



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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, November 9, 2023, at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at cradatz@vrf.us.

You may listen to the meeting by clicking here:

<https://us02web.zoom.us/j/86531530216>

or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 86531530216

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at cradatz@vrf.us by 12:00 pm on Thursday, November 9, 2023.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on October 12, 2022.
- III. Public Hearing – Zoning Variation Request for 214 Gale Avenue – Building Height of an Accessory structure.
- IV. Confirmation of Next Regularly Scheduled Meeting – December 14, 2023.
- V. Public Comment
- VI. Adjournment



MEMORANDUM

DATE: November 3, 2023

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 214 Gale Avenue

Kristin and Shawn Vogen, owners of the property at 214 Gale Avenue, have submitted the attached application for a variation to the height regulations for Accessory Buildings. Section 10-9-6 of the Zoning Code, (10-8-6-A), limits accessory structures to 1½ stories and eighteen feet in height. The applicant proposes to construct a garage with a height of 2 stories and 25 feet 9 inches from the local grade.

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

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-9-6 of the Zoning Code at 214 Gale Avenue.

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



MEMORANDUM

DATE: November 3, 2023

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 214 Gale Avenue

Kristin and Shawn Vogen, owners of the property at 214 Gale Avenue, have submitted the attached application for a variation to the height regulations for Accessory Buildings. Section 10-9-6 of the Zoning Code, (10-8-6-A), limits accessory structures to 1½ stories and eighteen feet in height. The applicant proposes to construct a garage with a height of 2 stories and 25 feet 9 inches from the local grade.

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

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-9-6 of the Zoning Code at 214 Gale Avenue.

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

LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, November 9, 2023, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for a major zoning variation submitted by Kristin and Shawn Vogen, owners of the property at 214 Gale Avenue, who are proposing to construct a new detached garage.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to the Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-6 of the Zoning Ordinance.

Section 10-9-6 of the Zoning Ordinance (10-8-6-A) limits accessory buildings to eighteen feet in height or one and one-half stories, whichever is less.

The legal description of the property at 214 Gale Avenue is as follows:

THE SOUTH 10 FEET OF LOT 2 AND THE NORTH 50 FEET OF LOT 3 IN BLOCK 2 OF EDWARD C. WALLER'S ADDITION TO RIVER FOREST IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,

Clifford Radatz

Secretary, Zoning Board of Appeals

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Name of Commissioner: _____

Date of Public Hearing: _____

Application: _____

Address _____

Standards:

Met? ¹	Standard
Yes No	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; Notes: _____ _____ _____
Yes No	2. The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Title, for which no compensation was paid; Notes: _____ _____ _____
Yes No	3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification; Notes: _____ _____ _____
Yes No	4. The purpose of the variation is not based predominantly upon a desire for economic gain; Notes: _____ _____ _____
Yes No	5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located; or Notes: _____ _____ _____

¹ If a standard has not been met, indicate the reasons why in the notes section for that standard.

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Yes No	6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Notes: _____ _____ _____
Yes No	7. That the granting of the variation would not unduly tax public utilities and facilities in the area; Notes: _____ _____ _____
Yes No	8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property; Notes: _____ _____ _____

If any of the standards have not been met, what changes could be made to the application so it meets all the standards?



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

214 Gale Ave, River Forest, IL 60305

11/01/23

Address of Subject Property: _____ Date of Application: _____

Applicant		Architect / Contractor	
Name: Kristin and Shawn Vogen		Name: Dave Muriello	
Address: 214 Gale Ave		Address:	
City/State/Zip: River Forest, IL 60305		City/State/Zip: Oak Park, IL	
Phone: 708-527-1396	Fax:	Phone: 708-515-3368	Fax:
Email: vogenfive@gmail.com; shawnvogen@gmail.com		Email: davemuriello@gmail.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: 11/02/23

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.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: _____ Date of Application: _____

Summary of Requested Variation(s):

<u>Applicable Code Section</u> <u>(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 on a separate sheet are required)
10-8-6 A Height Restrictions	shall not exceed 18' in height or one and one-half stories, whichever is less" for accessory structure	25' - 9" proposed height from grade; two stories

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.

November 1, 2023

Dear Members of the Village of River Forest Zoning Board Association:

We are longtime residents of the Village, living here for the past 21 years. We are building a new garage and are seeking a variance in order to build a garage that is sympathetic with the style and design of our current home.

We moved into our current home at 214 Gale Ave in 2018. Our home, built in 1895, resides in the Village of River Forest Historic District and listed as a one of the "Significant Properties and Structures" in the Village Wide Architectural and Historical Survey Final Survey Report 2013. The home is an early example of a Dutch Colonial with gambrel roof and roofline towers (see page 24 of report).

We have worked to maintain the historic nature of the home. We recently replaced windows and restored wood trim to the original look. We consulted with the Historical Society of Oak Park and River Forest to find as many original details as possible. The home's windows were previously replaced in the 1990s and included aluminum cladding. We removed the aluminum and replaced them with wood trim to match the original home's design. All 38 windows in the home were replaced and restored to as close to the original as possible. The replacement windows for the three originals remaining in the home were ordered (with significant additional cost) with specifications to match original features. We replaced the roof with architecture shingles to mirror the original appearance of the home. To improve the insulated value of the home without impacting the home's exterior, we used spray foam to replace all insulation in the original portion of the home.

In order to continue to restore the historical integrity of the property, we are seeking a height variance to replicate the Gambrel roof architectural dimensions and other elements of our home for our garage. In addition to the Gambrel roof, we will use similar siding, shingles, windows, doors and details. Applying the Gambrel roof dimensions to the proposed garage (with typical garage depth) exceeds the current height variance.

There are a few examples of replicating architectural elements of a home in a garage by other homeowners in the Village. Our neighbors at 210 Gale, as well as at 146 Keystone and 1408 Keystone all asked for and received height variances to build garages in keeping with the historic nature of their homes. These garages illustrate that granting the variance enhances the style consistent with the historic nature of our community.

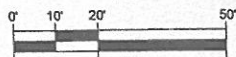
We are asking you to grant us a variance to the current height ordinance to allow for replication of the Gambrel roof detail and enhance the property and nature of the Historic District. The current height ordinance is 18 feet. We ask you allow a height of 25 feet, 7" inches from local grade.

Thank you for your consideration.

Sincerely,

Handwritten signatures of Kristin and Shawn Vogen in black ink.

