/8"	2	SINGLE	A-450 / D6	A-450 / F8	A-450 / D6	
14			2'-8 1/2"	2'-3 7/8"	2	SINGLE	A-450 / D6	A-450 / F8	A-450 / D6	
15			2'-8 1/2"	2'-3 7/8"	2	SINGLE	A-450 / D6	A-450 / F8	A-450 / D6	
16			2'-8 1/2"	2'-3 7/8"	2	SINGLE	A-450 / D6	A-450 / F8	A-450 / D6	
17			2'-8 1/2"	2'-3 7/8"	2	SINGLE	A-450 / D6	A-450 / F8	A-450 / D6	
18			2'-8 1/2"	2'-3 7/8"	2	SINGLE	A-450 / D6	A-450 / F8	A-450 / D6	
19	WASCO		6'-0"	3'-1"	9					SKYLIGHT
20	WASCO		6'-0"	3'-1"	9					SKYLIGHT
21	WASCO		6'-0"	3'-1"	9					SKYLIGHT
22	WASCO		6'-0"	3'-1"	9					SKYLIGHT



F5 WINDOW TYPES

1/2" = 1'-0"

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8	ISSUED FOR ZONING VARIANCE	04.19.23
△	BUILDING PERMIT REVISIONS	07.31.19
△	BUILDING PERMIT REVISIONS	07.01.19
5	ISSUED FOR ZONING VARIANCE	01.18.19
4	ISSUED FOR BUILDING PERMIT	06.05.17
3	CONSULTANT REVIEW	03.30.17
2	CONSULTANT MEETING	07.08.16
1	ISSUED FOR CNSLT PRICING	05.24.16

E. ARTHUR DAVENPORT HOUSE

GARAGE

559 ASHLAND AVENUE RIVER FOREST, ILLINOIS 60305

D ISSUED FOR ZONING VARIANCE

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RIVER FOREST, ILLINOIS 60305

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ARCHITECTURAL CONSULTING ENGINEERS
837 HAYES AVENUE
OAK PARK, ILLINOIS 60302
708.524.0272

TITLE

WINDOW AND DOOR SCHEDULE

DATE (MM.DD.YY)

