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

Address of Subject Property: __7821 Thomas St__ Date of Application: __6·11·23__

Applicant	Architect / Contractor
Name: Alfredo Moreno	Name: Hernando Moreno
Address: 7821 Thomas St.	Address: 246 Kimball Ave
City/State/Zip: River Forest, IL 60305	City/State/Zip: Wauconda, IL 60084
Phone: 708-557-8151 Fax:	Phone: 224-766-6654 Fax:
Email: alfredo8000@att.net	Email: nando@chicago-workshop.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:

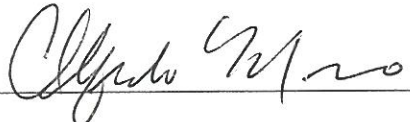⊠Zoning Code ☐Building Code (fence variations only)

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: _____ Date: __6·11·23__

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.

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Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) *Example:* 10-8-5, lot coverage	Code Requirement(s) *Example:* no more than 30% of a lot	Proposed Variation(s) *Example:* 33.8% of the lot (detailed calculations an a separate sheet are required)
10-8-7 Rear Yard Setback	greater than 26'-2"	5'-0"

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.

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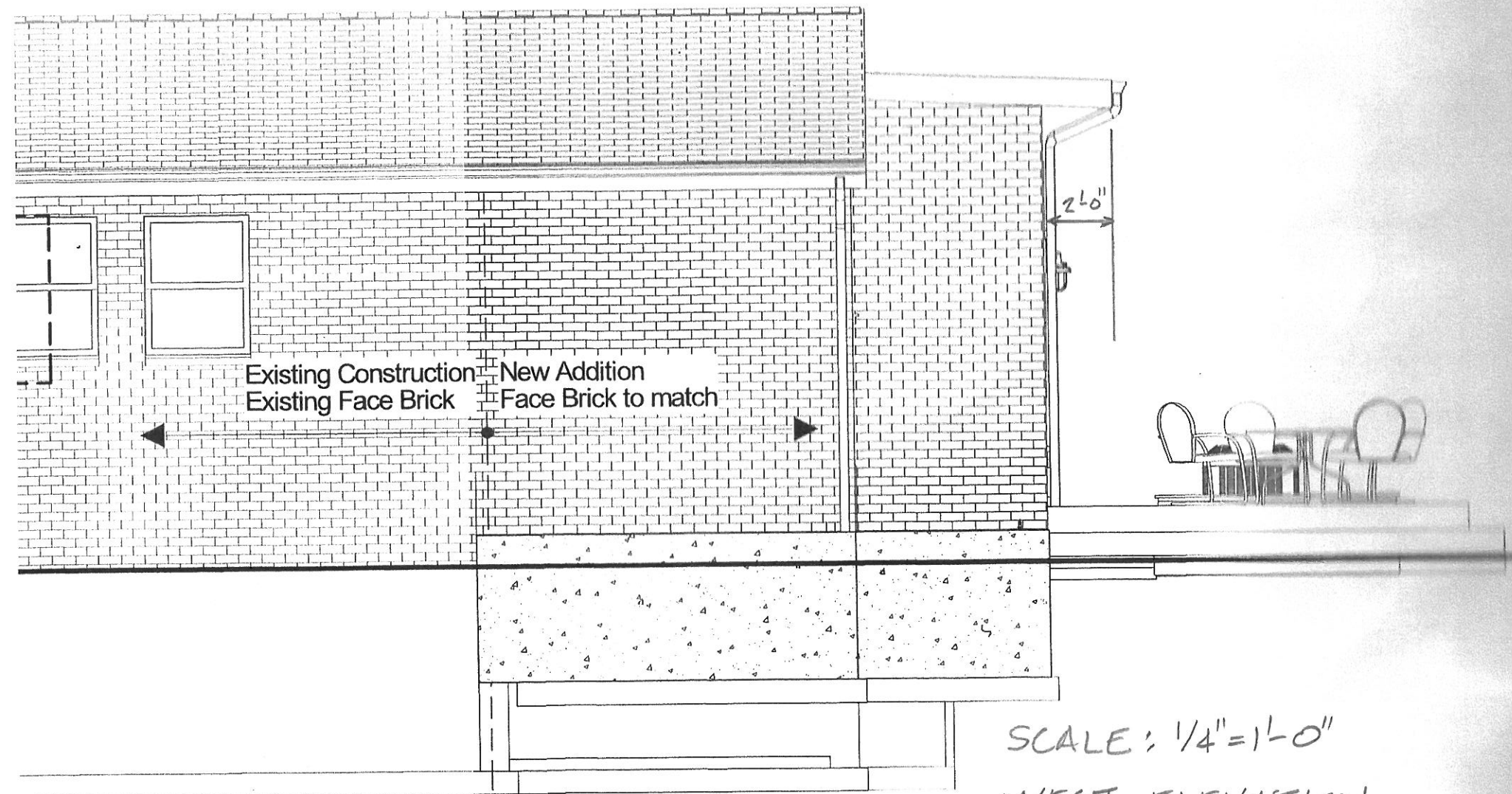Village of River Forest Zoning Board of Appeals

This renovation includes enlarging the kitchen, family room, and a bathroom. To accomplish the bathroom work, the existing rear bedroom at the southwest corner of the house must be relocated, pushed to the rear (south).