Kristin and Shawn Vogen
Residents of 214 Gale Ave



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST IL, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

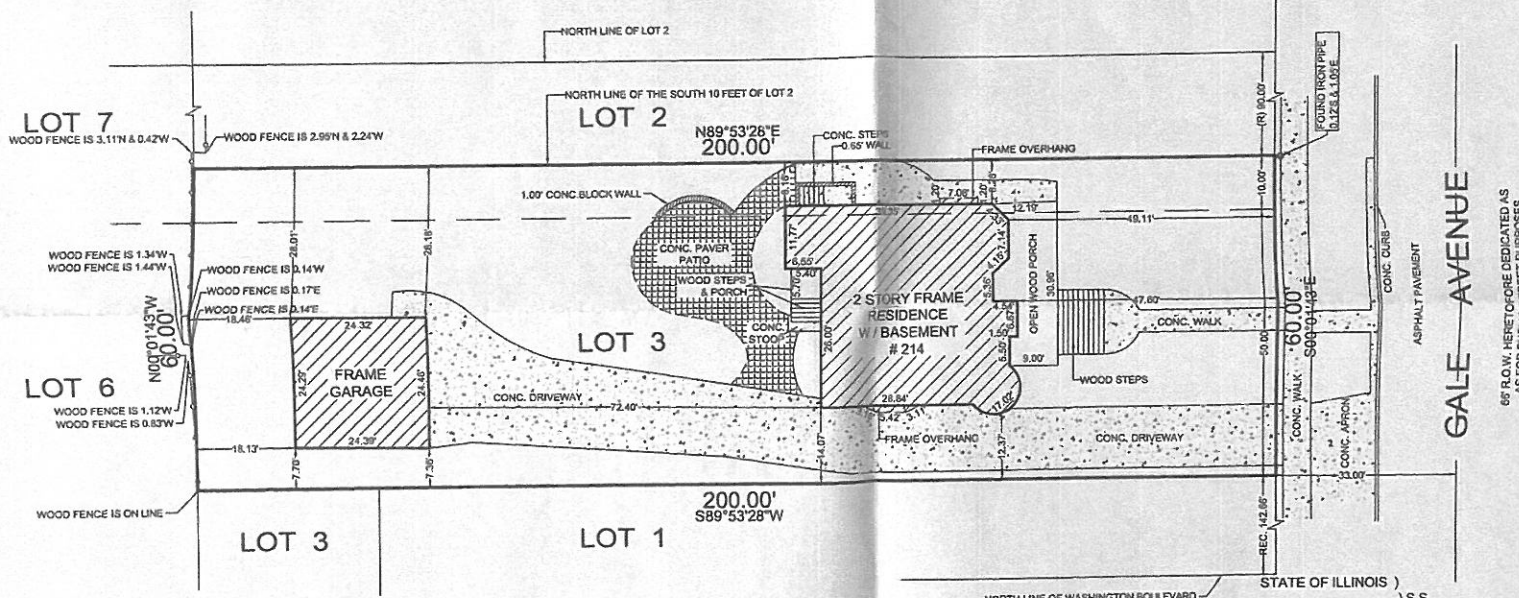
PLAT OF SURVEY

OF
THE SOUTH 10 FEET OF LOT 2 AND THE NORTH 50 FEET OF LOT 3 IN BLOCK 2 IN EDWARD C. WALLER'S ADDITION TO RIVER FOREST IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 214 GALE AVENUE, RIVER FOREST, ILLINOIS

PERMANENT INDEX NUMBER: 15 - 11 - 402 - 016 - 0000

AREA= 12,000 SQ. FT. OR 0.275 ACRE



GALE AVENUE

66' R.O.W. HERETOFORE DEDICATED AS
AS FOR PUBLIC STREET PURPOSES

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED 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 A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, JANUARY 5, A.D. 2018

BY: Roy G. Lawniczak
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019



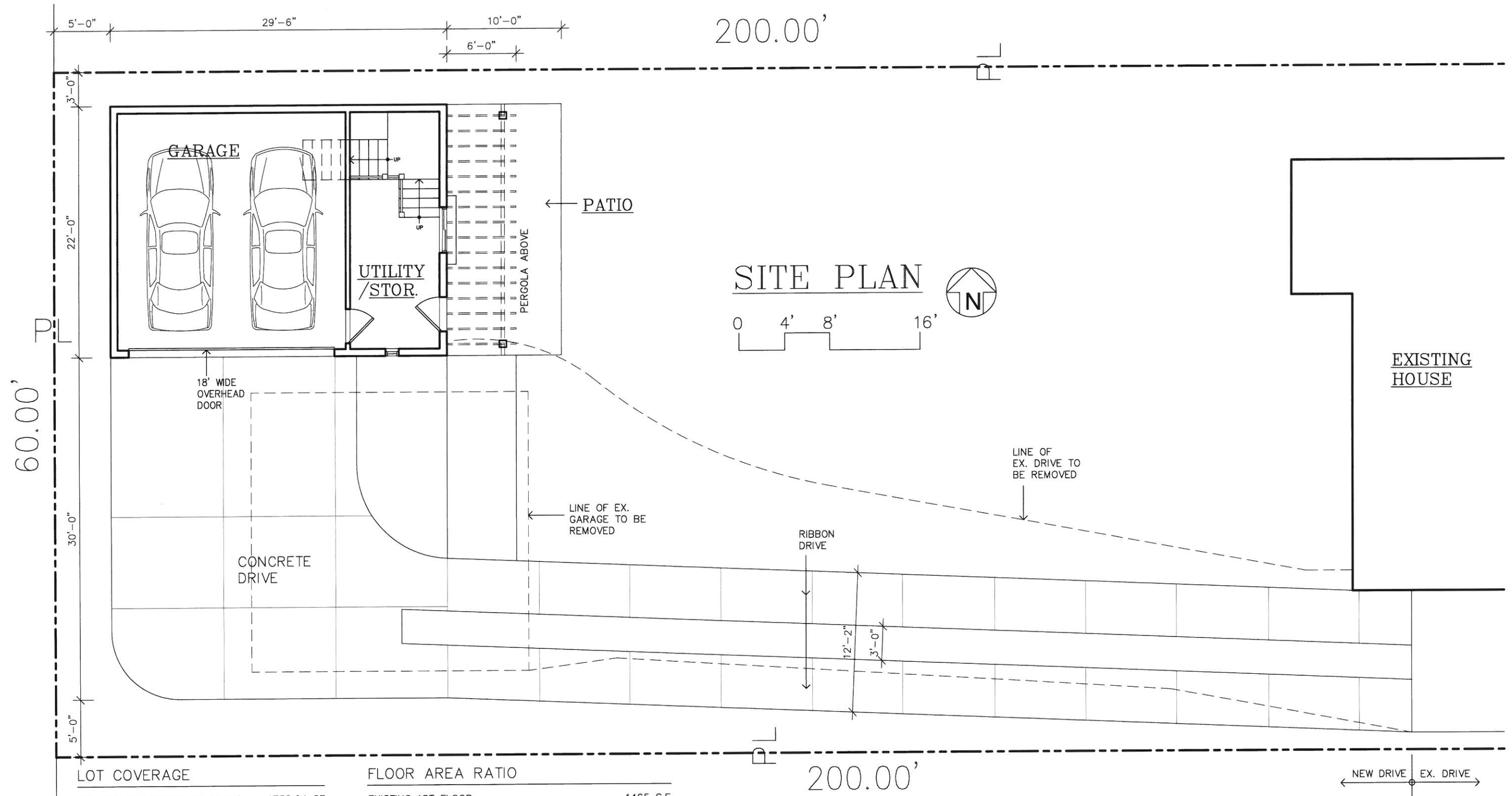
NOTE:
SURFACE DETAILS OBSCURED BY SNOW

ORDERED BY:
JODIANN PACER
ATTORNEY AT LAW

SCALE: 1" = 15'
DATE: JANUARY 5, 2018
FILE No.:

2018 - 25694

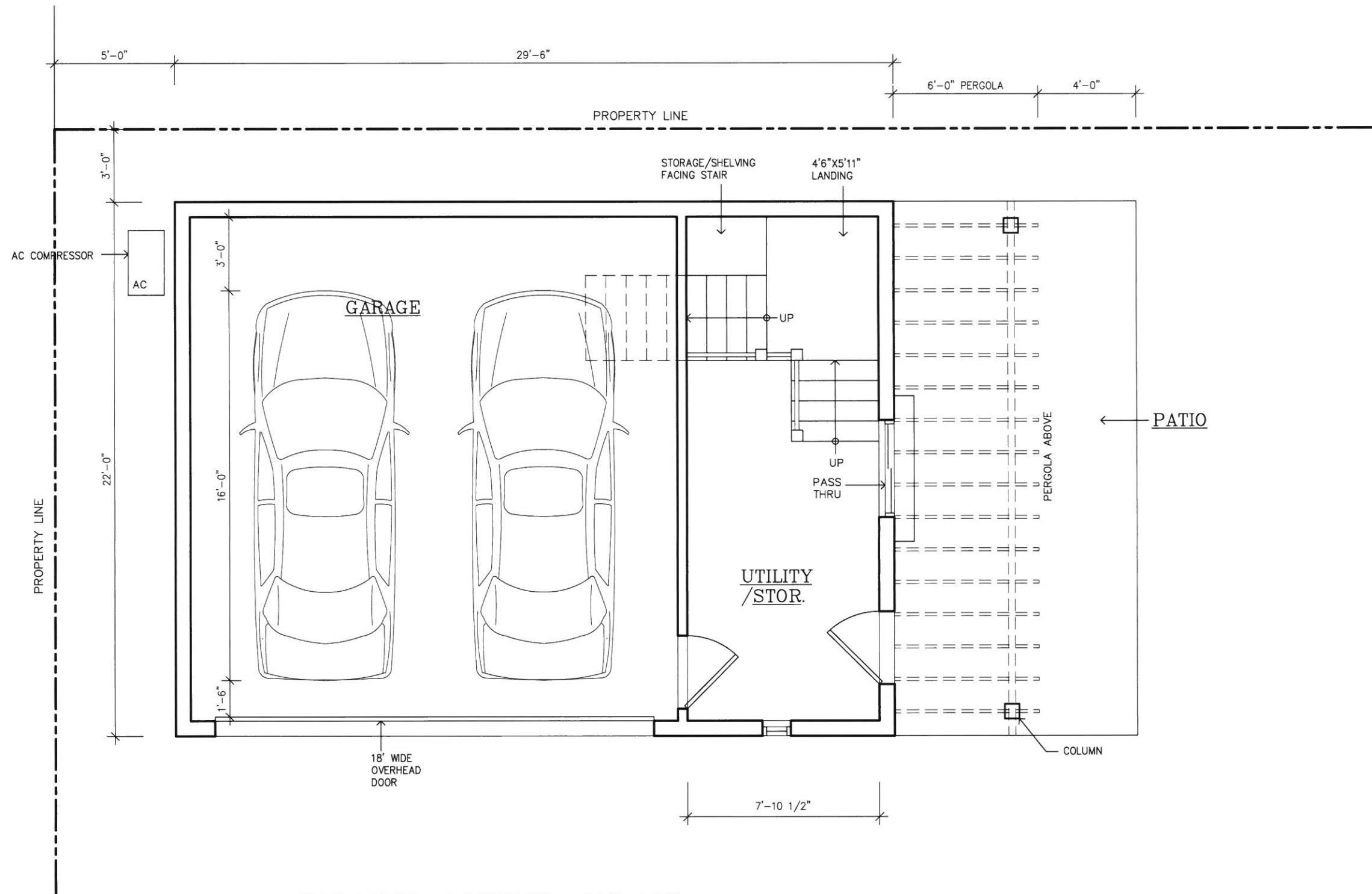
DATE		REVISION



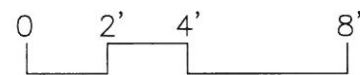
LOT COVERAGE	
EXISTING STRUCTURE TO REMAIN	1758.04 SF
PROPOSED GARAGE	649.0 S.F.
TOTAL	2407.04 S.F.
SITE	12,000.0 SF
LOT COVERAGE (30% MAX.)	20.0%
REAR YARD LOT COVERAGE	
REAR YARD = 60' X 108.5' = 6510 S.F.	
649.46 S.F. / 6510 S.F. = 9.9% COVERAGE	
(30% IS MAX.)	

FLOOR AREA RATIO	
EXISTING 1ST FLOOR	1465 S.F.
EXISTING SECOND FLOOR	1102 S.F.
EXISTING THIRD FLOOR	579 S.F.
ATTIC (7' CLG. HT. OR GREATER)	0 S.F.
COACH HOUSE	549.46 S.F.
DETTACHED GARAGE (GARAGE AREA OF 549.46 SF LESS 500 SF)	49.46 S.F.
TOTAL	3944 S.F.
SITE	12,000 S.F.
FLOOR AREA RATIO (0.4 MAX.)	.328