04.19.23

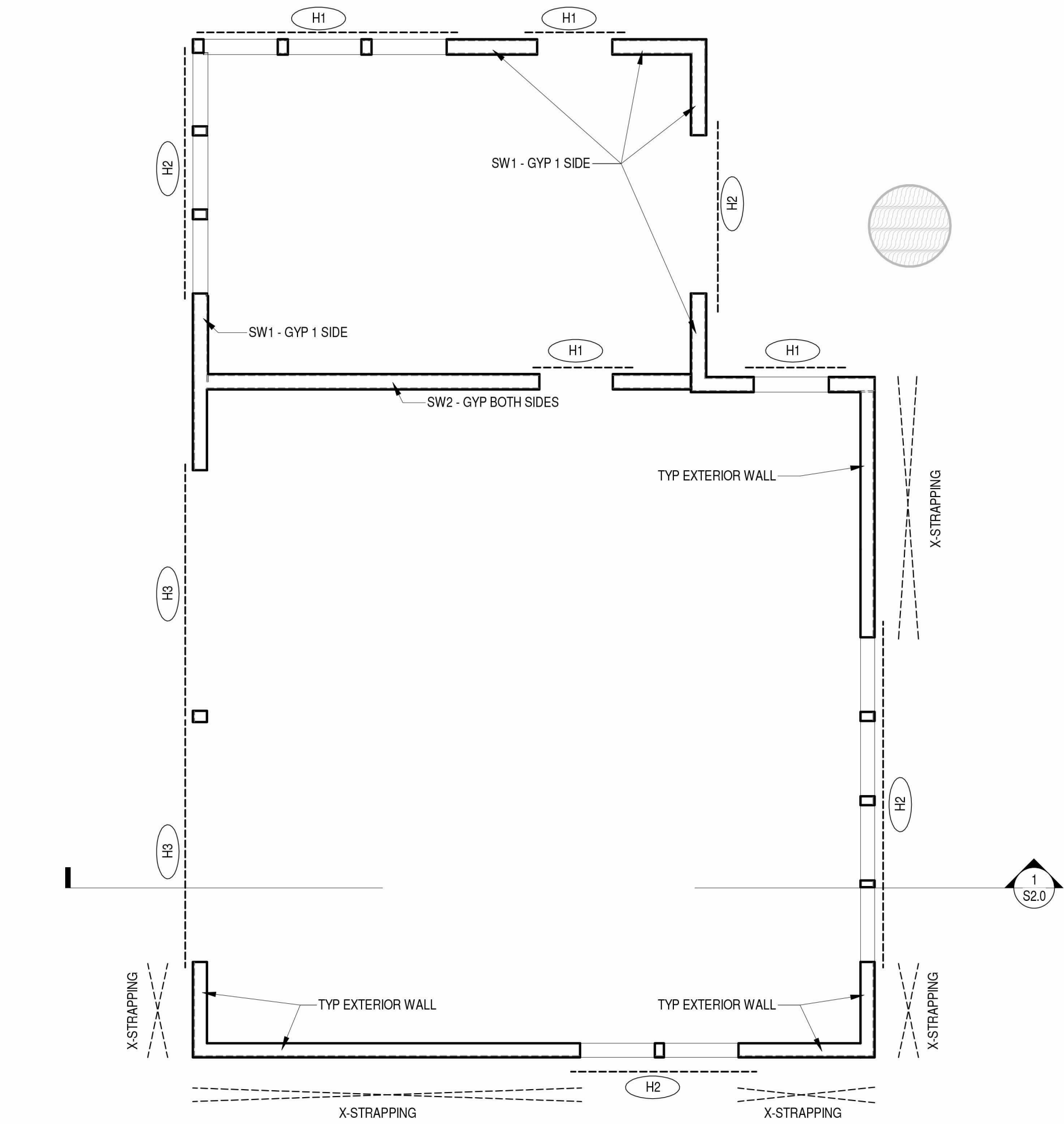
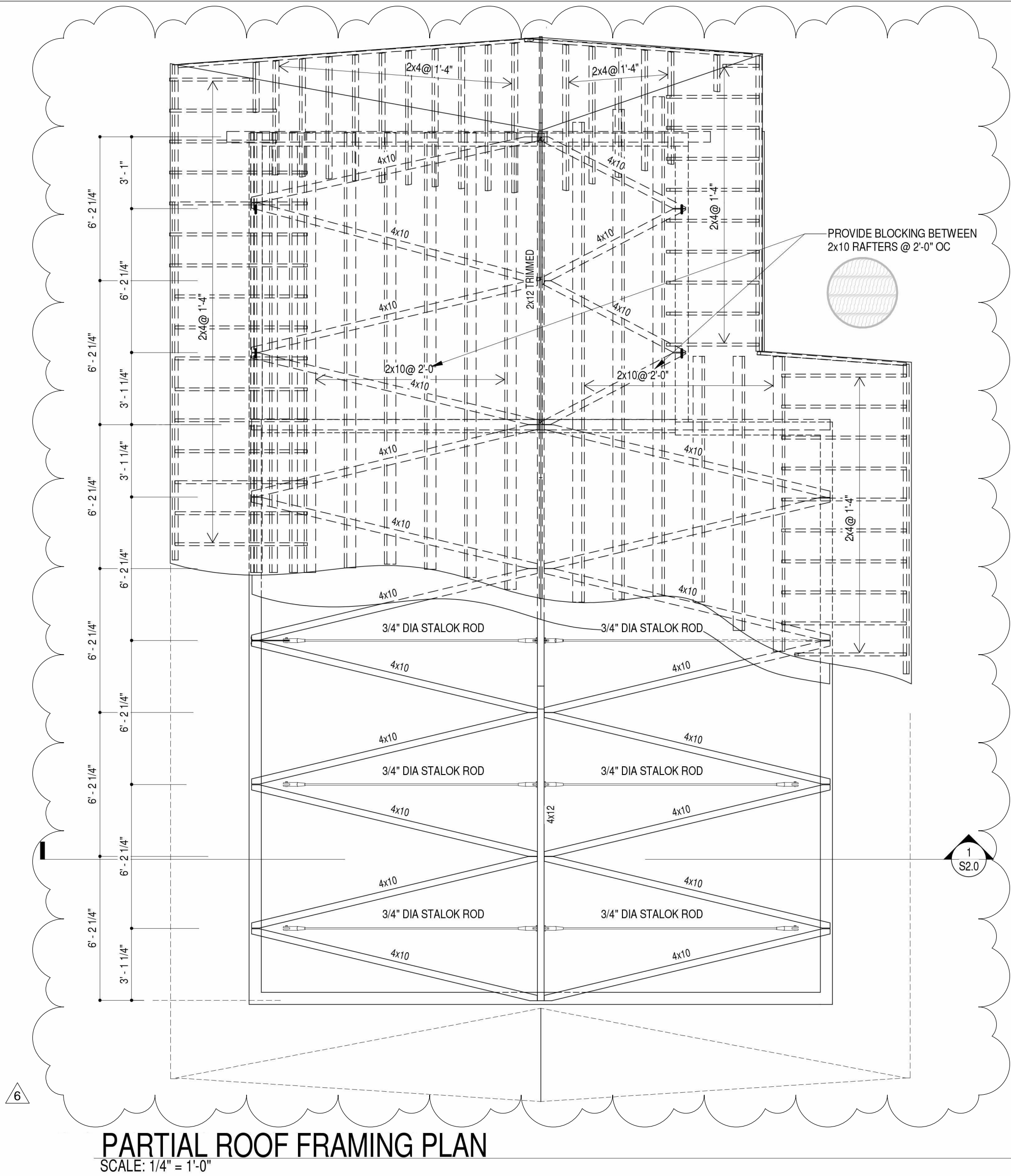
SHEET NO.

A-501

FILE NAME

BLDG - DVP - 20160101

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WOOD SHEAR WALL SCHEDULE											
"SW" WALL MARK	FLOORS USED	SHEATHING TYPE	SHEATHED SIDES	NAIL SIZE	NAIL SPACING @ PANEL EDGES, DOORS, AND WINDOWS	NAIL SPACING @ INTERMEDIATE FRAMING MEMBERS	# OF STUDS EACH END OF WALL	#, TYPE, AND FORCE OF HOLD DOWNS @ E.E. OF EXISTING WALL	#, TYPE, AND FORCE OF STRAPS TIES @ EACH SIDE OF WINDOW	BLOCKING	COMMENTS
TYP EXTERIOR WALL	1ST-ROOF	1x4 HORIZONTAL SHEATHING	1	8d	6"	6"	2x6 2-2x6		1 CMSTC16 3000#	YES	WRAP STRAP AROUND TOP SILL AND AROUND WALL CORNERS
SW1	1ST-ROOF	5/8" GYP BOARD INTERIOR	1	#6 COOLER NAIL	4"	6"	2x6 2-2x6			YES	
SW2	1ST-ROOF	5/8" GYP BOARD BOTH SIDES	2	#6 COOLER NAIL	4"	6"	2x6 2-2x6			YES	

