



## MEMORANDUM

**DATE:** May 5, 2023

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Variation Request – 7960 Chicago Avenue

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Frank and Jennifer Lesniak, owners of the property at 7960 Chicago Avenue, have submitted the attached application for variations to the Lot Coverage regulations (Section 10-9-5), Height regulations of an accessory structure (Section 10-9-6), and setback regulations for an accessory structure (Section 10-9-7) of the Zoning Code.

The applicants propose to remove an existing attached garage from the primary structure and add a one story addition to the home with a covered entrance, and construct a new detached garage on the property.

The proposed project will result in a net increase of Lot Coverage to 32.68 percent of the Lot area. (The attached Zoning Analysis was prepared using the updated Plat of Survey which was just submitted by the applicants.) Section 10-9-5 of the Zoning Code limits the coverage of the Lot by buildings and structures to 30 percent of the Lot area.

The height of the proposed detached garage is 19 feet 8 ½ inches, measured from the elevation of the public walk to the ridge of the roof of the garage. This is due in part to the topography of the site as the rear yard is substantially higher than the public way. Section 10-9-6 of the Zoning Ordinance (10-8-6-A) allows a maximum height for accessory buildings of 18 feet, (as measured from Grade, which as defined by the Zoning Ordinance is the elevation at the public walk).

The proposed detached garage is proposed to have a 1 foot 6 inch setback from the north property line (the rear lot line) to the wall, and a setback of 6 inches to the fascia board of the roof eave. Section 10-9-7 of the Zoning Ordinance (10-8-7-B) requires Accessory buildings to maintain a minimum 3 foot setback from the rear property line.

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

*Motion to recommend to the Village Board of Trustees the approval of the variations to Sections 10-9-5, 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.

# Zoning Review Checklist

Address: 7960 Chicago Avenue  
 Date of Review: 5/4/2023      Date of Submission: 4/14/2023  
 Contact:      Telephone #:

Zoning District: R2

**Use:** Addition to a Single Family Residence

## Permitted Use

### Lot Area

Lot Width	Lot Depth	Lot Area
62.30	145.60	9070.88

### Lot Coverage

30% allowed for the R2 District

Allowed	Existing	Proposed	
2721.26	2582.34	2963.93	<span style="color: red;">✗</span>
	28.47%	32.68%	

### Floor Area Ratio

40% allowed for the R2 District

Allowed	Existing	Proposed	
3628.35	2282.34	2371.47	<input checked="" type="checkbox"/>
	25.16%	26.14%	

Net additional floor area added to the residence

89.14

 s.f.

### Setbacks

Required	Existing	Proposed
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#### Front Yard

#### South

Average of block, see 10-8-7 A	39.8300		
Eave Length	1.0000		<b>No Change</b>
Setback to Eave	0.0000	38.8300	0.0000 <input type="checkbox"/> <del>✗</del>

Proposed setback  
at addition

#### Side Yard

#### East

10% of Lot Width for the R2 District	6.2300	14.3900	14.9500 <input checked="" type="checkbox"/>
Eave Length	0.0000	1.0000	
Setback to Eave	3.0000	14.3900	13.9500 <input checked="" type="checkbox"/>

#### Side Yard

#### West

10% of Lot Width for the R2 District	6.2300	6.2300	
Eave Length	0.9583		<b>No Change</b>
Setback to Eave	3.0000	5.2717	0.0000 <input type="checkbox"/> <del>✗</del>

### Combined Side Yard

25% of Lot Width for the R2 District	15.5750	20.6200	21.1800 <input checked="" type="checkbox"/>
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#### Rear Yard

#### North

15% of Lot Depth or 26'-2" minimum	16.9600	37.8950	
Eave Length	1.0000	1.0000	
Setback to Eave	21.8400	15.9600	36.8950 <input checked="" type="checkbox"/>

Addition

## Zoning Review Checklist

### Building Height Ridge

Height above grade in feet

Allowed

35'

Existing

20.95'

Proposed Ht.  
at addition

18.45'



Story Height

2.5

1

1



### Off-Street Parking

Garage spaces

Required

2

Existing

2

Existing +  
Proposed

2



# Zoning Review Checklist

Address: 7960 Chicago Avenue

Date of Review: 5/4/2023

Date of Submission: 4/14/2023

Zoning District : R2

**Use:** Detached Garage for a Single Family Residence

Accessory Structure

## Permitted Use

<b>Lot Area</b>	Lot Width	Lot Depth	Lot Area
	<span style="border: 1px solid black; padding: 2px 10px;">62.30</span>	<span style="border: 1px solid black; padding: 2px 10px;">145.6000</span>	<span style="border: 1px solid black; padding: 2px 10px;">9070.88</span>

<b>Lot Coverage</b>	Allowed	Proposed	
30% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px 10px;">2721.26</span>	<span style="border: 1px solid black; padding: 2px 10px;">2963.93</span>	<span style="color: red; border: 1px solid red; padding: 2px 5px;">✗</span>
		32.68%	

<b>Floor Area Ratio</b>	Allowed	Proposed	
40% allowed for the R2 District	<span style="border: 1px solid black; padding: 2px 10px;">3628.35</span>	<span style="border: 1px solid black; padding: 2px 10px;">2371.47</span>	<span style="border: 1px solid black; padding: 2px 5px;">✓</span>
		26.14%	

<b>Setbacks</b>	Required	Proposed	
Accessory structure			
Rear 30% of Lot Depth	<span style="border: 1px solid black; padding: 2px 10px;">43.6800</span>	<span style="border: 1px solid black; padding: 2px 10px;">23.5000</span>	<span style="border: 1px solid black; padding: 2px 5px;">✓</span>
Is the Accessory Structure located in the rear 30% of the lot?		<b>Yes</b>	
(If not, must comply with setbacks for the main building.)			

Sideyard			
10-8-7 C 2 c 3' to bldg	<b>East</b>	<span style="border: 1px solid black; padding: 2px 10px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">3.0000</span> 1.0000
			<span style="border: 1px solid black; padding: 2px 5px;">✓</span>
10-8-7 C 2 c 2' to eave		<span style="border: 1px solid black; padding: 2px 10px;">2.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">2.0000</span>
			<span style="border: 1px solid black; padding: 2px 5px;">✓</span>

Side Yard			
10-8-7 C 2 c 3' to bldg	<b>West</b>	<span style="border: 1px solid black; padding: 2px 10px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">26.5300</span> 1.0000
			<span style="border: 1px solid black; padding: 2px 5px;">✓</span>
10-8-7 C 2 c 2' to eave		<span style="border: 1px solid black; padding: 2px 10px;">2.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">25.5300</span>
			<span style="border: 1px solid black; padding: 2px 5px;">✓</span>

Rearyard			
10-8-7 C 2 c 3' to bldg	<b>North</b>	<span style="border: 1px solid black; padding: 2px 10px;">3.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">1.5000</span> 1.0000
			<span style="color: red; border: 1px solid red; padding: 2px 5px;">✗</span>
10-8-7 C 2 c 2' to eave		<span style="border: 1px solid black; padding: 2px 10px;">2.0000</span>	<span style="border: 1px solid black; padding: 2px 10px;">0.5000</span>
			<span style="color: red; border: 1px solid red; padding: 2px 5px;">✗</span>

Accessory Structure



## Zoning Review Checklist

Building Height Ridge	Allowed	Proposed	
Height above grade in feet	18'	19.7135'	<input type="checkbox"/>
Story Height	1.5	1	<input checked="" type="checkbox"/>

Off-Street Parking	Required	Proposed	
Garage spaces	<div>2</div>	<div>2</div>	<input checked="" type="checkbox"/>

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

**No**

Rear Yard Depth	36.895
Lot Width at Rear Yard	62.30
Area of Rear Yard	2298.5585
x 30%	0.3
Allowable Area of Acc. Bldg.	689.56755
Accessory Building Area	676.3964

**7960 Chicago Avenue****5/4/2023**

Area Calculations

Date of Submission **4/14/2023**

Lot Area	62.3000	145.6000	<b>9070.8800</b>
Allowed Coverage	0.3000		<b>2721.2640</b>
Allowed FAR	0.4000		<b>3628.3520</b>

**Lot Coverage - Existing**

First Floor Area	Existing	2582.3376	
		0.0000	
		0.0000	
		0.0000	
	Total	<b>2582.3376</b>	

**Lot Coverage - New**

First Floor Area	Proposed	2258.4731	
Detached Garage	Proposed	613.0000	
Open Garage Porch	Proposed	63.3964	
Open Porch - north side	Proposed	29.0625	
	Total	<b>2963.9320</b>	

**Floor Area - Existing**

Floor Area - existing	1st floor	2582.3376	
		0.0000	
		0.0000	
		0.0000	
Detached Garage	Existing	0.0000	
garage allowance (up to 500 s.f)		-300.0000	
		<b>2282.3376</b>	

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	2258.4731	
		0.0000	
		0.0000	
Detached Garage	Proposed	613.0000	
garage allowance		-500.0000	
		<b>2371.4731</b>	

House - 1st floor - **Existing per Plat**

	A	23.7700	5.3400	126.9318
	B	38.3100	15.6700	600.3177
fireplace	C	1.0400	5.4000	5.6160
	D	29.3000	34.2000	1002.0600
	E	1.0600	1.6700	1.7702
	F	22.3400	33.3200	744.3688
greenhouse	G	7.1700	11.1300	79.8021
	H	1.7000	12.6300	21.4710
				0.0000
				0.0000

Existing First Floor Area **2582.3376**

House - 1st floor - **Proposed**

				2582.3376
<b>Existing</b>				
<b>Demolitions</b>				
-1	F'	22.3400	20.7508	-463.5729
<b>Additions</b>				
	R	6.8850	20.2917	139.7084
				0.0000

Proposed First Floor Area **2258.4731**

Detached Garage - **Proposed**

dga	24.0000	22.0000	528.0000
dgb	5.0000	17.0000	85.0000
			0.0000

Proposed Garage Floor Area **613.0000**

Open Garage Porch - **Proposed**

gsp	3.7292	17.0000	63.3964
			0.0000

Porch Area **63.3964**

Open Side Porch - **Proposed**

osp	2.8125	10.3333	29.0625
			0.0000

Porch Area **29.0625**



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

Address of Subject Property: 7960 Chicago Ave Date of Application: Apr 14, 2023

Applicant		Architect / Contractor	
Name: Frank and Jennifer Lesniak		Name: Frank Heitzman (Architect)	
Address: 7960 Chicago Ave.		Address: 213 S. Euclid Ave.	
City/State/Zip: River Forest, IL 60305-1344		City/State/Zip: Oak Park, IL 60302-3205	
Phone: (708) 878-9463	Fax:	Phone: (708) 267-1352	Fax:
Email: frankandjenlesniak@hotmail.com		Email: frank@heitzman.org	

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

Zoning District of Property: ☐ R1 ☒ R2 ☐ R3 ☐ R4 ☐ OC1 ☐ OC2 ☐ OC3 ☐ OPRI ☐ OORIC

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: [Signature] Date: 4/14/2023  
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: 7960 Chicago Ave Date of Application: Apr 14, 2023

**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)
10-8-5, lot coverage	No building with its accessory buildings or structures shall occupy (cover) more than thirty percent of a lot	32.46% of the lot
10-8-6, subsection A: height regulations on accessory buildings	An accessory building or structure erected shall not exceed eighteen feet in height [as measured from the sidewalk]	The accessory building's (garage's) height will be 19 ft. 8-1/2 in. as measured from the sidewalk.
10-8-7, subsection B: setback regulations on rear yard	Accessory buildings may be constructed within the rear yard but no closer than three feet from any lot line	The accessory building (garage) will be constructed with a rear yard setback of 1 ft. 6 in. from the wall to the north property line, and a 6 in. setback from the fascia board of the north roof eave to the north property line.