Due to the geometry of the lot, this southwest corner (portion) of my existing home does not comply with the rear yard setback requirement.
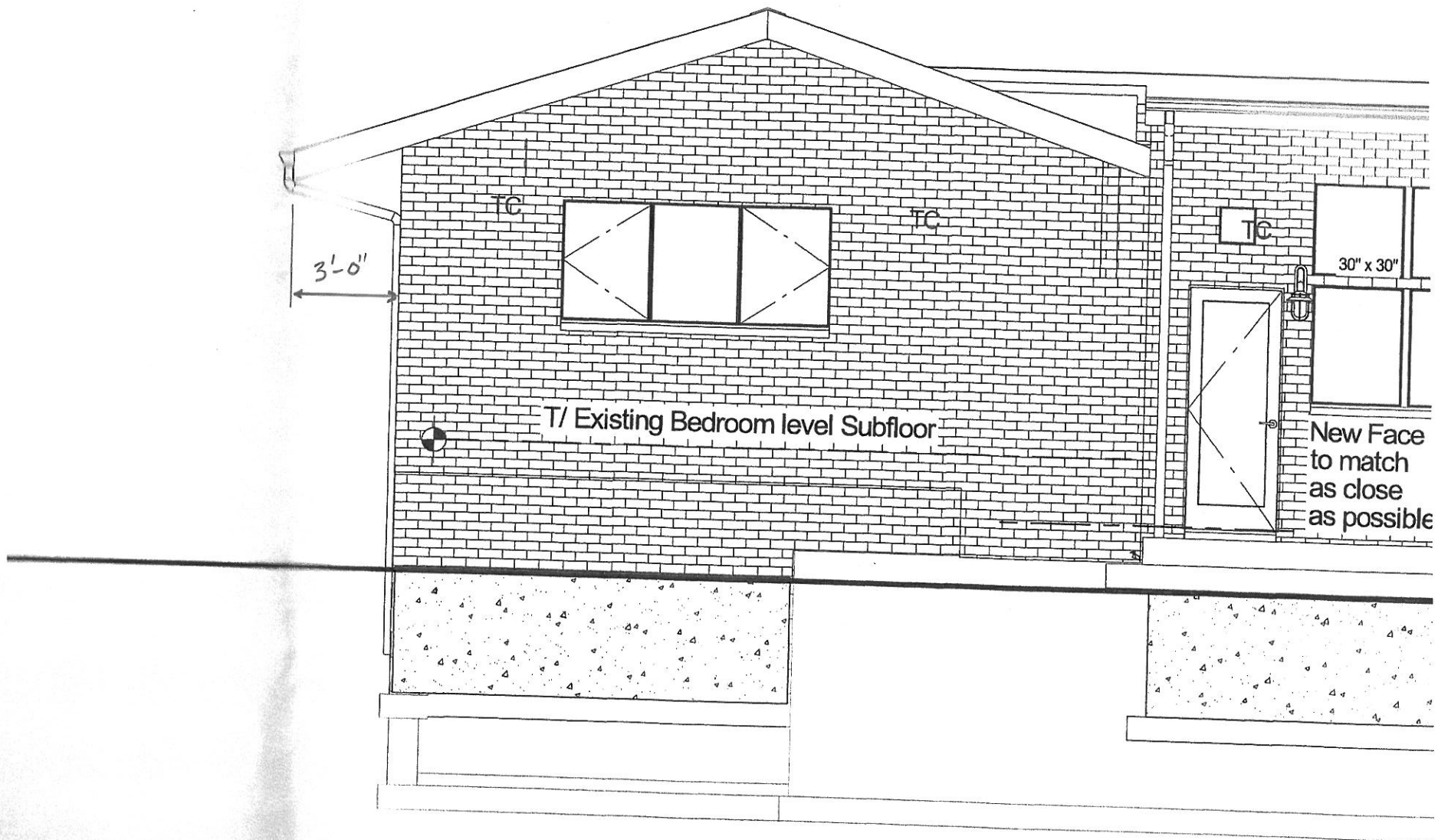
When my property was created by subdividing the lot on the southeast corner of Forest and Park in the 1950's the current (existing) as built setbacks were considered okay, and my house was constructed.