NOTES:
1. MIN 1/2" ANCHORS FROM SILL PLATE INTO CONCRETE GRADE BEAM @ 32 OC.
2. SHEATHING TYPE IS MINIMUM THICKNESS REQUIRED.
3. CMST16 IS DEMOTED ON FIRST FLOOR FRAMING PLAN AS X-STRAPPING

HEADER SCHEDULE				
MARK	MEMBER SIZE	WALL TYPE	LOAD BEARING	COMMENTS
H1	(2)2X8	2X STUD WALL	YES	MAX SPAN <8'-0"
H2	(2)2X12	2X STUD WALL	YES	MAX SPAN <7'-0"
H3	(3)2X12	2X STUD WALL	YES	MAX SPAN <9'-6"

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR WALL OPENING LOCATIONS, HEADER ELEVATIONS, AND ADDITIONAL HEADER INFORMATION.

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E. ARTHUR DAVENPORT HOUSE

GARAGE

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D ISSUED FOR ZONING VARIANCE

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TITLE
FIRST FLOOR PLAN, ROOF PLAN, AND DETAILS

DATE (MM.DD.YY)

04.19.23

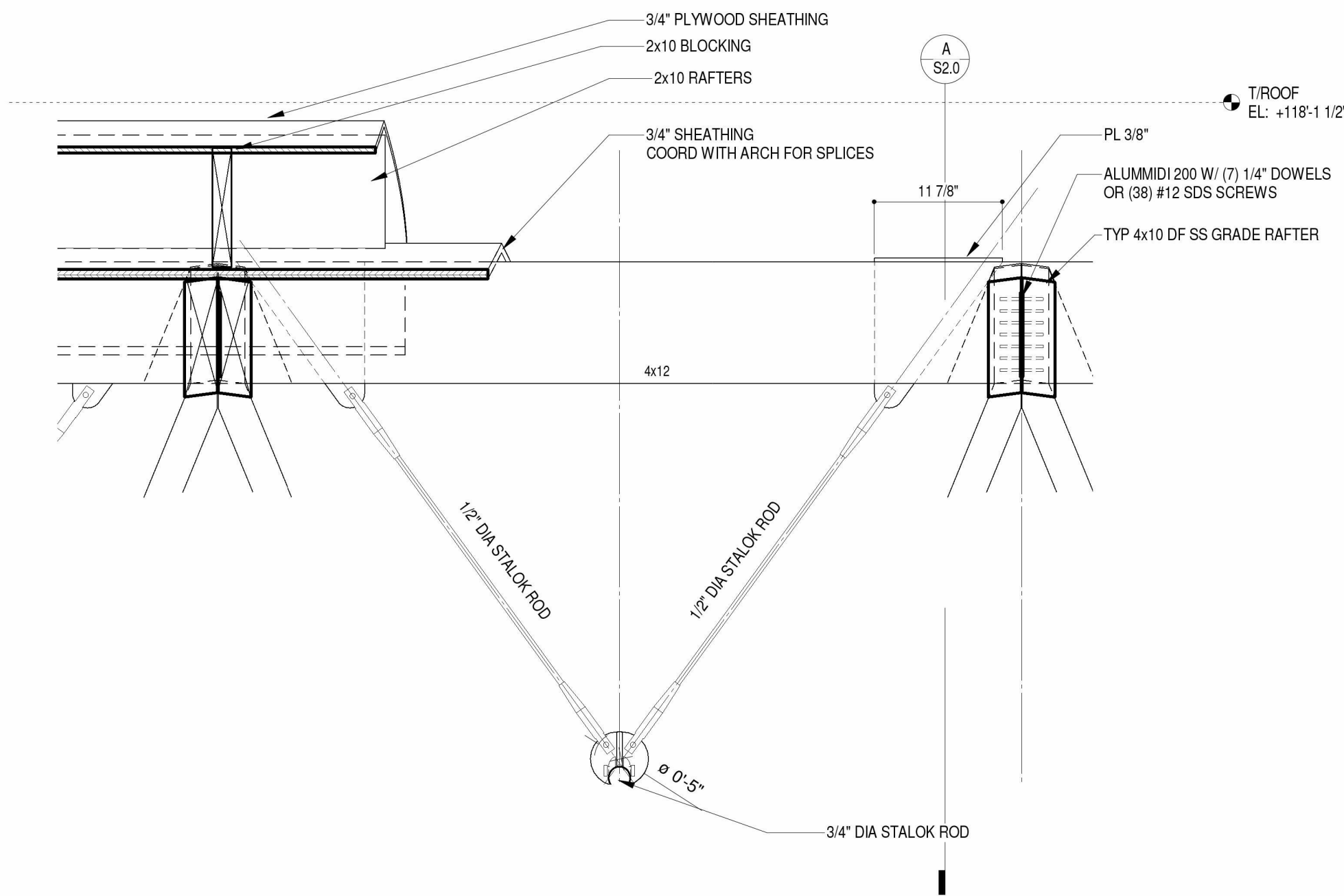
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S1.1