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

## Project Summary:

The Lesniak residence (7960 Chicago Ave) will be remodeled to finish the basement, improve drainage on the property through a storm sewer system, and its garage will be moved to open the rear yard up for a more-usable space.

As part of the basement remodel, the stairs will be brought into code compliance. The only practical way to bring the stairs into code compliance requires extending the house to the east.

The new garage is similar in dimensions to the current garage and maintains the same height that it is today.

## Variance Summary:

The lot coverage variance is required to support the following:

- The extension of the house to the east to support bringing the stairs into code-compliance and
- A small bump-out on the garage for storage. And while it is not an enclosed space, the garage will have a new roof overhang to support an outdoor kitchen. This overhang is counted in the lot coverage calculation.

The garage height variance is required because, measuring from the sidewalk, the new garage is 19 ft. 8-1/2 in. However, the garage is planned to be the same height as the current garage; the garage height is pronounced when measured this way because the house and garage are built on a slight hill where the ground floor is 5 ft. 1-9/16 in. above the sidewalk.

Finally, we are requesting a variance for the garage to be closer to the north lot line because it will improve the ability for vehicles to exit the garage and have a sufficient turning radius (relative to the house) to turn around and pull forward to exit the driveway. Pulling a car forward (instead of reversing) will improve safety and reduce the risk of a vehicle-pedestrian accident on the sidewalk.

## Proposed Use:

Residential, the Lesniak family's primary residence

SPIEWAK CONSULTING

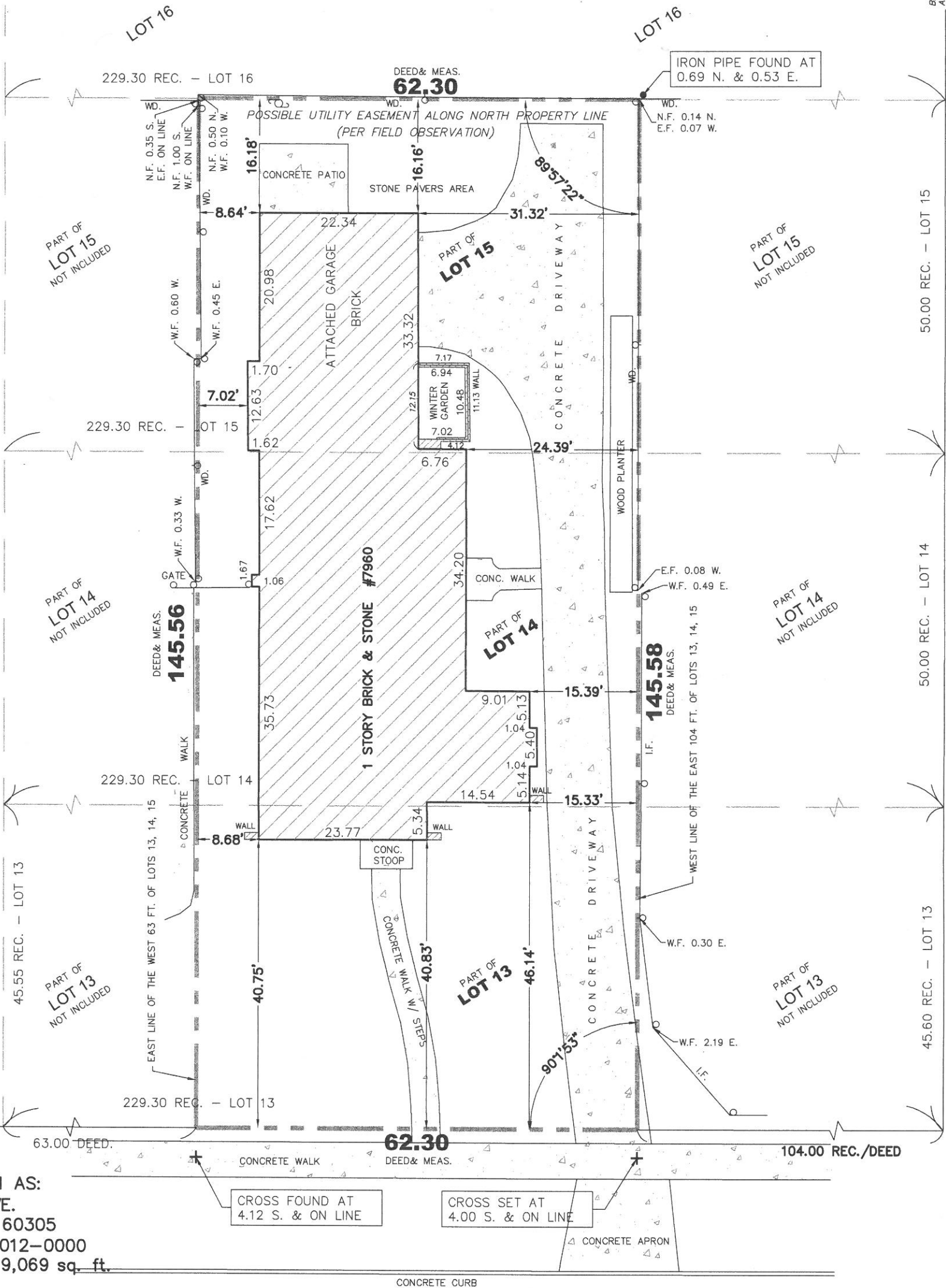
PROFESSIONAL DESIGN FIRM  
LICENSE NO.:184.006518  
1030 W. HIGGINS RD., STE 218  
PARK RIDGE, IL 60068  
phone: (773) 853-2672; (630)351-9489  
www.landsurveyors.pro  
andrew@landsurveyors.pro

PLAT OF SURVEY

by  
ANDREW SPIEWAK LAND SURVEYOR, INC.  
of

LOTS 13, 14 AND 15 (EXCEPT THE WEST 63 FEET AND EXCEPT THE EAST 104 FEET THEREOF) IN ALBERT T. VON ALSTYN'S SUBDIVISION OF BLOCK 4 IN SNOW AND DICKERSON'S ADDITION TO RIVER FOREST, A SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY  
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



COMMONLY KNOWN AS:  
7960 CHICAGO AVE.  
RIVER FOREST, IL 60305  
P.I.N. 15-01-318-012-0000  
LAND AREA ± 9,069 sq. ft.

Legend

WD.= WOOD FENCE C.L.= CHAIN LINK  
V.F.= VINYL FENCE I.F.= IRON FENCE  
N.F.= NORTH FACE S.F.= SOUTH FACE  
W.F.= WEST FACE E.F.= EAST FACE  
I.P.= IRON PIPE I.R.= IRON ROD  
● IRON ROD FOUND / SET  
● IRON PIPE FOUND / SET  
+ CROSS FOUND / SET ○ UTILITY POLE  
⊗ PK NAIL FOUND / SET

SCALE: 1 INCH EQUALS 16 FEET.  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: FRANK & JEN LESNIAK  
COMPANY OR ORGANIZATION:  
SURVEYED BY: PJS  
DRAWN BY: PJS  
CHECKED BY: AFS  
PROJECT No: 089-23

CHICAGO AVE.

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

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION  
LICENCE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND  
SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE  
DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT  
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS  
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

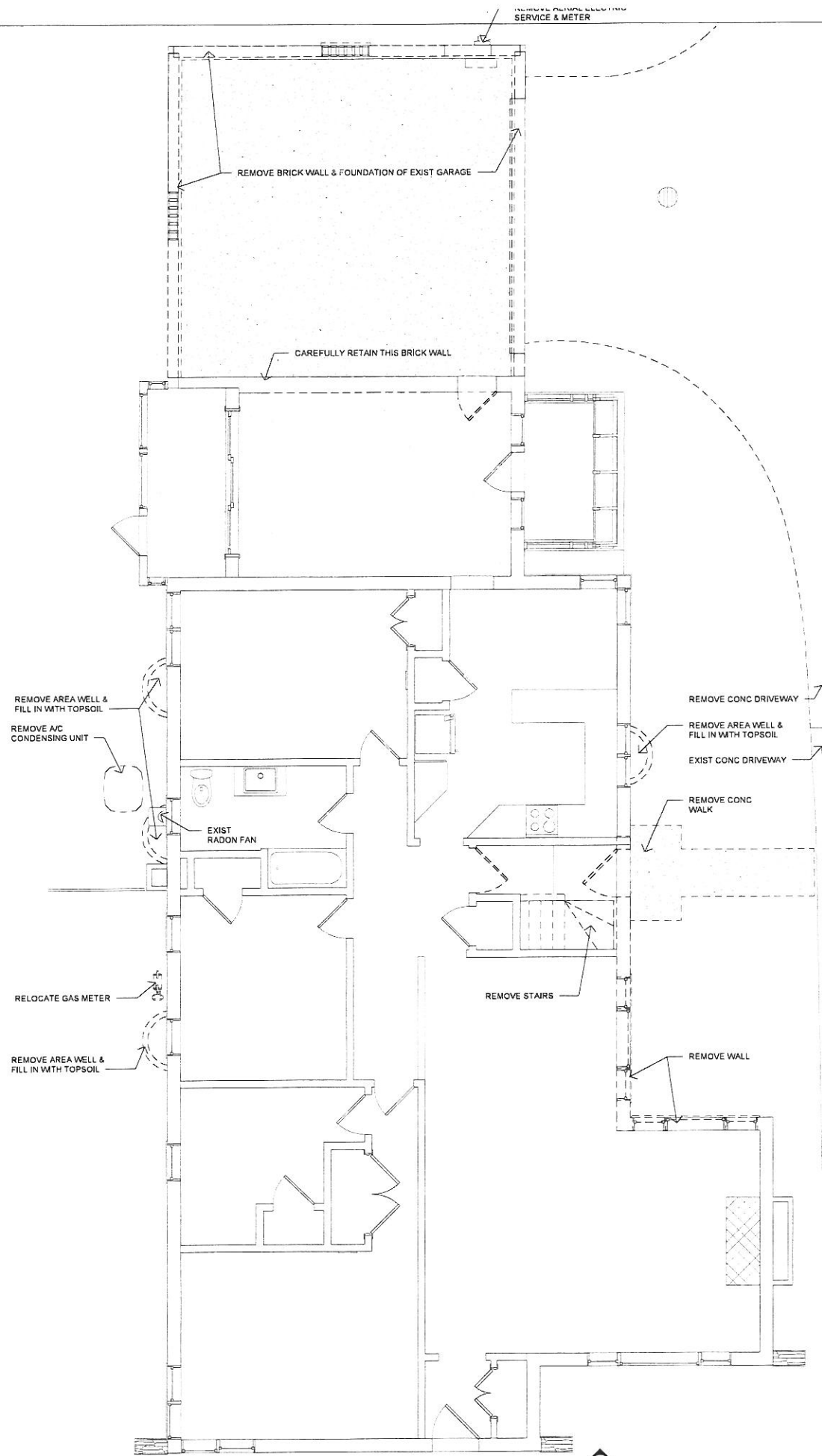
FIELD WORK WAS COMPLETED ON 28TH DAY OF APRIL A.D. 2023.  
DATE OF PLAT 28TH DAY OF APRIL A.D. 2023.