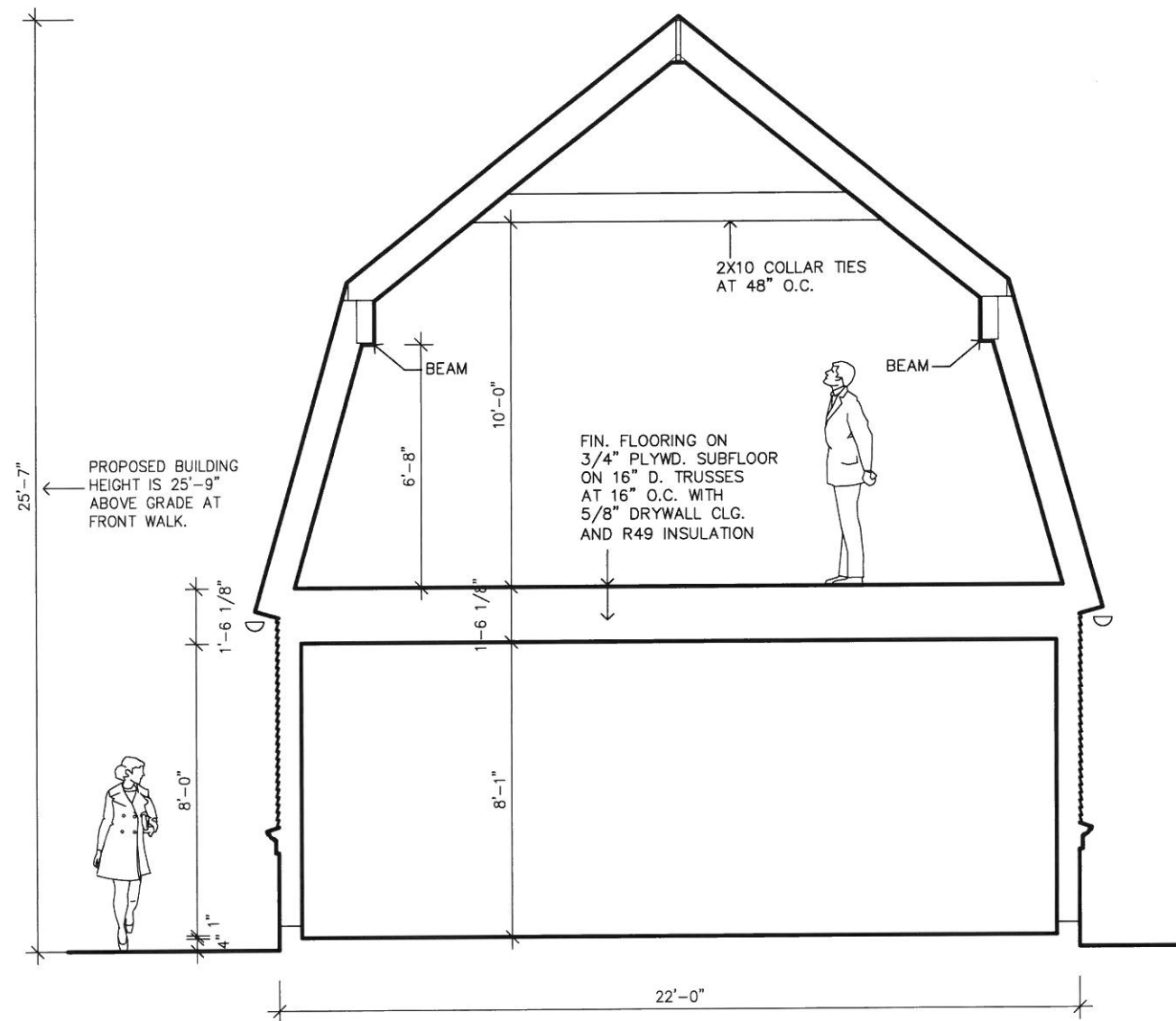
TABLE OF CONTENTS	DAVID MURIELLO ARCHITECT 635 N. LOMBARD AVENUE OAK PARK, ILLINOIS 60302 708.366.8090	© COPYRIGHT 2023 DAVID J. MURIELLO	PROJECT: VOGEN RESIDENCE DETACHED GARAGE 214 GALE AV. RIVER FOREST, IL	SITE PLAN A1
A1 SITE PLAN A2 1ST FLOOR PLAN A3 2ND FLOOR PLAN AND SECTION A4 ELEVATIONS A5 ELEVATIONS		9.26.23 10.24.23	PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-SITE	



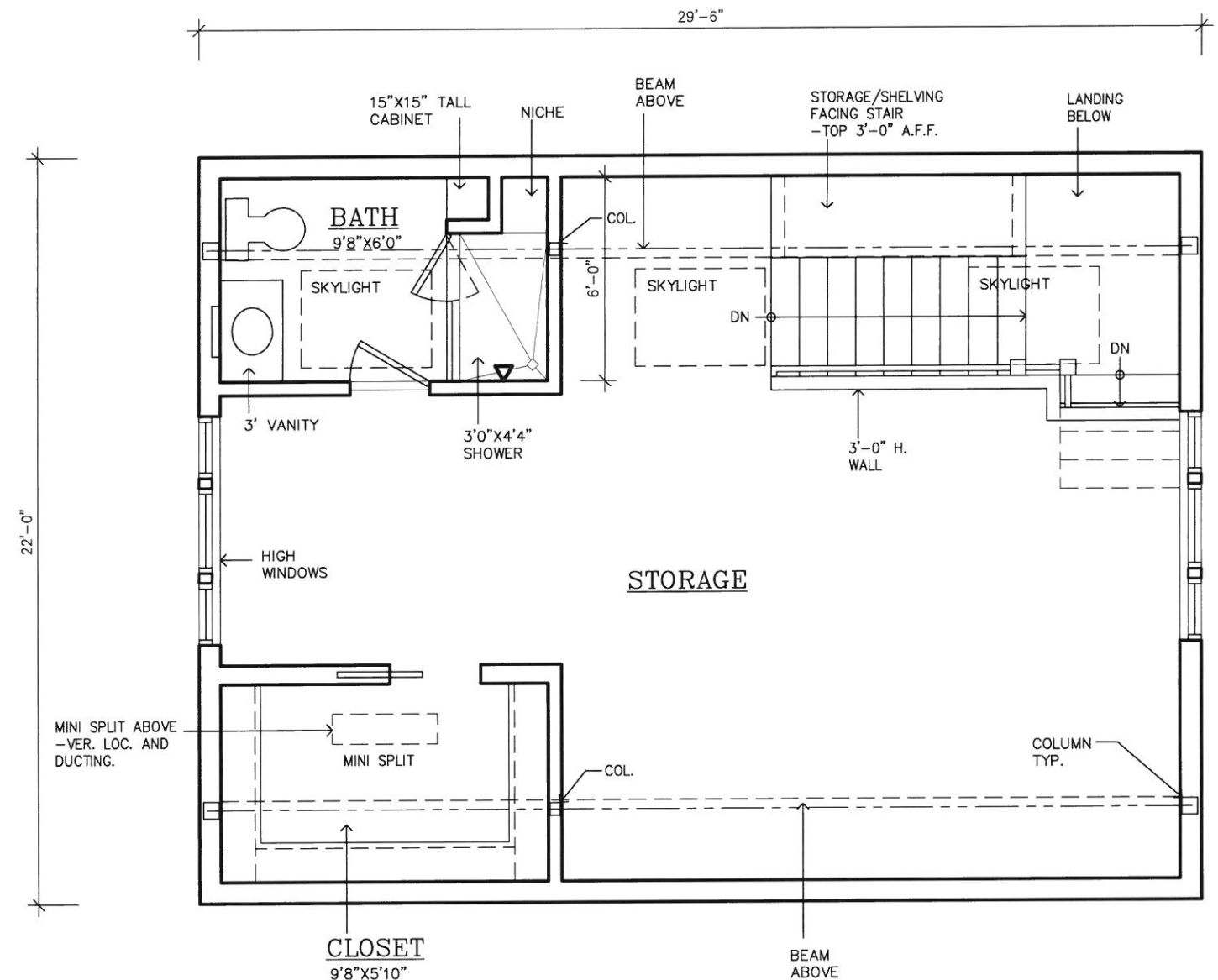
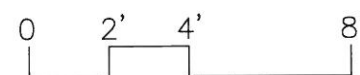
GRADE LEVEL PLAN



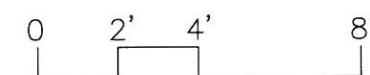
◦ DAVID ◦ MURIELLO ARCHITECT ◦ 635 N. LOMARD AVENUE ◦ ◦ OAK PARK, ILLINOIS 60302 ◦ ◦ 708.386.8090 ◦	© COPYRIGHT 2023 DAVID J. MURIELLO 9.26.23 10.24.23	PROJECT: VOGEN RESIDENCE DETACHED GARAGE 214 GALE AV. RIVER FOREST, IL PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023	FLOOR PLAN A2 SHEET 2 OF 5
	PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED		