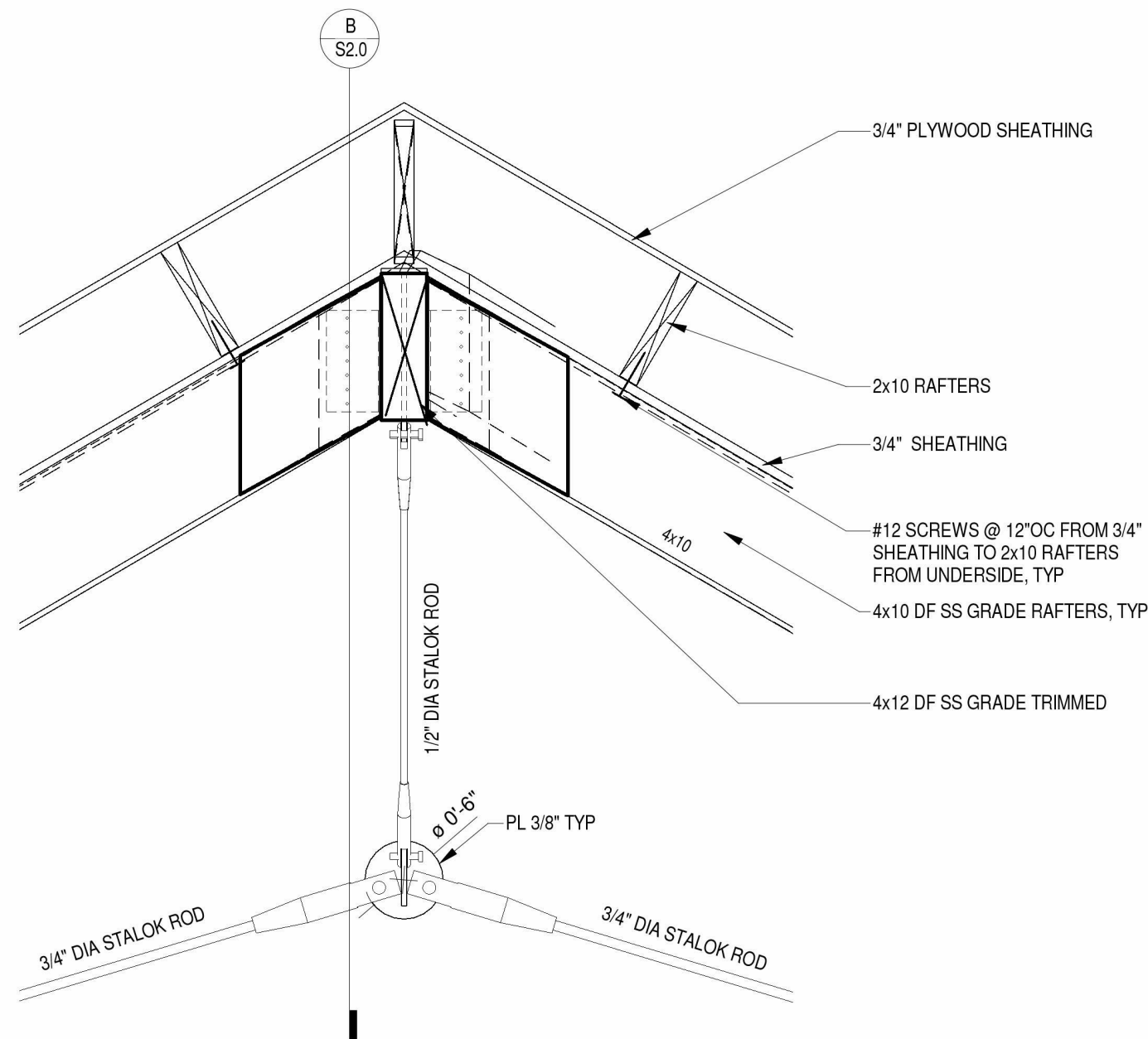
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BLDG - DVP - 20160101