BY *Andrew F. Spiewak*  
ANDRZEJ F. SPIEWAK ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENCE No. 035.003178 LICENSE EXPIRES 11/30/2024  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYING CORPORATION  
LICENSE NO.:184.006518  
EXPIRES 04/30/2025

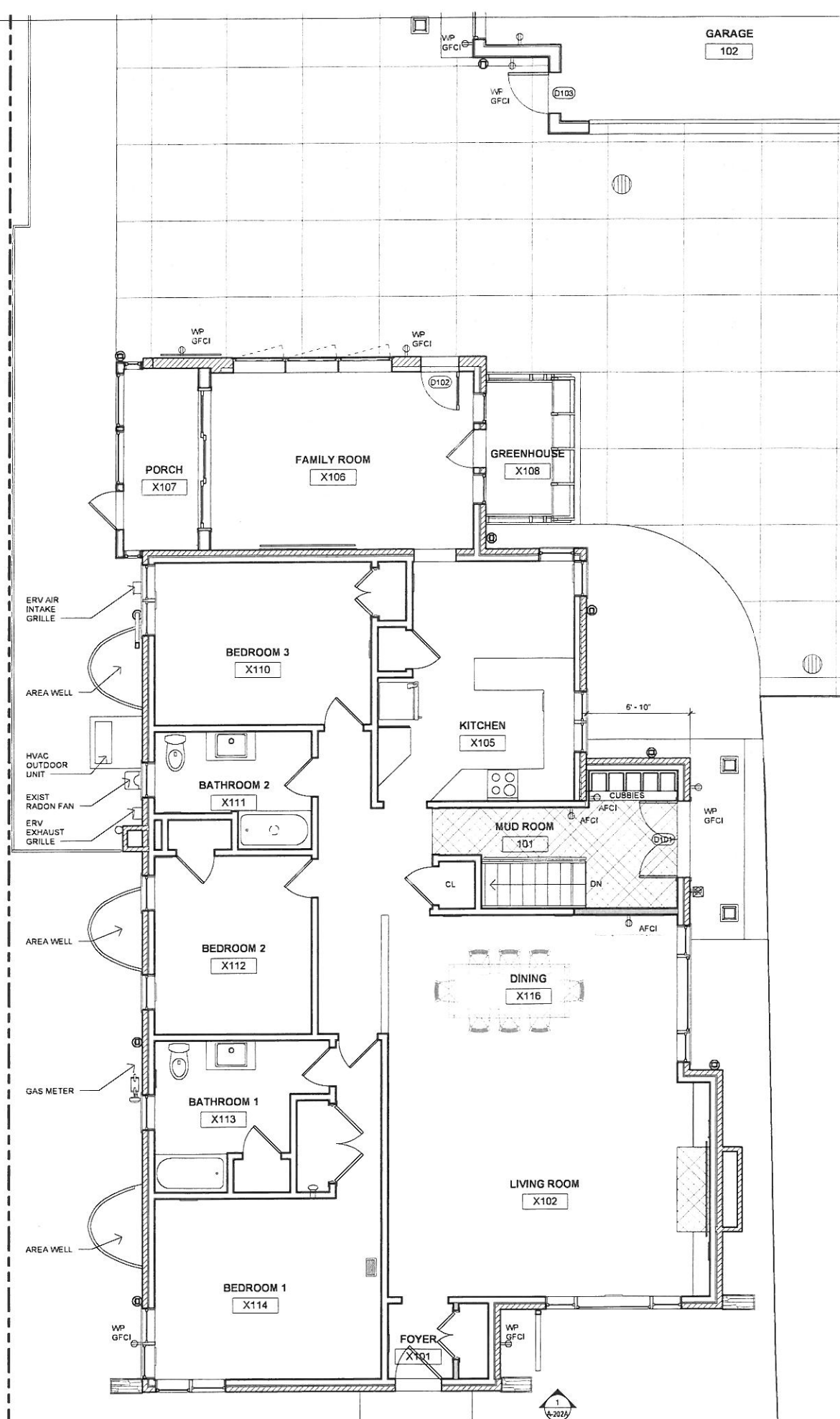


THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL





① FIRST FLOOR PLAN - SELECTIVE DEMOLITION  
1/4" = 1'-0"



GARAGE  
102

HEITZMAN ARCHITECTS  
213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
PHONE (708) 287-1332  
E-mail frank@heitzman.org

THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

FIRST FLOOR PLANS

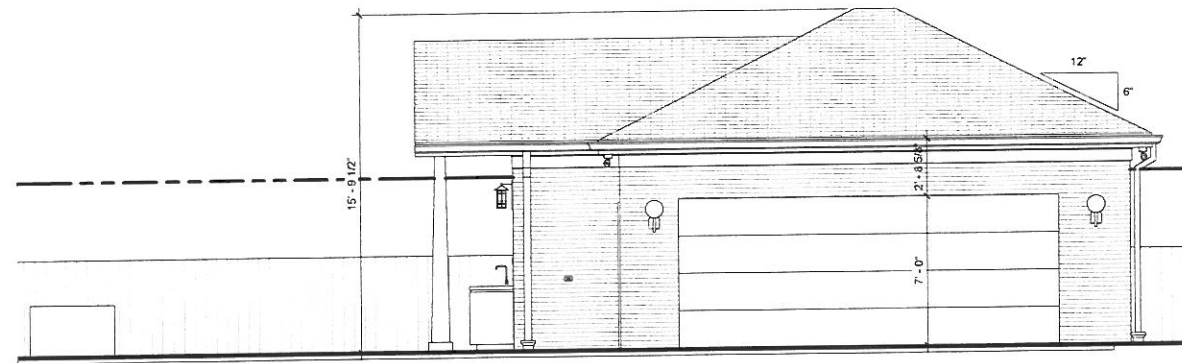
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS  
SIGNED *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER 01-8255  
EXPIRES 11/30/2024



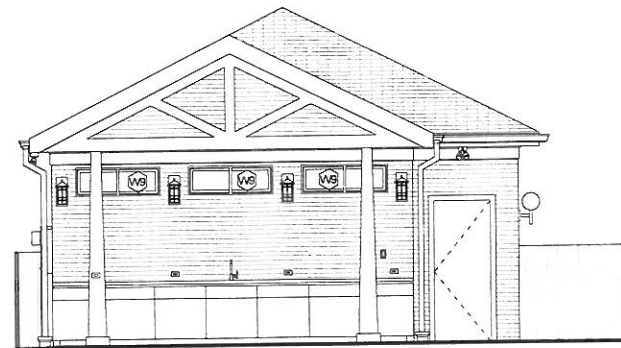
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A-103

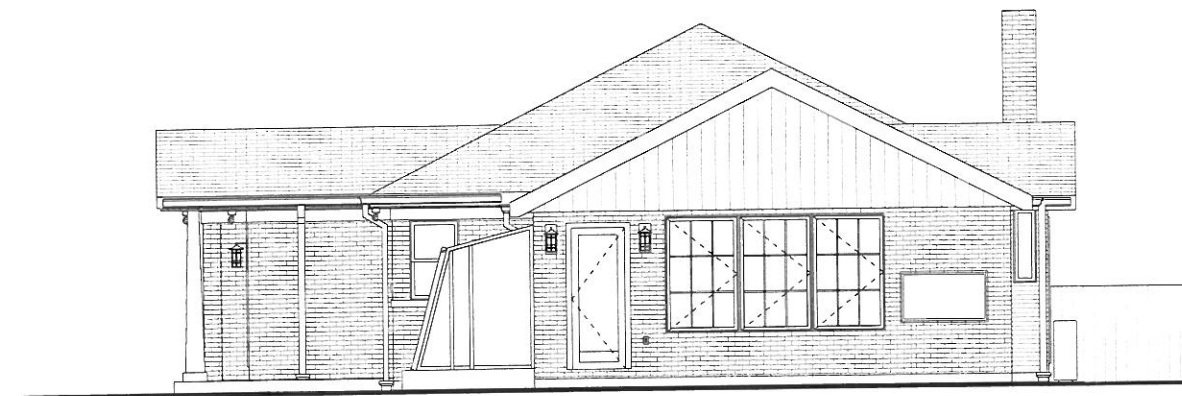




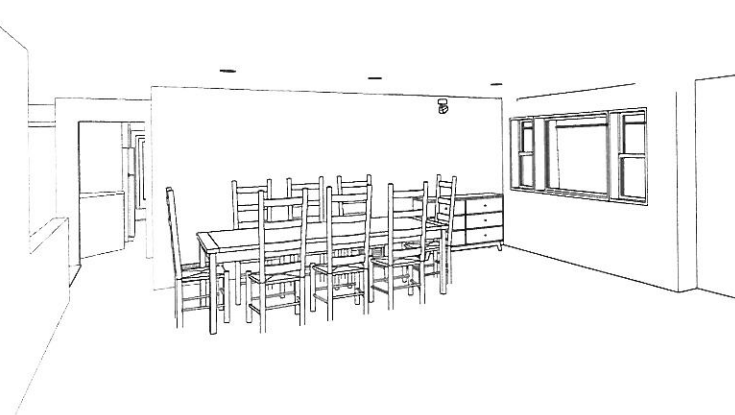
A GARAGE SOUTH ELEVATION  
1/4" = 1'-0"