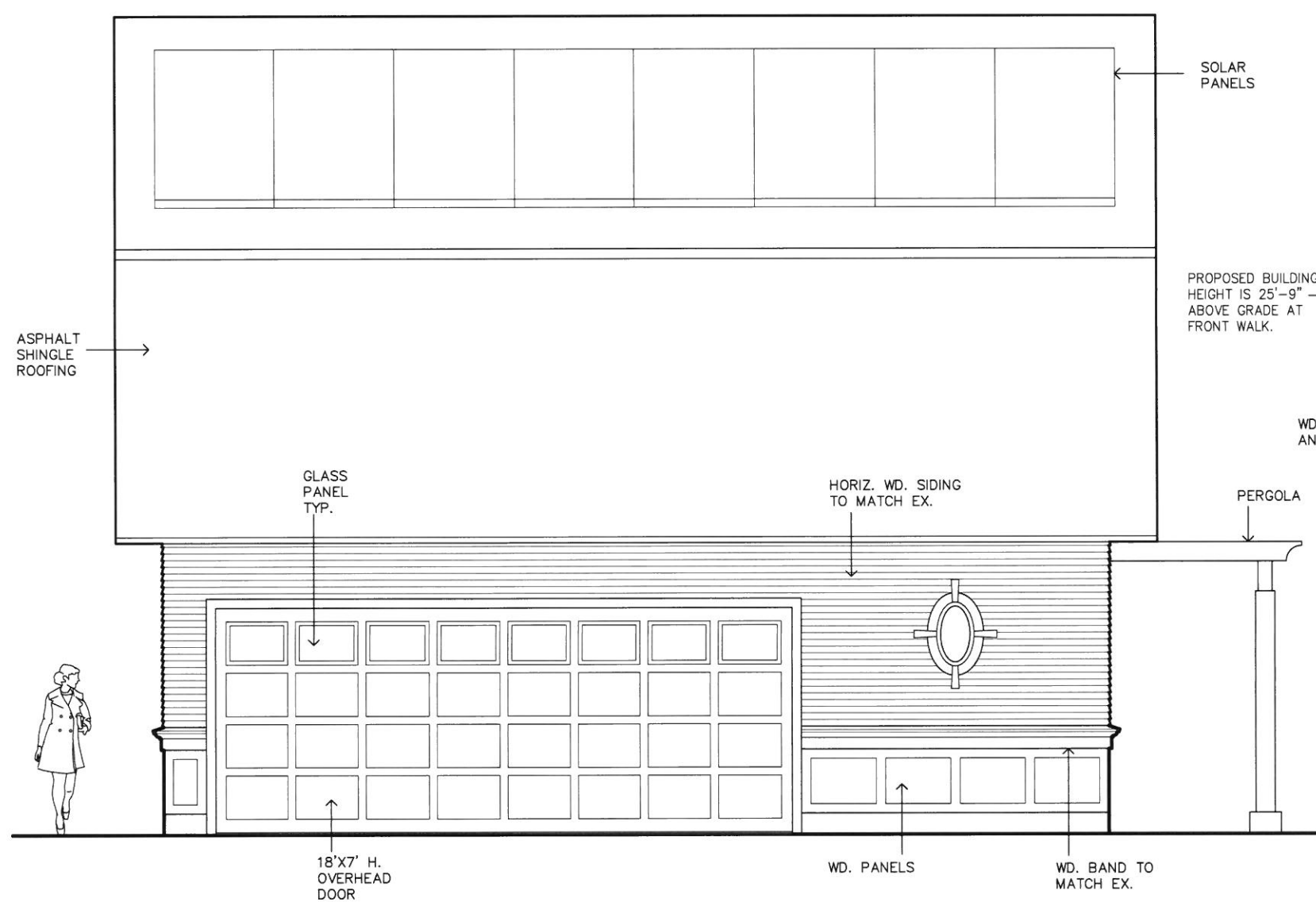
SECTION LOOKING WEST



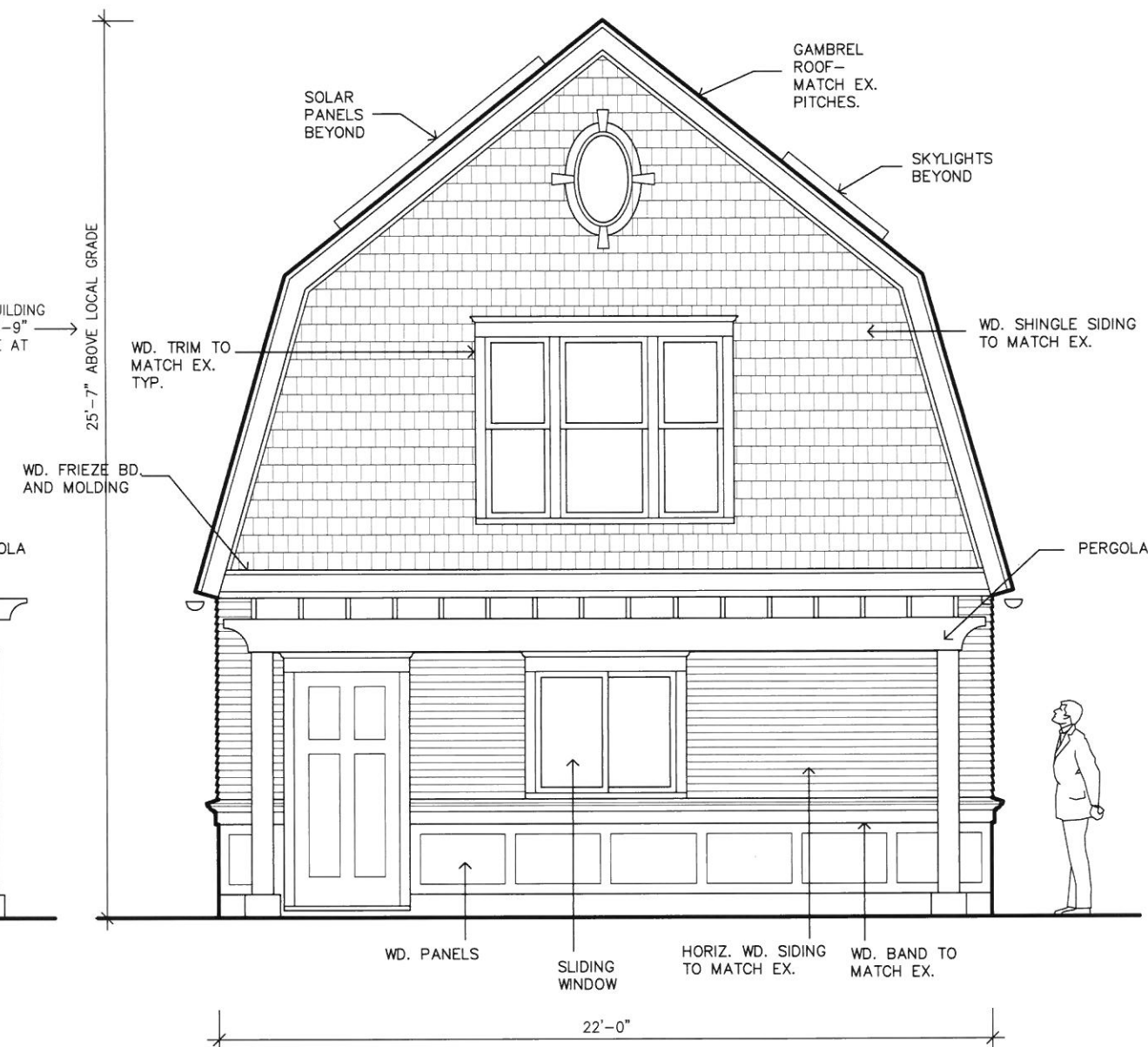
SECOND FLOOR PLAN



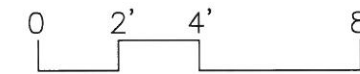
○ DAVID ○ MURIELLO ARCHITECT ○ 635 N. LOMARD AVENUE ○ ○ OAK PARK, ILLINOIS 60302 ○ ○ 708.386.8090 ○	© COPYRIGHT 2023 DAVID J. MURIELLO 9.26.23 10.24.23	PROJECT: VOGEN RESIDENCE DETACHED GARAGE 214 GALE AV. RIVER FOREST, IL. PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023	FLOOR PLAN AND SECTION A3 SHEET 3 OF 5
	PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED		