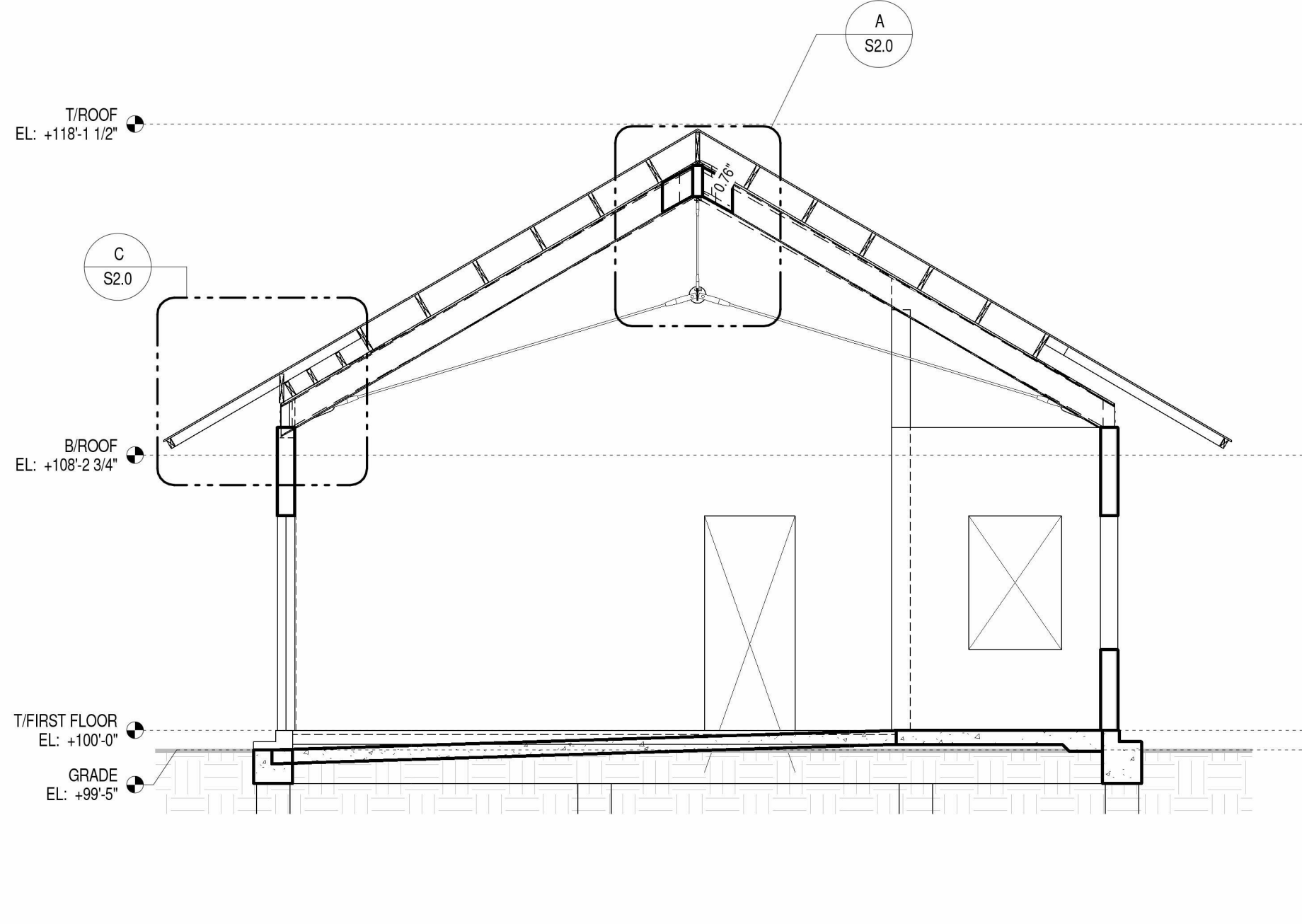
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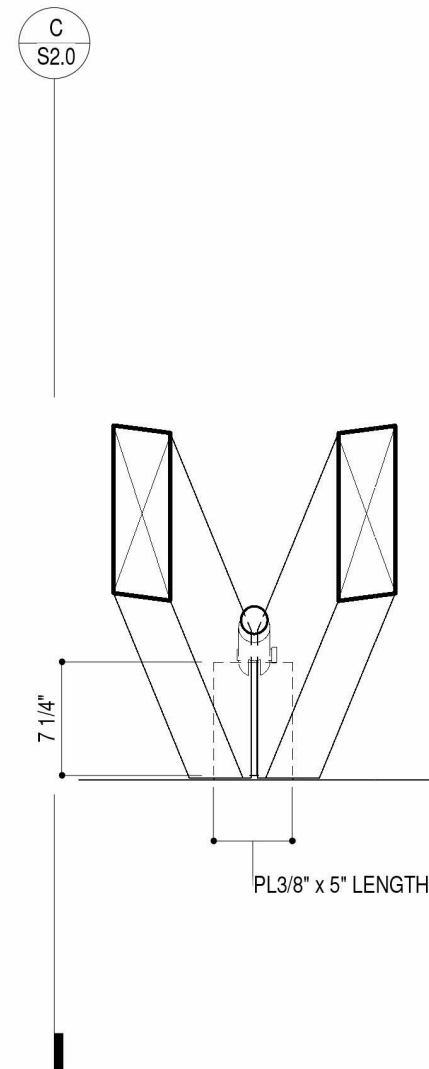
B DETAIL SECTION
SCALE: 1" = 1'-0"