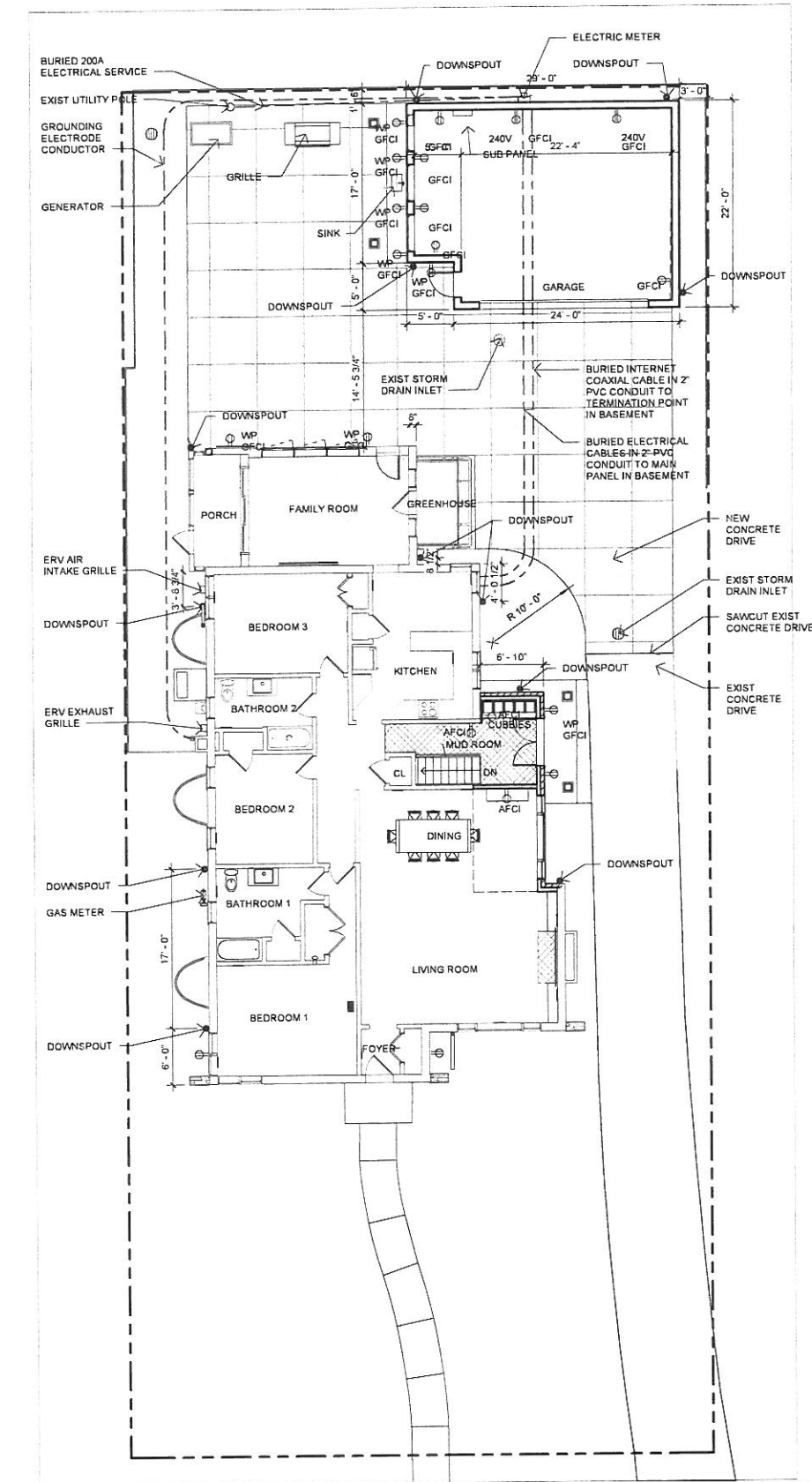
B GARAGE WEST ELEVATION  
1/4" = 1'-0"



C HOUSE NORTH ELEVATION  
1/4" = 1'-0"



D PERSPECTIVE OF DINING ROOM



HEITZMAN ARCHITECTS

213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
PHONE (708) 267-1352  
E-mail: frank@heitzman.org

THE LESNIAK RESIDENCE

7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

FIRST FLOOR PLAN - TWO CAR GARAGE

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

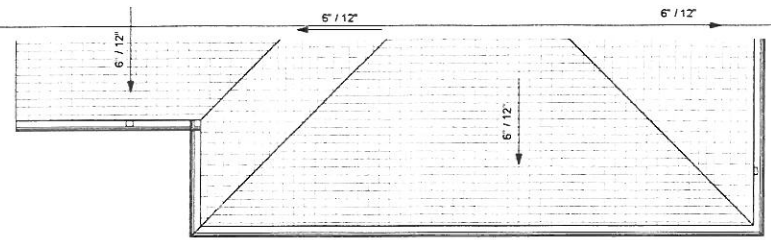
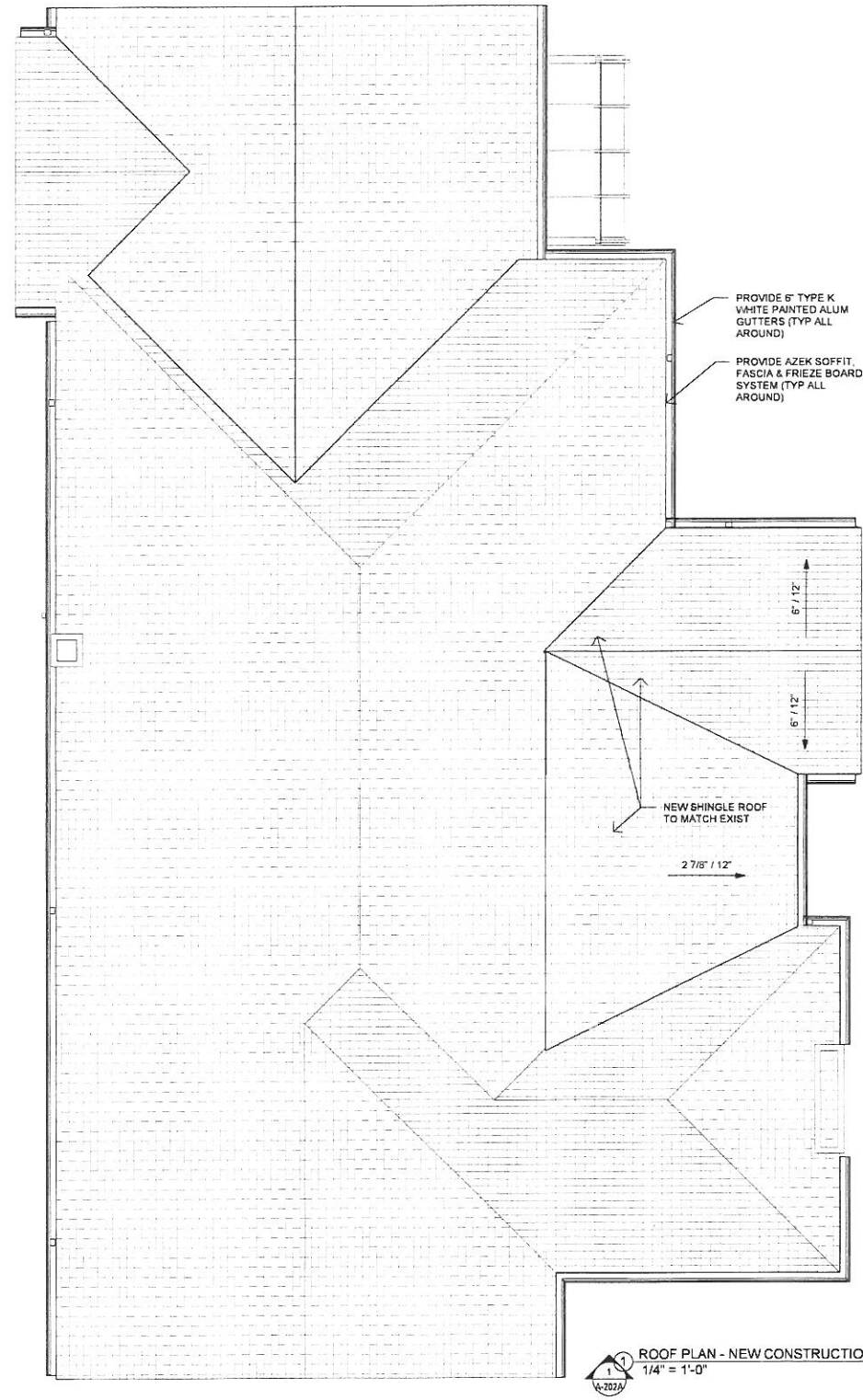
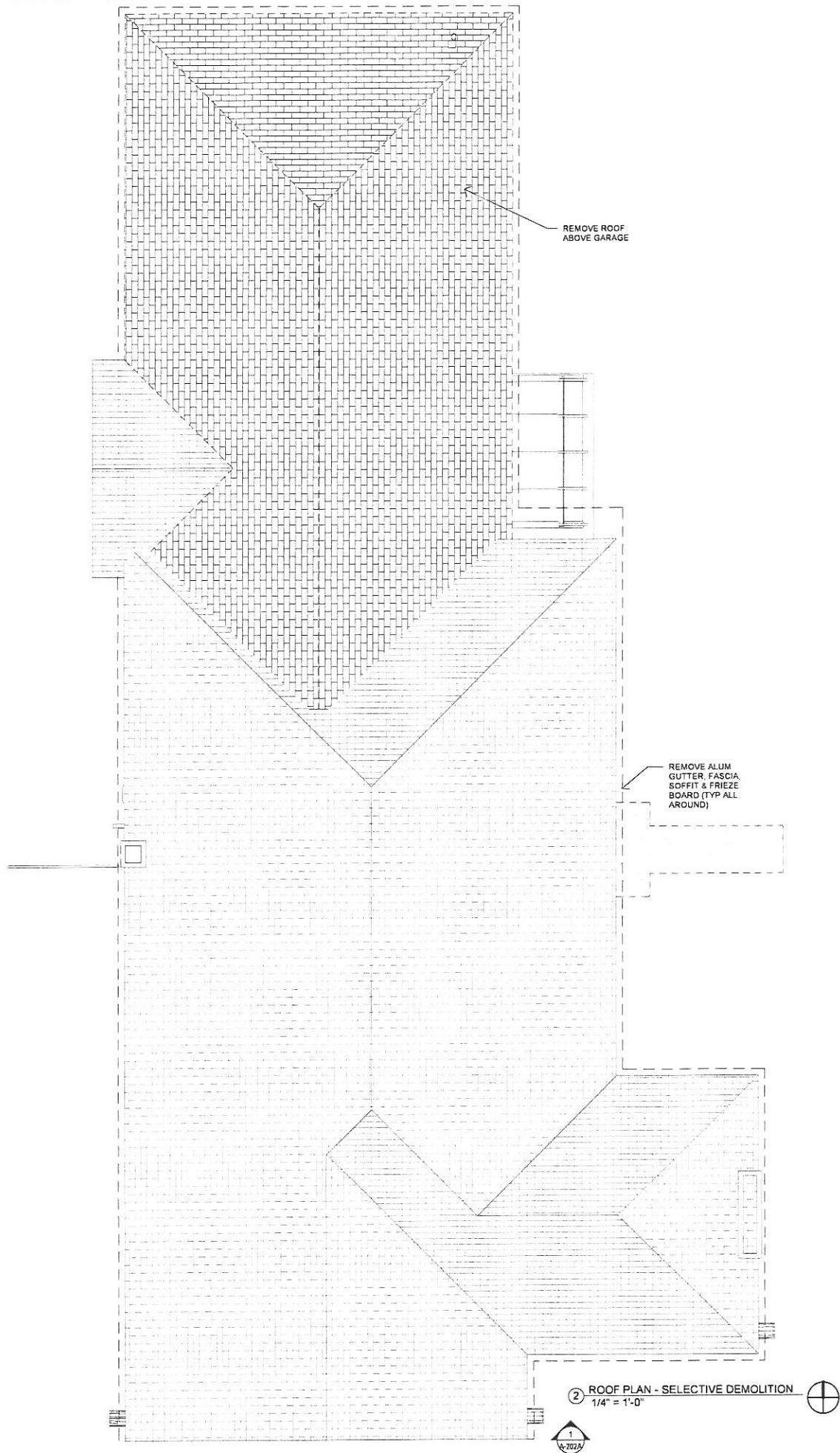
SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-8255