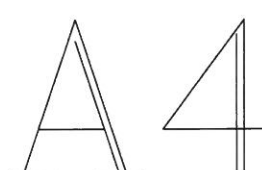


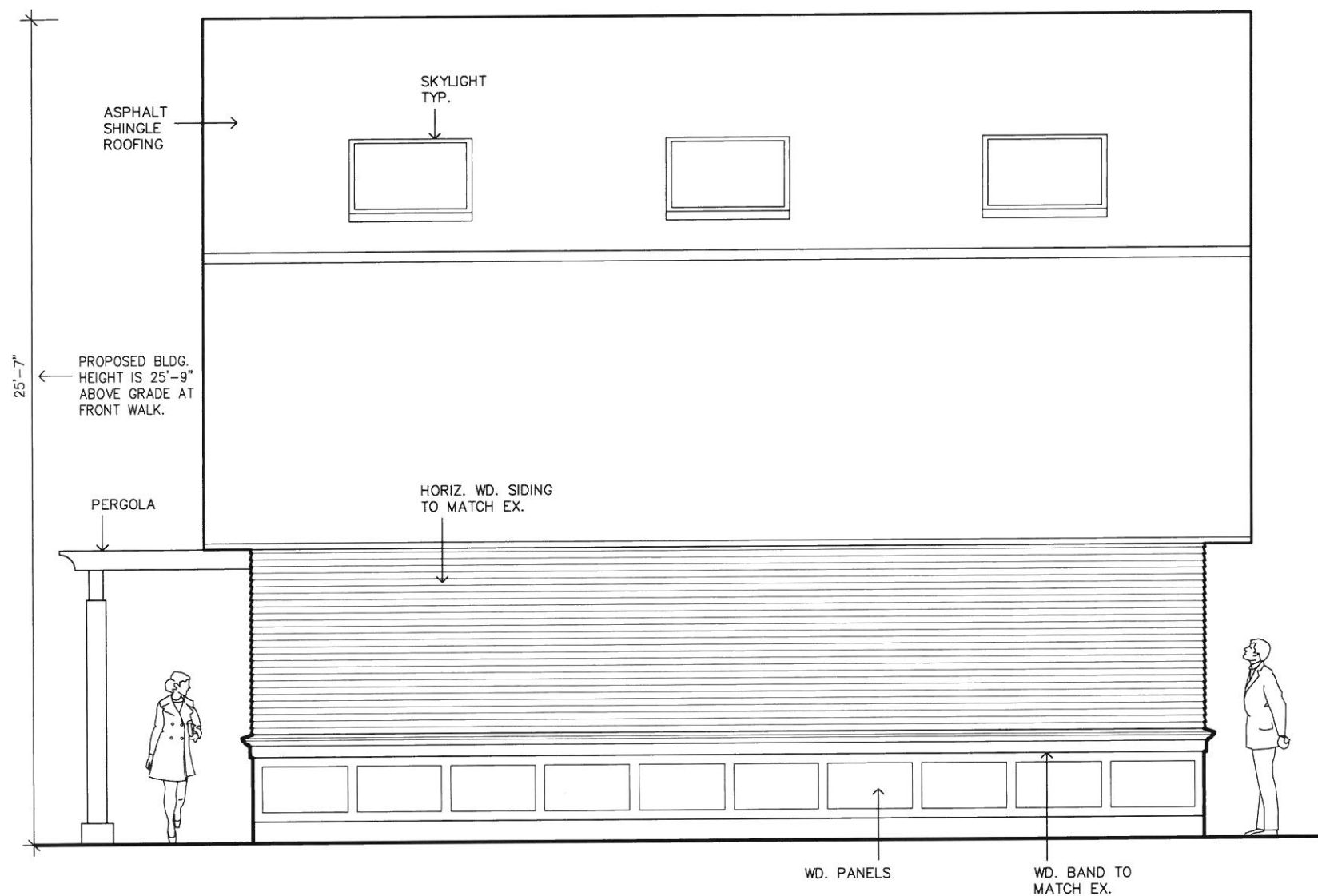
SOUTH ELEVATION



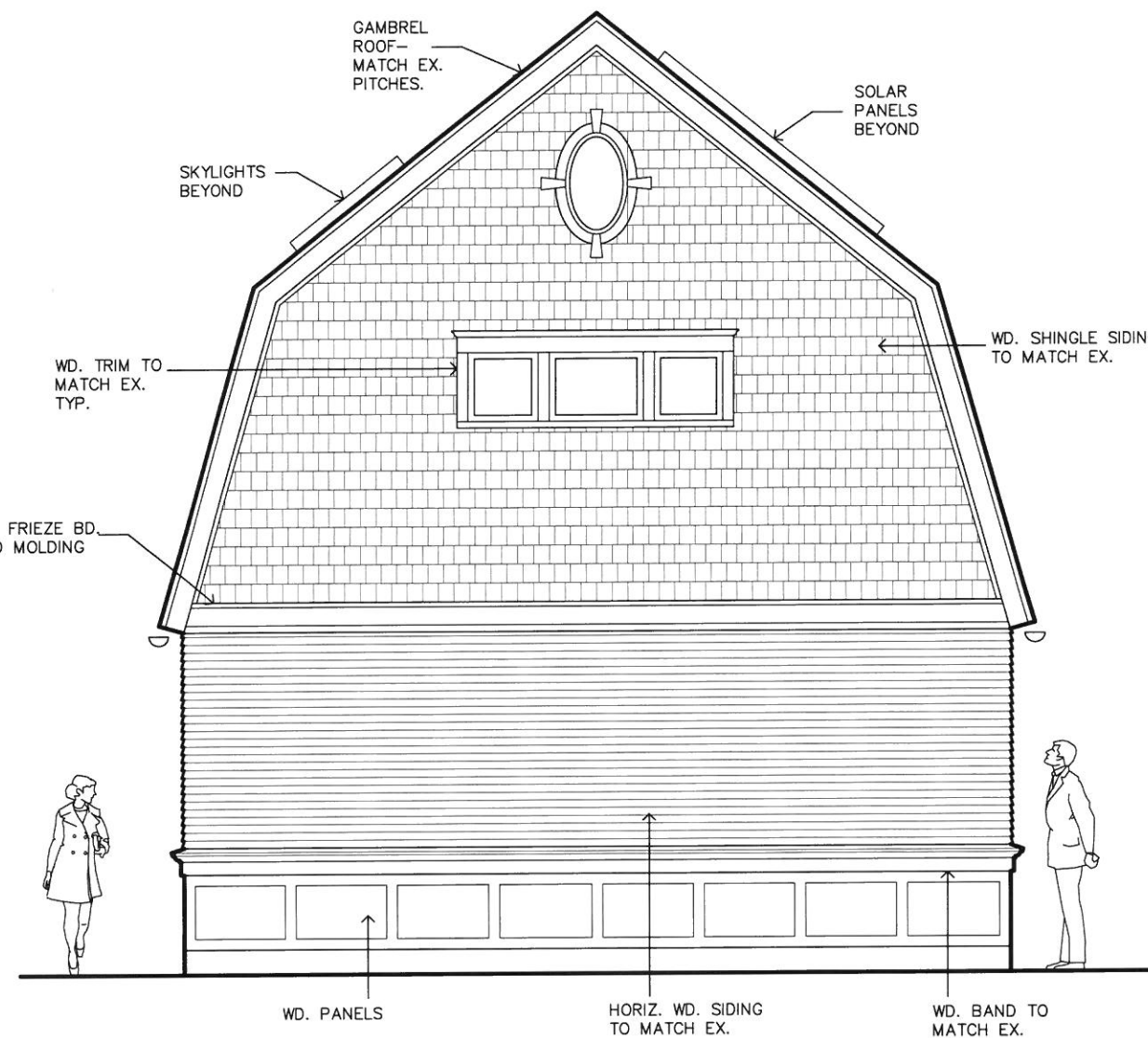
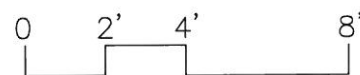
EAST ELEVATION



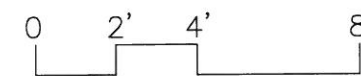
◦ DAVID ◦ MURIELLO ARCHITECT ◦ 635 N. LOMBARD AVENUE ◦ ◦ OAK PARK, ILLINOIS 60302 ◦ ◦ 708.386.8090 ◦	© COPYRIGHT 2023 DAVID J. MURIELLO		PROJECT: <u>VOGEN RESIDENCE</u> <u>DETACHED GARAGE</u> <u>214 GALE AV.</u> <u>RIVER FOREST, IL.</u> PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023	<u>SECTION AND ELEVATION</u> 
	9.26.23 10.24.23			
	PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED			



NORTH ELEVATION



WEST ELEVATION



<p>DAVID MURIELLO ARCHITECT</p> <p>635 N. LOMARD AVENUE OAK PARK, ILLINOIS 60302 708.386.8090</p>	<p>© COPYRIGHT 2023 DAVID J. MURIELLO</p> <p>9.26.23 10.24.23</p>	<p>PROJECT: VOGEN RESIDENCE DETACHED GARAGE 214 GALE AV. RIVER FOREST, IL.</p>	<p>ELEVATIONS</p> <p>A5</p> <p>SHEET 5 OF 5</p>
		<p>PROJECT NUMBER: 5029 DRAWN BY: DM FILE NAME: VOGEN-PLANS-2023</p> <p>PRELIMINARY NOT FOR CONSTRUCTION REVISIONS REQUIRED</p>	

Zoning Analysis Table

Project Address:

214 Gale Av.

Prepared by:

David Muriello

Date: 10/25/23

Telephone Number:

708.386.8090

Zoning District:

R2

Use:

single family residence

Line #

Lot Area

Using a current Plat of Survey, calculate the area of the Lot in square feet

Lot Width

60'

Lot Depth

200'

Lot Area

12,000 sf.

1

Lot Coverage

2 See Lot Coverage Worksheet

Allowed

2A 3600 sf.

Proposed

2C 2407.04 sf

Floor Area Ratio

3 See Floor Area Worksheet

Allowed

3A 4800

Proposed

3C 3944

Building Height at Roof Ridge

4 Height above "grade" in feet

Allowed

4A 18.0'

Proposed

4C 25'-9"

5 Story Height

5A N/A

5C N/A

Off-Street Parking

6 Garage spaces

Required

6A 2

Proposed

6C 2

Zoning Analysis Table

Project Address:

214 Gale

Line # Location and Area

7 Is the proposed Accessory Structure located entirely within the rear 30% of the lot?

7C Yes

8

8A 60 Allowed 8B 34.5 Proposed

9 Does the proposed Accessory Structure cover less than 30% of the Rear Yard?