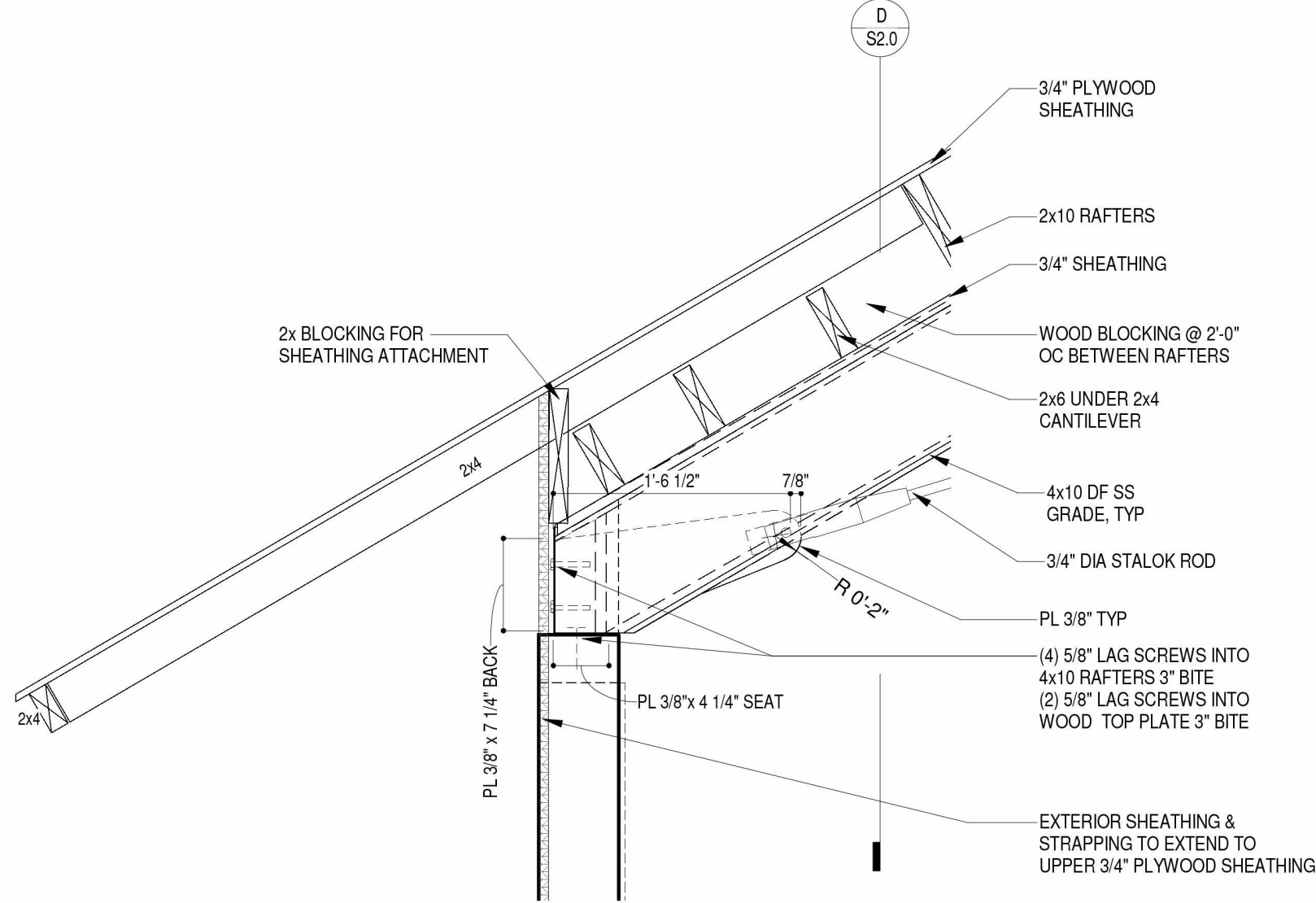
A DETAIL SECTION
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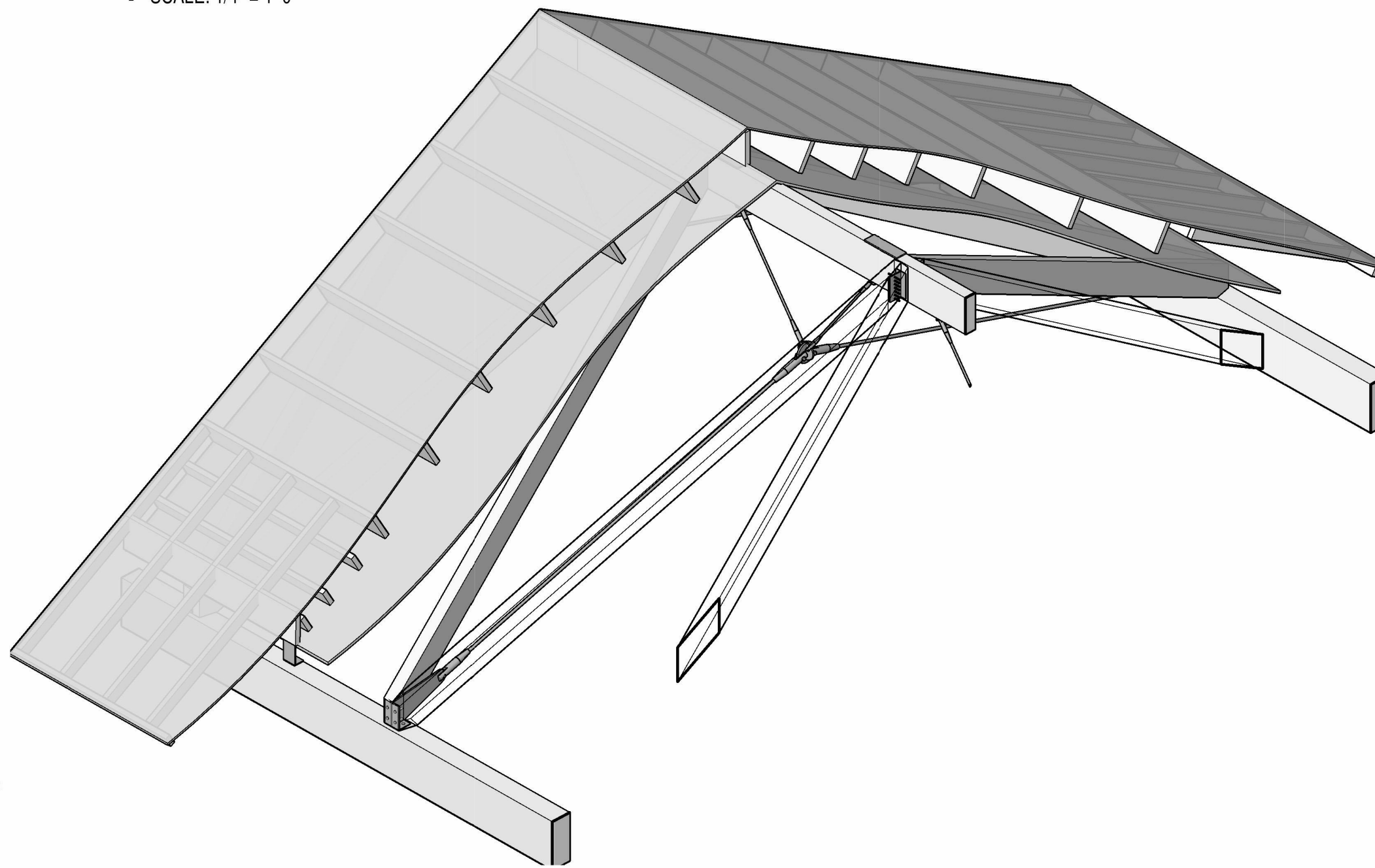
1 SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"