EXPIRES 11/30/2024

4/26/2023 12:19:41 AM

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1 ROOF PLAN - NEW CONSTRUCTION  
1/4" = 1'-0"

HEITZMAN ARCHITECTS

213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
PHONE (708) 267-1552  
E-mail frank@heitzman.org

THE LESNIAK RESIDENCE

7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

ROOF PLAN - NEW CONSTRUCTION

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-8255



EXPIRES 11/30/2024

4/26/2023 12:19:42 AM

A-104



HEITZMAN ARCHITECTS  
213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
PHONE (708) 267-1352  
E-mail frank@heitzman.org

THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

SOUTH & WEST ELEVATIONS - SELECTIVE DEMOLITION

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-8255

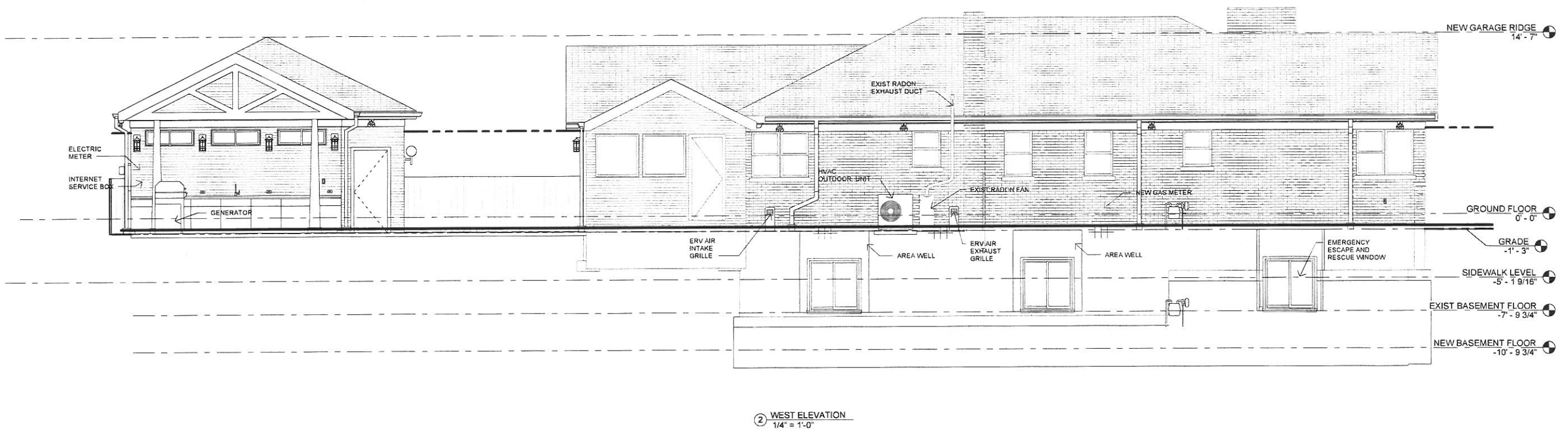


EXPIRES 11/30/2024

4/26/2023 12:19:42 AM

A-201





**HEITZMAN ARCHITECTS**  
213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
PHONE (708) 267-1552  
E-mail: frank@heitzman.org

**THE LESNIAK RESIDENCE**  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

SOUTH & WEST ELEVATIONS - NEW CONSTRUCTION

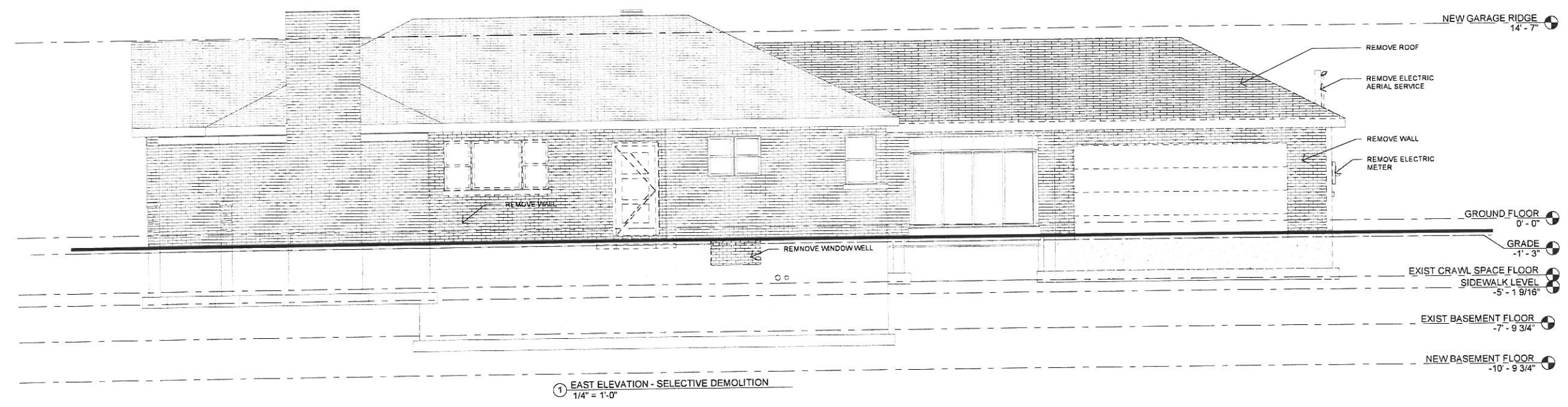
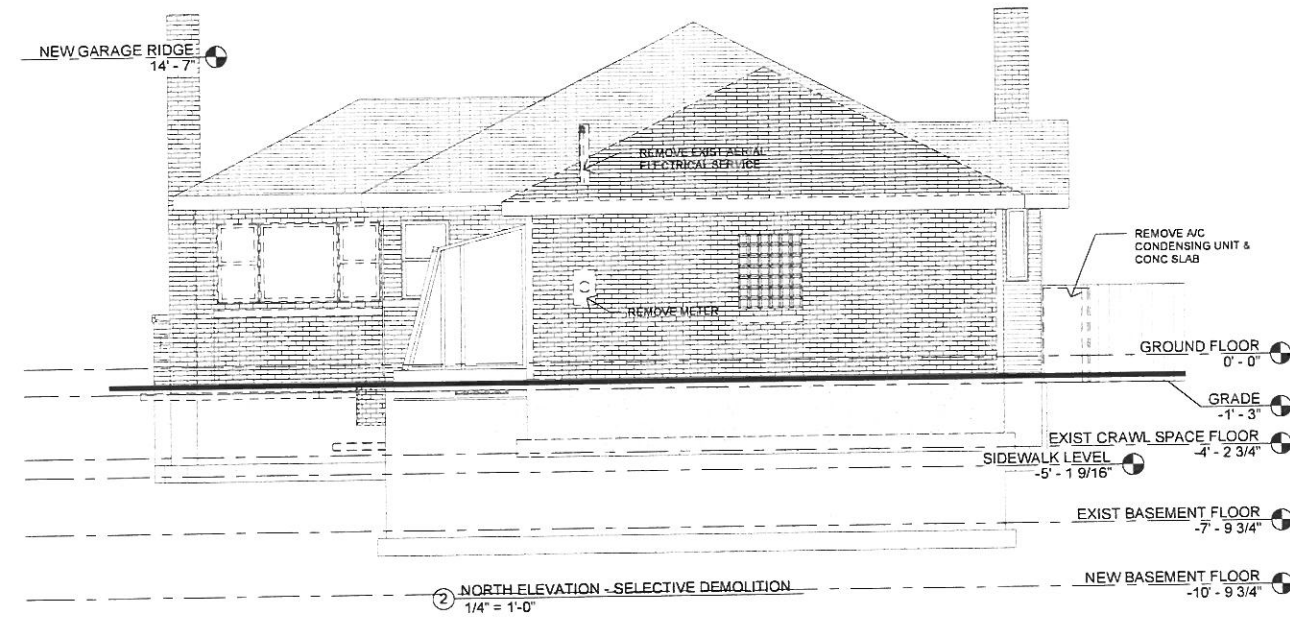
I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER 01-8255

STATE OF ILLINOIS  
JAN 4 L  
HEITZMAN  
1-8255  
REGISTERED ARCHITECT  
EXPIRES 11/30/2024

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A-202



**HEITZMAN ARCHITECTS**  
 213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
 PHONE (708) 287-1352  
 Email: frank@heitzman.org

**THE LESNIAK RESIDENCE**  
 7960 CHICAGO AVENUE  
 RIVER FOREST, ILLINOIS

NORTH & EAST ELEVATIONS - SELECTIVE DEMOLITION

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*

FRANK E. HEITZMAN  
 ARCHITECT  
 ILLINOIS REGISTRATION NUMBER 01-6235

STATE OF ILLINOIS  
 FRANK E. HEITZMAN  
 LICENSED ARCHITECT  
 EXPIRES 11/30/2024

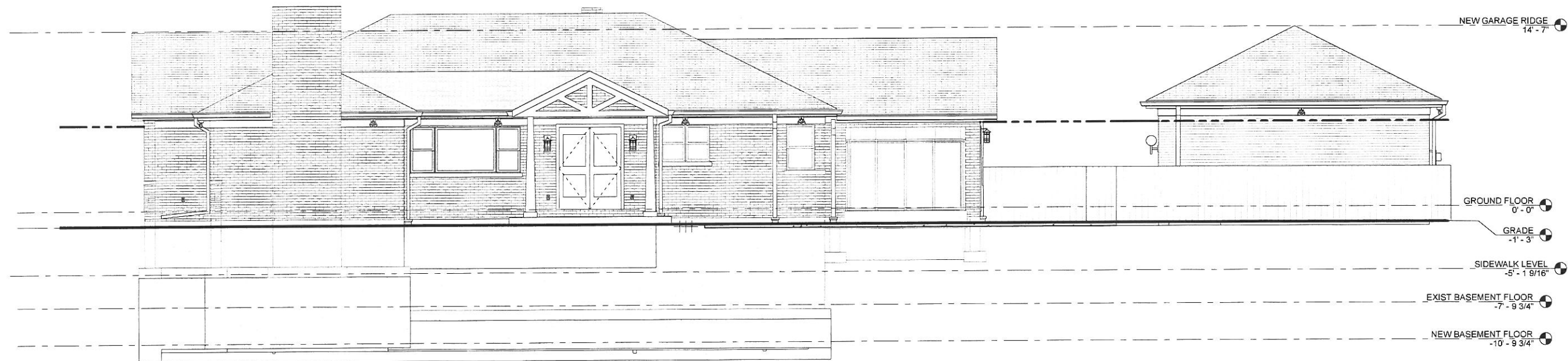
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**A-203**