By squaring off the southwest corner of my house, the proposed new south portion of the southwest corner would be in line with the existing rear portion of the home that is currently considered non-compliant, as it is approximately 5 feet from the property line; less than the 26' – 2" required by code.
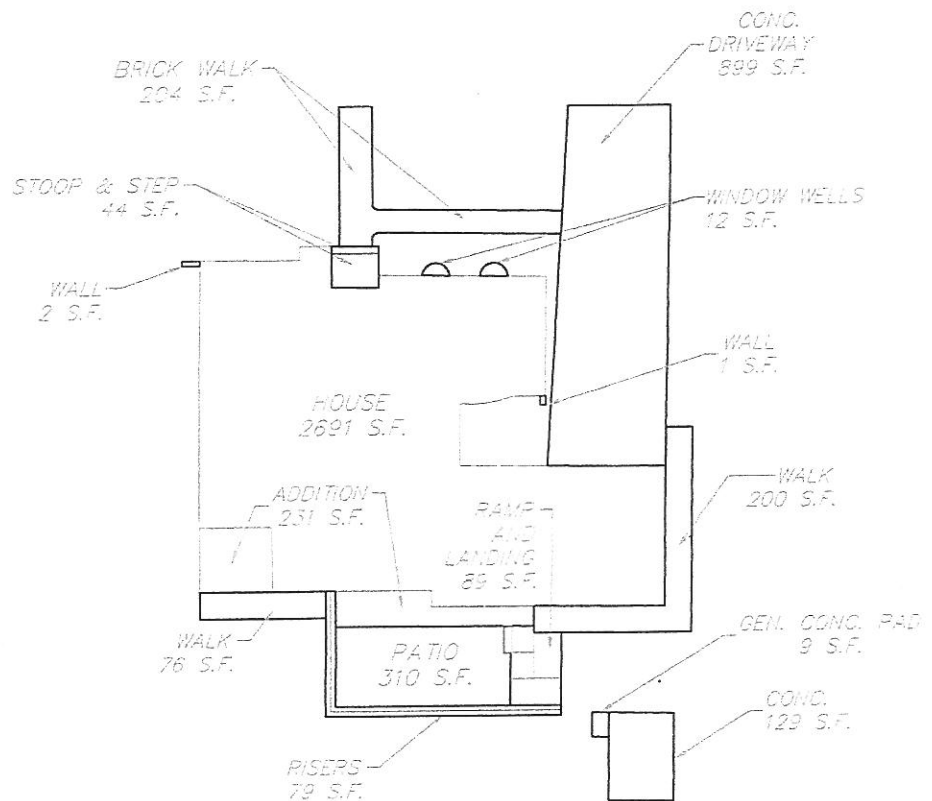
2'-0"

Existing Construction
Existing Face Brick

New Addition
Face Brick to match

SCALE: 1/4"=1'-0"

WEST ELEVATION

2 3

TC TC

30" x 30"

3'-0"

TC

T/ Existing Bedroom level Subfloor

New Face
to match
as close
as possible

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

REAR -SOUT

PROPOSED IMPERVIOUS AREAS

& WALK
538 S.F.

CONC. DRIVEWAY 899 S.F.

BRICK WALK 204 S.F.

STOOP & STEP 44 S.F.

WINDOW WELLS 12 S.F.

WALL 2 S.F.

WALL 1 S.F.

HOUSE 2691 S.F.

ADDITION 231 S.F.

RAMP A/C LANDING 89 S.F.

WALK 200 S.F.

WALK 76 S.F.

PATIO 310 S.F.

GEN. CONC. PAD 9 S.F.

CONC. 123 S.F.

RISERS 79 S.F.

7821 THOMAS, RIVER FOREST

	EXISTING IMPERVIOUS AREA ENTIRE LOT (s.f.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (s.f.)
LOT SIZE:	10,484 SF	
HOUSE	2,691	2,922
DRIVEWAY	899	899
PATIO	538	310
STOOPS, STEPS, WALKS, CONC. AREA	380	742
A/C, GAS, WALL, W/W, RISERS	65	103
TOTALS	4,573	4,976
% OF LOT	43.62%	47.46%
INCREASE IN IMPERVIOUS	403 SF	

June 11, 2023

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STANDARDS FOR MAJOR VARIATIONS

- The existing bathroom is not accessible to me. I live in a wheelchair, and cannot use this existing bathroom. This is a hardship for me.

- Unbeknown to me, I inherited this rear yard setback non-conformity of the west portion of my home when I bought it.

- This variation request is for my home ONLY.

- The purpose of this variation request is to render my home more accessible to my wheelchair usage.

- The granting of this variation impacts only those living within my home. The public is not affected in any way.

- The variation does not impair in any way the adjacent properties supply of light or air, nor endanger the public safety or substantially diminish or impair property values within the neighborhood.