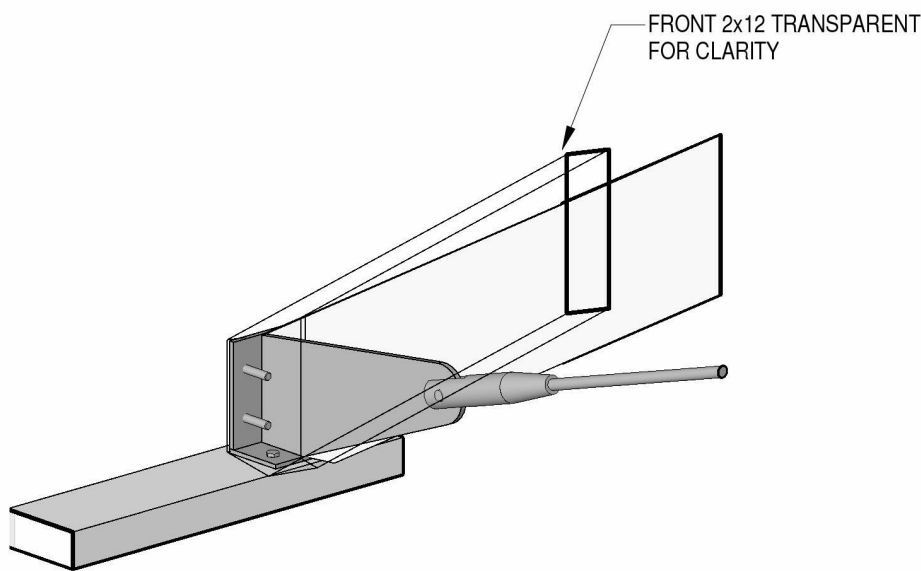
D DETAIL SECTION
SCALE: 1" = 1'-0"



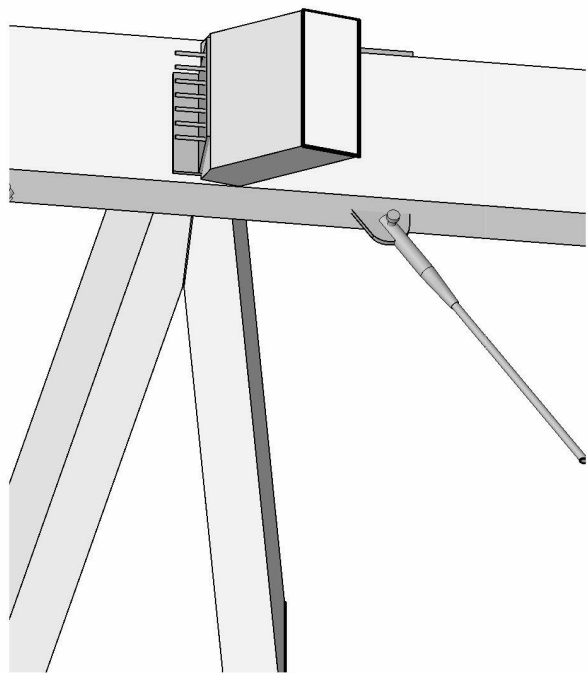
C DETAIL SECTION
SCALE: 1" = 1'-0"



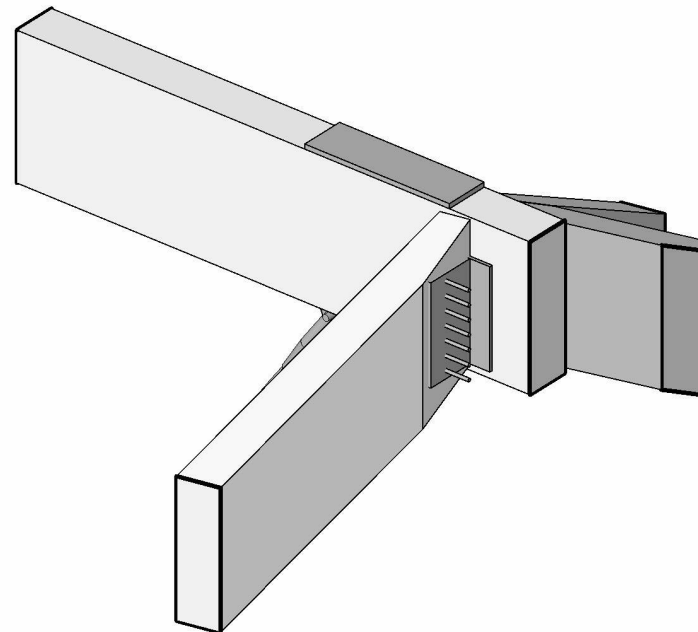
2 3D TYPICAL BAY
SCALE:



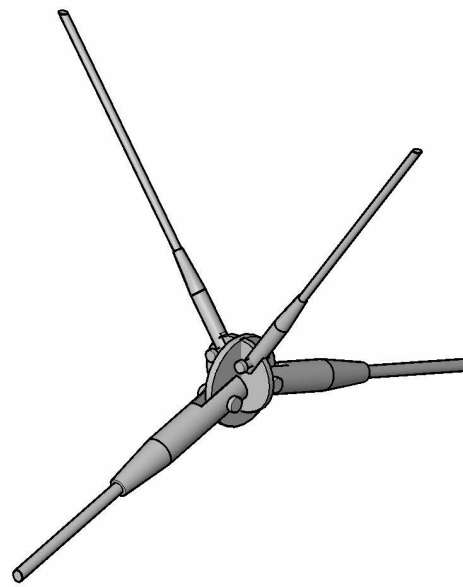
3D VIEW BASE CONNECTION (SIDE ANGLE)
SCALE:



3D VIEW TOP CONNECTION UNDER
SCALE:



3D VIEW TOP CONNECTION
SCALE:



3D VIEW STALOK NODE
SCALE:

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E. ARTHUR DAVENPORT HOUSE

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837 HAYES AVENUE
OAK PARK, ILLINOIS 60302
708.524.0272

TITLE
BUILDING SECTIONS

DATE (MM.DD.YY)

04.19.23

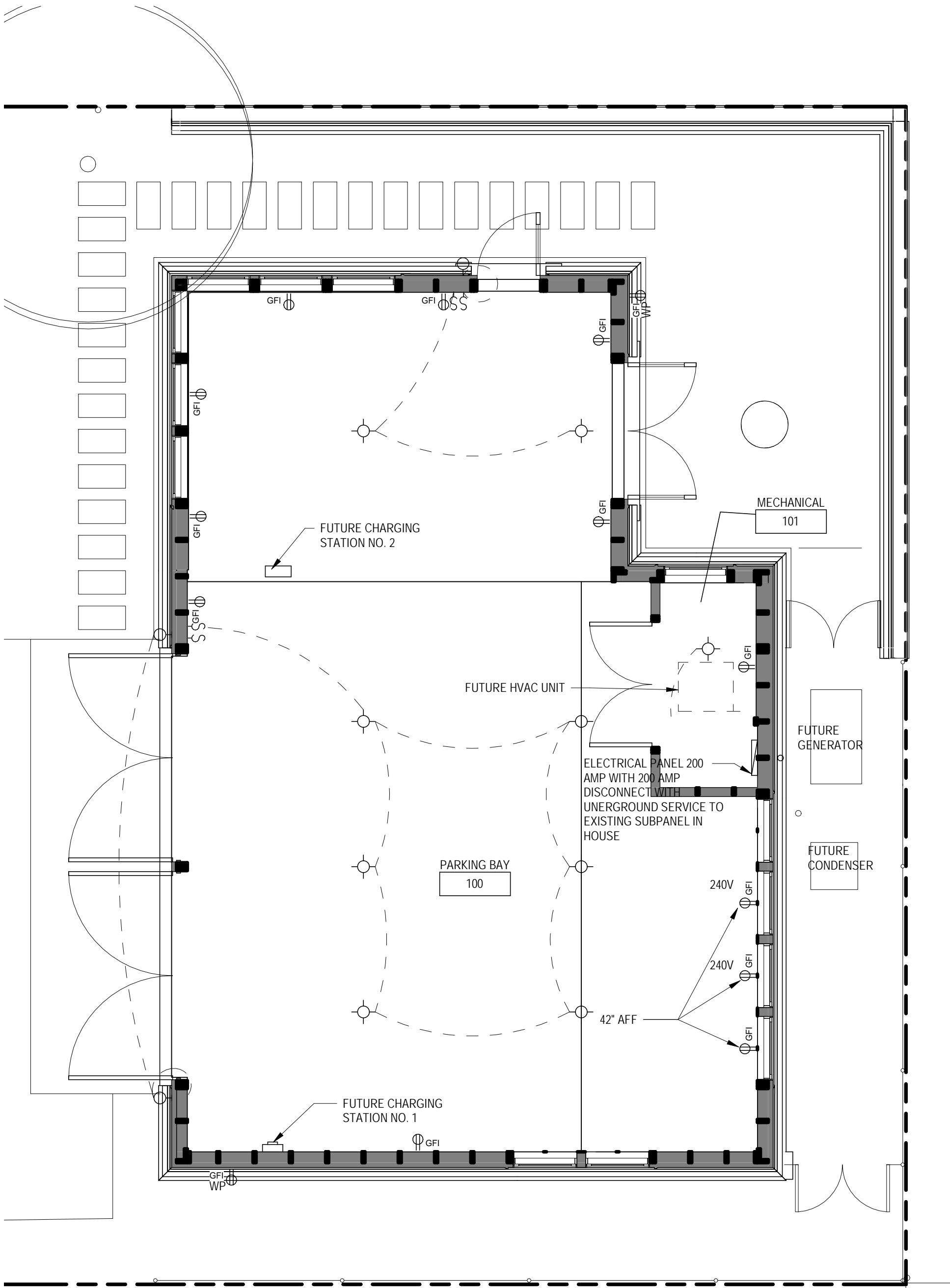
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S2.0

FILE NAME

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C2 FLOOR PLAN
1/4" = 1'-0"

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A			
B			
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**ARCHITECTURAL CONSULTING
ENGINEERS**
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708.524.0272

TITLE
ELECTRICAL PLAN

DATE (MM.DD.YY)

04.19.23

SHEET NO.

E-100

FILE NAME

BLDG - DVP - 20160101

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Cliff Radatz

From: jeff olshesky <olshesky@yahoo.com>
Sent: Friday, April 28, 2023 9:09 AM
To: Cliff Radatz
Subject: Zoning Board of Appeals: 559 Ashland Avenue

Cliff,

My name is Jeff Olshesky and I am the owner of 558 Lathrop Ave, a property that borders 559 Ashland.

I received the public hearing notice for Paul & Cheryl Harding's request for zoning variance. I am not able to attend the hearing, but as an adjacent property owner, I wanted to submit my support for the zoning variation. It will not negatively affect my property and I welcome any improvements the Hardings are planning to make to their property.

Jeff Olshesky

Jeff Olshesky
619.699.9086