ISSUES & REVISIONS



① NORTH ELEVATION  
1/4" = 1'-0"



② EAST ELEVATION  
1/4" = 1'-0"

HEITZMAN ARCHITECTS  
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E-mail frank@heitzman.org

THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

NORTH & EAST ELEVATIONS - NEW CONSTRUCTION

I CERTIFY THAT THESE  
DRAWINGS WERE MADE  
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FOREST, ILLINOIS

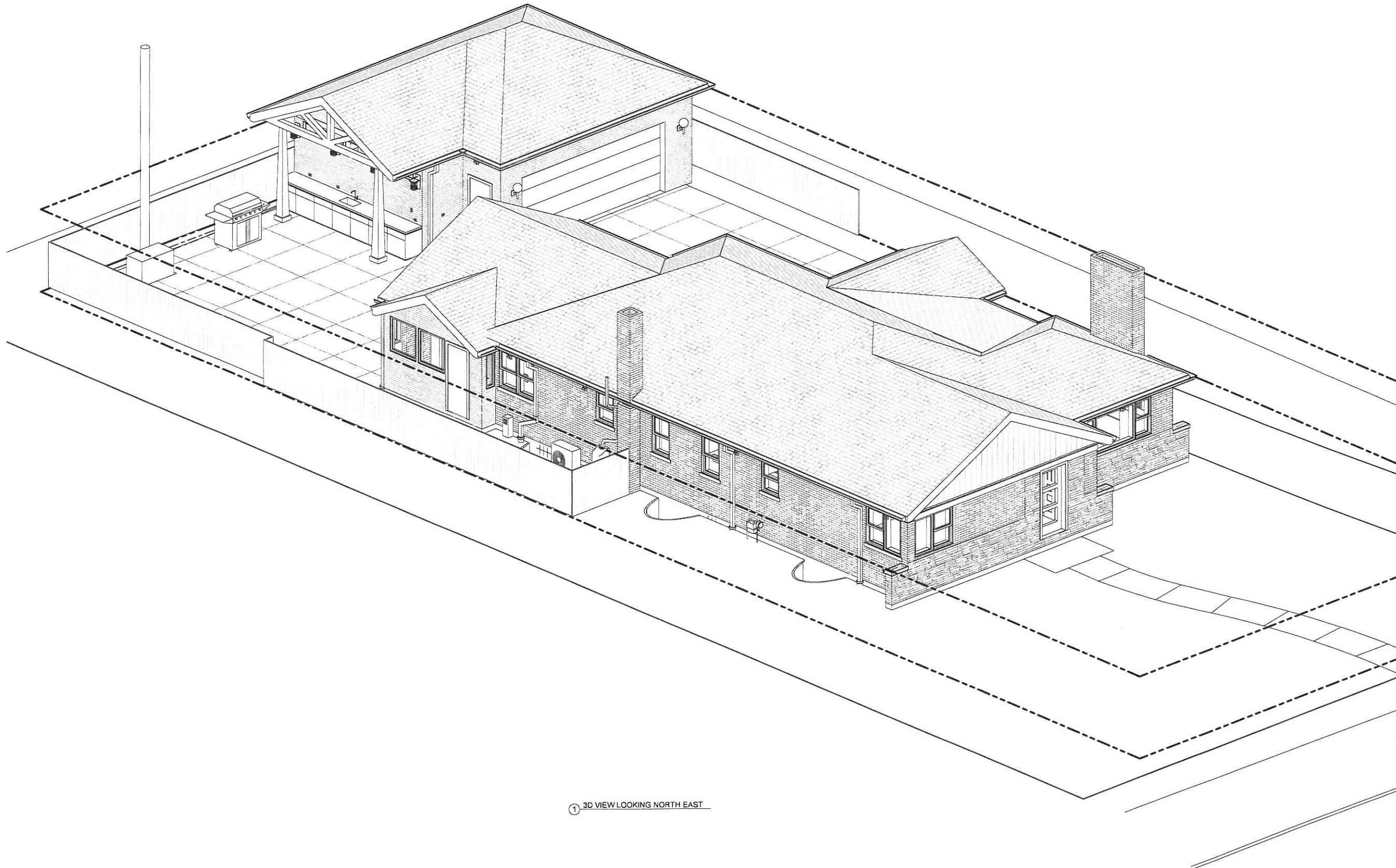
SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
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A-204



1 3D VIEW LOOKING NORTH EAST

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PHONE (708) 267-1352  
Email: frank@heitzman.org

THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

3D VIEW LOOKING NORTHEAST

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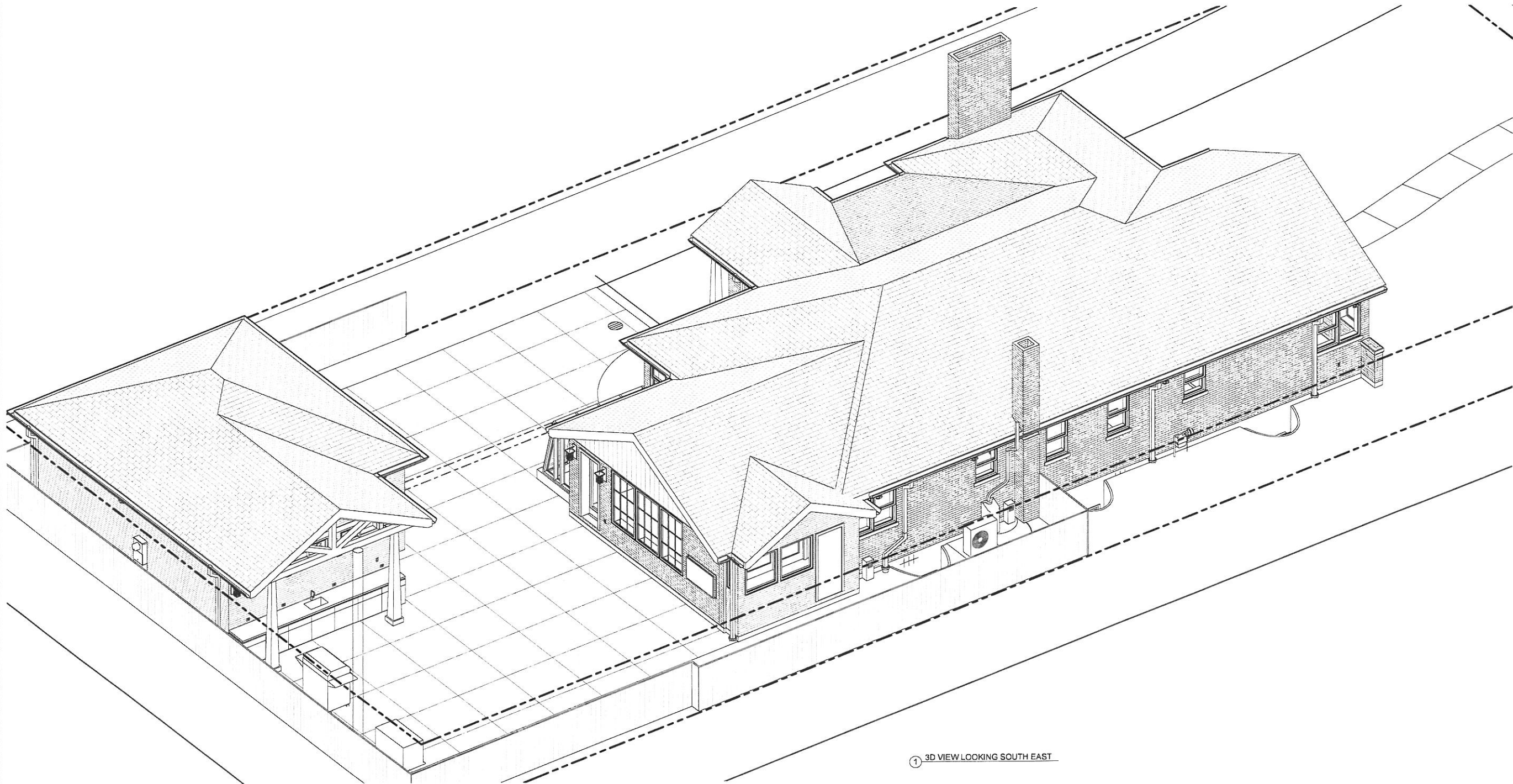
SIGNED:   
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-8255

  
EXPIRES 11/30/2024

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A-901





① 3D VIEW LOOKING SOUTH EAST

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E-mail frank@heitzman.org

THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

3D VIEW LOOKING SOUTHEAST

I CERTIFY THAT THESE  
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FOREST, ILLINOIS

SIGNED   
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-8255

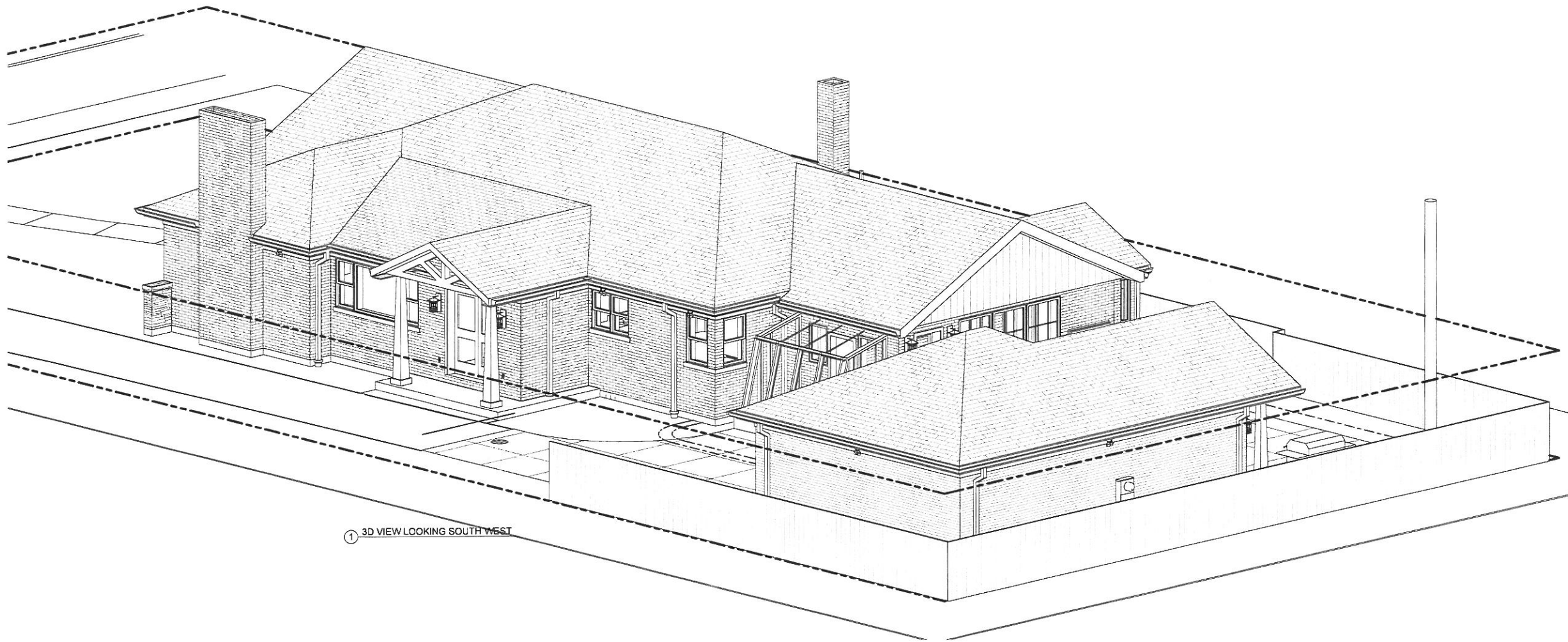


EXPIRES 11/30/2024

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A-902





① 3D VIEW LOOKING SOUTH WEST

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213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
PHONE (708) 267-1352  
E-mail frank@heitzman.org

THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

3D VIEW LOOKING SOUTHWEST

I CERTIFY THAT THESE  
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FOREST, ILLINOIS

SIGNED *Frank E. Heitzman*

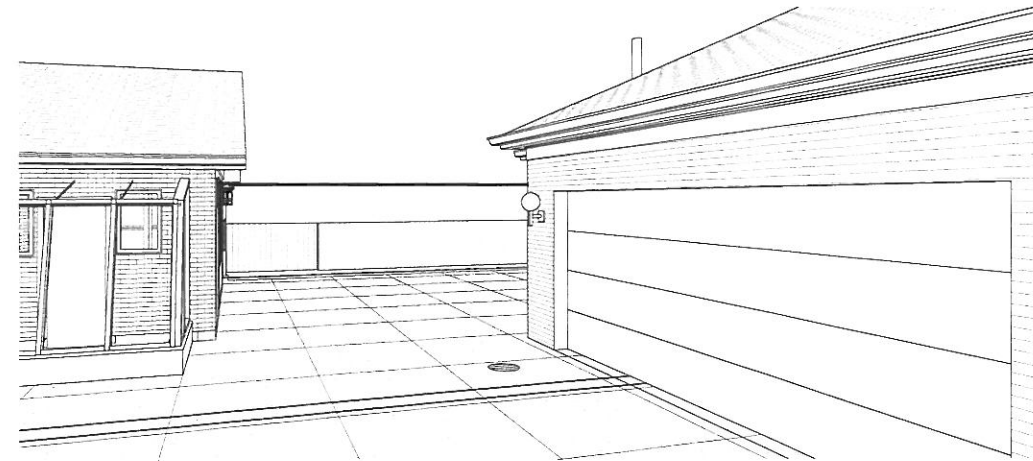
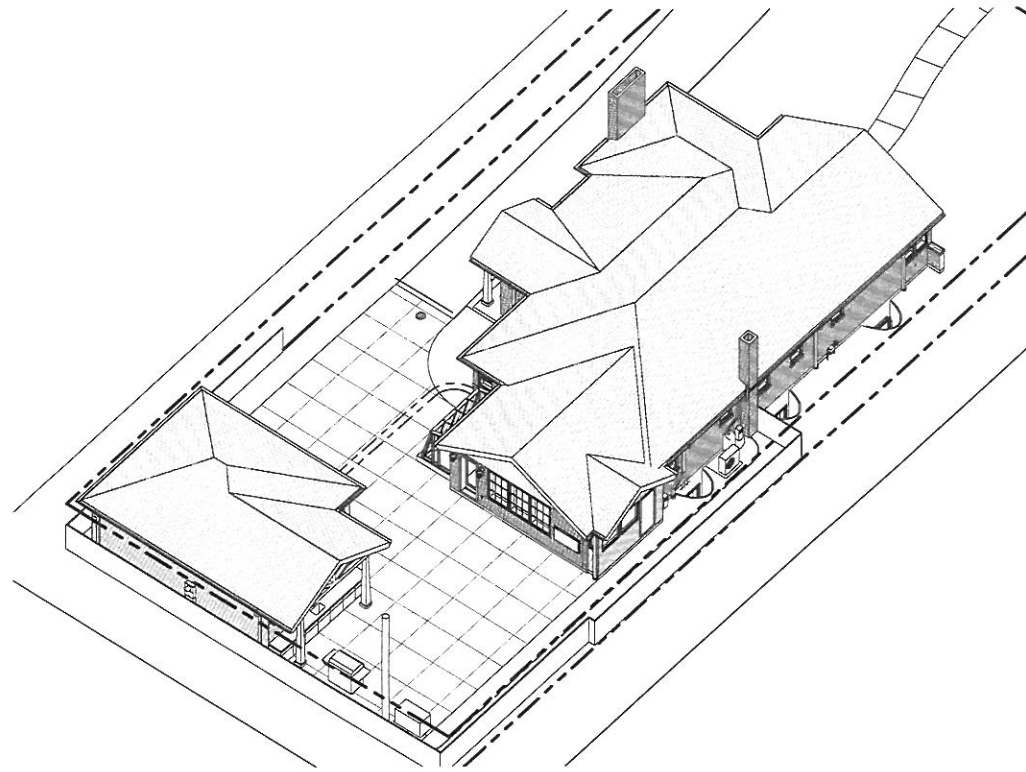
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-8255



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A-903



HEITZMAN ARCHITECTS

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PHONE (708) 267-1352  
E-mail frank@heitzman.org

THE LESNIAK RESIDENCE

7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

PERSPECTIVES

I CERTIFY THAT THESE  
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FOREST, ILLINOIS

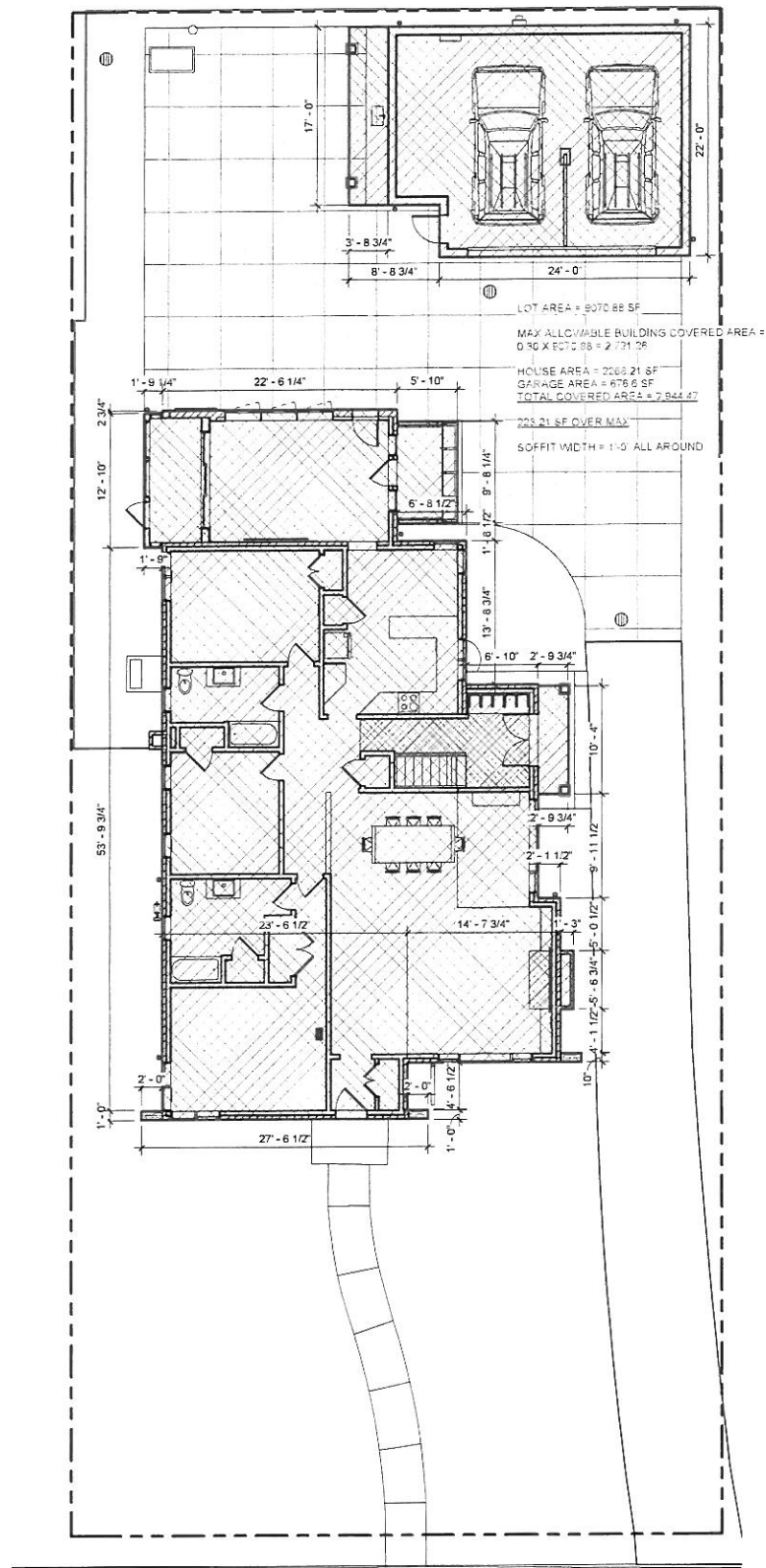
SIGNED   
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-6255



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A-904

ISSUES & REVISIONS



① FIRST FLOOR PLAN AREAS  
1/8" = 1'-0"

HEITZMAN ARCHITECTS  
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THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

ALLOWABLE AREA CALCULATION

I CERTIFY THAT THESE DRAWINGS WERE MADE UNDER OUR DIRECT SUPERVISION AND IN OUR OFFICES, AND COMPLY WITH ALL THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE VILLAGE OF RIVER FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION NUMBER 01-8255