9C Yes

10

10A 1953 Allowed 10B 649 Proposed

Setbacks

Direction Required Setback

Proposed Setback

Secondary Front Yard

11 Property Line to Building

11C

12 Eave Length

12C

13 Setback to Eave

13A

13C

N/A

Side Yard

north

14 Property Line to Building

14A

14C

15 Eave Length

15C

16 Setback to Eave

16A

16C

Side Yard

south

17 Property Line to Building

17A

17C

18 Eave Length

18C

19 Setback to Eave

19A

19C

Rear Yard

20 Property Line to Building

20A

20C

21 Eave Length

21C

22 Setback to Eave

22A

22C

Lot Coverage Worksheet

In Zoning Districts R-1 and R-2, Lot Coverage is limited to 30% of the Area of the Lot.
Multiply the Lot Area from line 1 by 0.30 and indicate this number in Box 2A on the Zoning Analysis Table.

(Lot Area)

(Allowed Lot Coverage)

$$12,000 \text{ s.f.} \quad \times \quad 0.30 \quad = \quad 3600 \text{ s.f.}$$

Lot Coverage includes the following:

The footprint area of the main building and any overhanging floor areas

The footprint area of all accessory buildings (garages, sheds, etc.)

The area under roof of all accessory structures including open porches, carports, gazebos, pergolas, trellises, etc.

Provide a Sketch or Block Diagram of the Existing and Proposed Lot Coverage

Existing Lot Coverage Calculation

Piece	Length	Width	Area
1	33.94'	37.65'	1277.98 s.f.
2	5.40'	11.75'	63.45 s.f. north west corner
3	12.18'	30.95'	376.97 s.f. porch, bay
4			39.64 s.f. circular piece
Total Existing Lot Coverage (enter in Box 2B)			1758.04 s.f.

Proposed Lot Coverage Calculation

Piece	Length	Width	Area
1	29.5'	22.0'	649.0 s.f.
Total Proposed Lot Coverage			649.0 s.f.

(Existing Lot Coverage) + (Proposed Lot Coverage) = (Existing + Proposed Lot Coverage)

$$1758.04 + 649.0 = 2407.04 \text{ s.f.}$$

(Enter in Box 2C)

Floor Area Worksheet

In Zoning Districts R-1 and R-2, the maximum Floor Area Ratio is 0.40 for lots less than 20,000 square feet, and 0.35 for lots of 20,000 square feet and greater (the resulting maximum gross floor area for lots of 20,000 s.f. and greater shall not be less than 8,000 square feet).