- The granting of this variation does not change my utility usage and as such does not unduly tax public utilities and facilities in the area.

- Myself or anyone who uses a wheelchair can not use this bathroom unless this variation is granted, approved; while maintaining the use of the existing bedrooms.
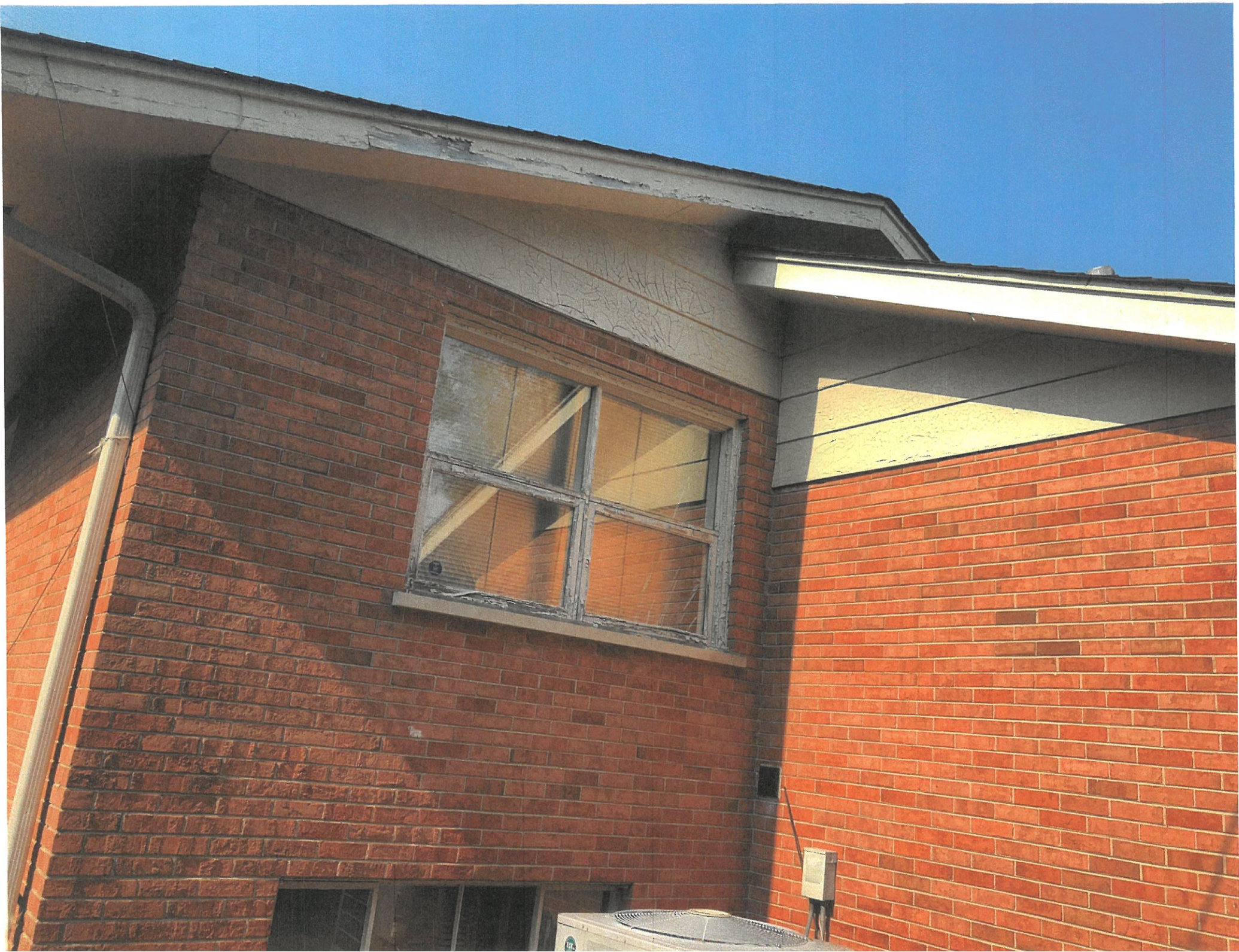
June 9, 2023

To: Village of River Forest Zoning Board of Appeals

Re: Rear Yard Setback Variation for 7821 Thomas Street

We have discussed with Mr. Moreno, the owner of 7821 Thomas St., his renovation proposal that includes an addition to/squaring off of the existing southwest corner of his house.

We, the owners of 1037 Forest Ave., which is directly adjacent to Mr. Moreno's property, support his request to complete this construction project. This project will not adversely impact our property, since it is occurring next to a relatively unused portion of our yard, to the north and east of our garage.

Should you have any questions or concerns, please contact Jennifer Hoke at: hokegc@gmail.com; (312) 806-1328.

Sincerely,

Jennifer Hoke

Stephen Hoke