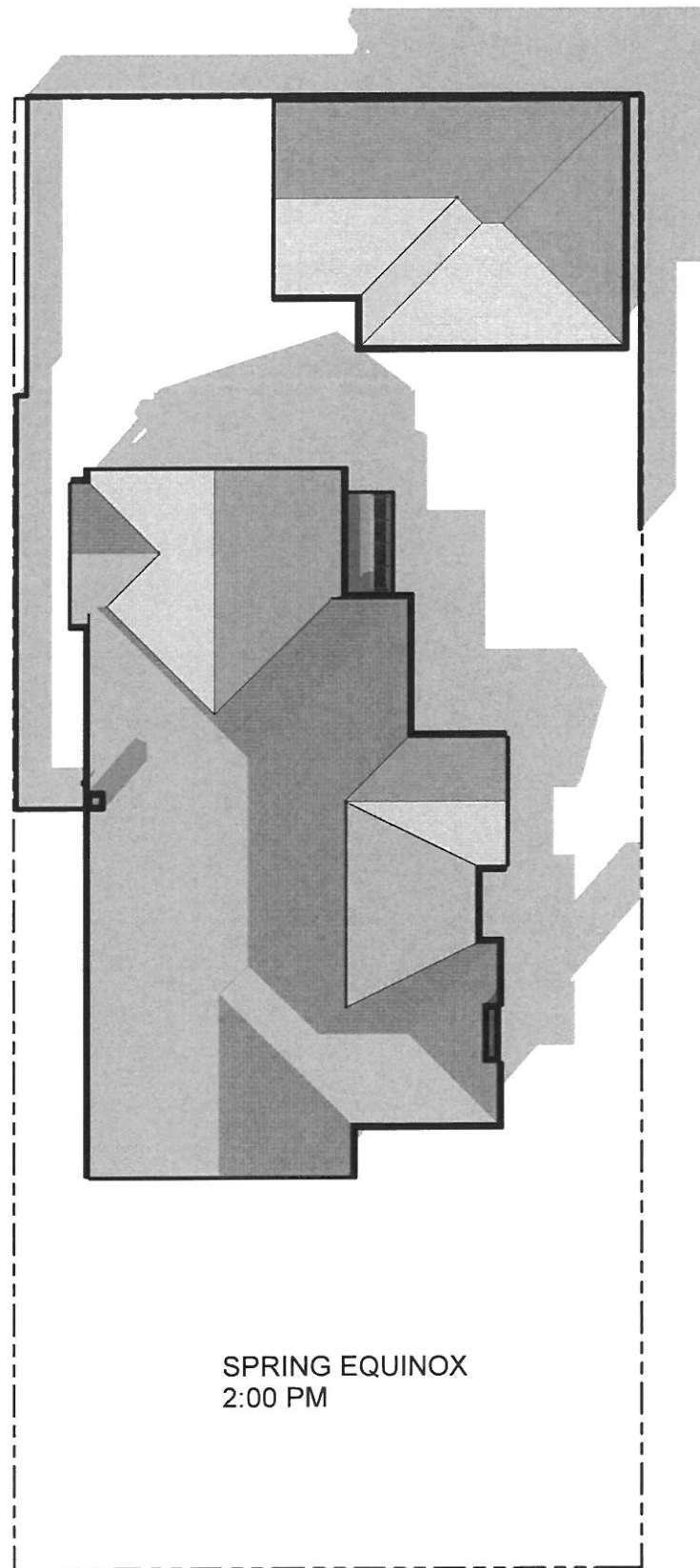
STATE OF ILLINOIS  
FRANK E. HEITZMAN  
01-8255  
REGISTERED ARCHITECT

EXPIRES 11/30/2024

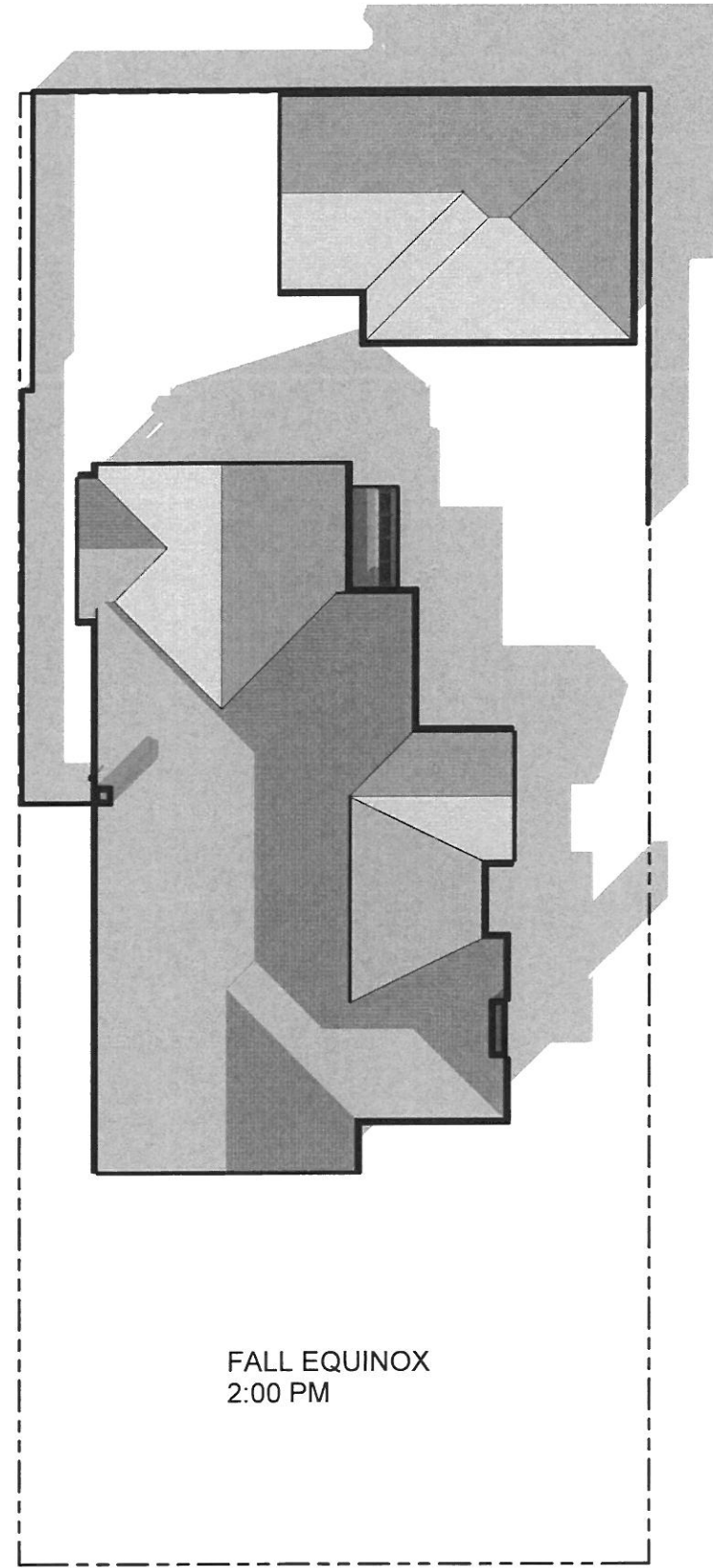
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X-103

ISSUES & REVISIONS



SPRING EQUINOX  
2:00 PM



FALL EQUINOX  
2:00 PM

HEITZMAN ARCHITECTS  
213 SOUTH EUCLID AVENUE OAK PARK, ILLINOIS 60302  
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E-mail frank@heitzman.org

THE LESNIAK RESIDENCE  
7960 CHICAGO AVENUE  
RIVER FOREST, ILLINOIS

EQUINOX SHADOWS

I CERTIFY THAT THESE  
DRAWINGS WERE MADE  
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FOREST, ILLINOIS

SIGNED: *Frank E. Heitzman*  
FRANK E. HEITZMAN  
ARCHITECT  
ILLINOIS REGISTRATION  
NUMBER 01-6255



EXPIRES 11/30/2024

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X-107

ISSUES & REVISIONS

Lot Area	9070.88 square feet
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House Area (Post-Construction)	2268.21 square feet
Garage Area (Post-Construction)	676.6 square feet
House + Garage Area (Post Construction)	2268.21 + 676.6 = 2944.81 square feet

Lot Coverage (Post-Construction)	2944.81 / 9070.88 = 32.46 percent
----------------------------------	--------------------------------------

## Written Response to Standards for Major Variations

7960 Chicago Ave, River Forest, IL 60305-1344 - Lesniak Residence

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

The existing property's layout, with the current garage position and non-code-compliant basement stairs, creates difficulties in creating a functional and safe living space. The proposed additions to the house include a new side entrance and mudroom used to enclose and accommodate the required length of the new, code-compliant stairs. And with the dining room extended to match the new mudroom, the owner will avoid an awkward, unusable side yard area. The requested 32.46% lot coverage, a modest increase from the 30% allowed, is necessary to achieve these goals and maintain a cohesive architectural design.

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

The existing property layout and topography, including the rear yard's elevation difference from the sidewalk and the house's position on the side of a hill, were not created by any action of the owner or any person having an interest in the property. Instead, these conditions have existed since the property's initial construction and result from natural forces and original development.

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

The property's specific conditions, including its layout, the non-code-compliant basement stairs, the rear yard elevation, and the house's position on the side of a hill, are unique and unlikely to be commonly found among other properties within the same zoning classification.

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

The primary purpose of the proposed variations is to address safety concerns, improve functionality, and create a more usable outdoor space for the family. While the improvements may positively impact the property's value, the primary motivation is not economic gain but rather enhancing the quality of life for the occupants.

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

The proposed variations will improve the property's aesthetics and functionality without negatively impacting neighboring properties. For example, the garage's modest increase in height will maintain the same roof height as the current garage and match the style of the main house. Additionally, the garage will be positioned to not encroach on adjacent properties, ensuring no

negative impact on the enjoyment, use, or development value of nearby properties. Additionally, the existing privacy fence to the north of the garage, on the property line between the subject property and neighbor to the north, and the existing privacy fence to the east of the garage, on the property line between the subject property and the neighbor to the east will further minimize any potential visual impact or disturbances to neighboring properties.

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

The proposed variations will not significantly change the property's footprint or massing, ensuring no obstruction of light or air to adjacent properties. Although the garage's position on the property will cast a shadow on the neighboring property to the north, considering the pre-existing fence, the estimated additional shadow length will only be 8 ft. 6 in. (at the spring and fall equinox when shadows are longer) and 2 ft. 4 in. at the summer solstice, when shadows are shortest. The garage's height and setback changes will maintain the property's aesthetic consistency and comply with safety standards, posing no increased fire danger or threat to public safety.

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

The proposed variations will not significantly increase the property's public utilities and facilities demand. The changes are modest in scale and primarily focused on addressing safety concerns and improving the property's functionality. As a single-family residence, the property will continue to place no more demands on the systems than any other single-family house in the area.

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

The proposed variations are necessary to address safety concerns, improve functionality, and create a more usable outdoor space for the family. Alternative solutions have been explored and found to be less effective or impractical, resulting in awkward, impractical, or aesthetically unappealing designs. The requested variations are the most reasonable and effective means of overcoming the hardships and difficulties the property owner faces while ensuring a cohesive and functional use of the property.





FRONT OF HOUSE (LOOKING NORTH)





EAST SIDE OF HOUSE (LOOKING WEST)





← S

← N