Multiply the Lot Area from line 1 by the appropriate factor and indicate this number in Box 3A on the Zoning Analysis Table.

For Lot Area less than 20,000 s.f.: 12,000 x 0.40 = 4800 s.f.

For Lot Area of 20,000 s.f. and greater: N/A x 0.35 = N/A

Gross Floor Area is defined as follows:

FLOOR AREA, GROSS: The sum of the gross horizontal area of the several floors of a structure, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The gross floor area of a building shall include:

- A. Elevator and mechanical shafts and stairwells;
- B. Mechanical equipment spaces unless located on the roof, either open or enclosed;
- C. Attic space having average headroom of seven feet or more;
- D. For structures that qualify as "new construction" under this section permitted on or after April 28, 2008, one hundred percent of the floor area of a basement, if four feet nine inches or more of the height of the basement projects above grade as measured from grade to the top of the first finished floor; for structures that do not qualify as "new construction" under this section, permitted on or after April 28, 2008, including additions that do not extend above the existing basement height above grade, the floor area of the basement shall not be included in the gross floor area;
- E. Interior balconies and mezzanines;
- F. Enclosed porches;
- G. For nonsingle-family detached residential districts, interior off street parking and loading areas not required to satisfy this title; for single-family detached residential districts, the gross floor area in excess of five hundred square feet of a rear detached garage, the gross floor area in excess of three hundred square feet of a rear attached garage, and the gross floor area in excess of one hundred fifty square feet of any attached front or side garage;
- H. Permanent outdoor display areas;
- I. Any residential, business, manufacturing, recreational, educational or other uses available to the public that are permitted below grade.

Floor Area Summary

From the following worksheets, enter the calculated values in the appropriate box:

Existing Floor Area

ex. 3rd floor = 579 s.f.
attic = 0 s.f.

Existing Basement Floor Area (Note 1)	N/A
Existing First Floor Area	1465 s.f.
Existing Second Floor Area	1102 s.f.
Existing Half-Story Area (Note 2)	N/A
Existing Detached Garage Area	444
Enclosed Off-Street Parking Allowance (Note 3)	-
Total Existing Floor Area (Enter in Box 3B)	3146 s.f.

Existing + Proposed Floor Area

proposed garage = 649.0 s.f.
proposed coach house = 649.0 s.f.

Existing + Proposed Basement Floor Area (Note 1)	-
Existing + Proposed First Floor Area	-
Existing + Proposed Second Floor Area	-
Existing + Proposed Half-Story Area (Note 2)	-
Existing + Proposed Detached Garage Area	444 444
Enclosed Off-Street Parking Allowance (Note 3)	- 500 s.f.
Total Existing + Proposed Floor Area (Enter in Box 3C)	3944

Notes:

Note 1: For structures which do not qualify as "new construction", permitted on or after April 28, 2008, including additions that do not extend above the existing basement height above grade, the floor area of the basement shall **not** be included in the gross floor area.

For structures that qualify as "new construction" permitted on or after April 28, 2008, 100% of the floor area of a basement shall be included in the gross floor area, if 4'-9" or more of the height of the basement projects above "grade" as measured from "grade" to the top of the first finished floor.

For the purposes of determining the height of structures, "grade" is defined by section 10-3-1 of the Village Code as follows:

GRADE: A datum or reference level determined as follows:

- For buildings adjoining one street only, by the elevation of the sidewalk at the center of that wall adjoining the street.
- For buildings adjoining more than one street, by the average of the elevations of the sidewalk at centers of all walls adjoining streets.

- C. For buildings having no wall adjoining the street, by the average level of the finished surface of the ground adjacent to the exterior walls of the building.
1. Any wall approximately parallel to and not more than five feet from a street line shall be considered as adjoining the street.
 2. Where no sidewalk exists, the grade shall be established by the village engineer.

Note 2: A Half-Story space, complying with the following definition, is permitted:

HALF-STORY: A story under a gable, hip, or gambrel roof where no more than twenty five percent of the floor area of that floor is located under dormers or other outward projections from the basic planes of the roof and has an exterior perimeter knee wall not exceeding two feet in height to the bottom of the roof rafter. Any level which exceeds these limits shall be considered a full story.

The Floor Area calculation for a Half-Story level must include the entire area where the clear distance between the attic floor and the underside of the roof rafters is 7'-0" or more. This requirement is not relieved by the provision of collar ties placed below the height of 7'-0" above the floor.

Note 3: For detached garages, located entirely in the rear 30% of the lot, a Floor Area allowance is provided up to 500 square feet. (The allowance taken cannot exceed the actual area of the garage.) For rear attached garages, (attached to the rear of the main building), a Floor Area allowance of 300 square feet is provided. For front or side attached garages, a Floor Area allowance of 150 square feet is provided.

Written Responses to the Standards for Major Variations (Section 10-5-4F)

Shawn and Kristin Vogen

Request of Variance at 214 Gale Ave

November 1, 2023

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;

Response: The hardship is imposed on us as we would not be able to fully restore our property to align with its original character and further improve the historic nature of the property and Historic District. We want to continue to preserve the details of the original home, including the garage. We are asking the Village to allow us to carry the same detail in the historic home through to the garage.

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

Response: The original home was built in 1895 with the Gambrel roof. The roof line and structure of the original roof and height of the home has not been modified. We want to match the same architectural detail and pitch in the garage. To do so will require exceeding the current ordinance allowed height.

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

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

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

Response: The proposed garage will actually be more costly to build. There will be no economic gain from this variation request. We are making a significant investment to improve the property and enhance the historic nature of the home and District.

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

Response: We believe that granting the variance will beautify the historic district, therefore improving everyone's property values. The building of this garage will not be a detriment to any circumstances listed rather, granting the variance will improve the neighborhood.

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

Response: The area where we propose to locate the new garage is slightly to the west and north of the current location. The footprint of the new garage is nearly the same as the current structure. In the new location, there are no structures that will be impacted and the new garage will not impair any current light or air to the adjacent homes as they are significantly distant from the proposed garage. The current site has three mature trees that shade the area immediately to the north and west. There will be less danger of fire as the new structure will be less proximate to any current structure.

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

Response: The electricity used will power lights and garage doors, consistent with typical garage use. The proposed garage will minimally impact total water usage for the residence. We do not anticipate additional demand for police or fire protection.

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

Response: In order to mirror the Gambrel roof design of the historic home, the roof of the garage will need to be taller than the variance allows. If not granted, we will not be able to include this feature of the home to maintain and enhance the historic integrity of the Village's historic district.



Cory & Michelle Johnson
222 Gale Ave
River Forest, IL 60305

Village of River Forest Zoning Board of Appeals
Re: Application for Zoning Variation submitted for 214 Gale

Dear Board of Appeals,

This letter is to let you know that we support the height variance of the garage the Vogens are proposing to build on their property at 214 Gale. We have reviewed the plans and feel that the design and location will not negatively impact our property. Our residence is the property adjacent to the north side of the subject property. We currently use the back corner adjacent to the property as a garden bed and we do not foresee the new structure interfering.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michelle Johnson", followed by a horizontal line.

Michelle Johnson