



RIVER FOREST ZONING BOARD OF APPEALS

MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Wednesday, May 10, 2018 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order**
- II. Public Hearing Regarding Variation Request – 631 Edgewood Place**
- III. Public Comment**
- IV. Adjournment**



MEMORANDUM

DATE: April 17, 2017

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *CER*
Building Official

SUBJECT: Variation Request – 631 Edgewood Place

Maureen Huston, owner of the property at 631 Edgewood Place, has submitted the attached revised application for variations to the side yard setback regulations (Section 10-9-7) of the Zoning Code. On April 9, 2018, the Village Board of Trustees remanded the applicant back to the Zoning Board of Appeals for the consideration of an alternate plan and a revised application for Zoning Variations.

The applicant proposes to construct a detached garage in the side yard adjacent to the existing home. As this accessory structure is not located in the rear 30 percent of the lot, the exception allowed by section 10-8-7-C-2-c of the Zoning ordinance does not apply. The same setbacks as the required for the primary building apply.

Section 10-9-7 of the Zoning Code requires a minimum side yard setback of ten percent of the lot width or five feet, whichever is greater, and the minimum required combined side yard setback to be twenty-five percent of the lot width, or ten feet, whichever is greater as measured to the exterior wall of the structure.

As the total frontage of the lot along Edgewood Place is 95.79 feet, the minimum required setback at each side is 9.58 feet (about 9'-7"), and the combined side yard setback should be a total of 23.95 feet (about 23'-11 3/8").

The applicant is requesting variations so that:

The west corner of the proposed garage will be located 5'-0" away from the southwesterly side property line and;

The proposed combined side yard setback will be 19.02 feet, given the setback of 14.02 feet from the existing house to the northeasterly side property line plus the proposed 5-foot setback for the garage.

The revised plan does not require a variation for the setback to the edge of the roof eave and the remaining requested variations are for smaller amounts than the prior request. The packet includes a revised application, revised zoning calculations and a revised Site Plan, labeled D1. All of the elements of the application (short description, plat of survey, responses to the 8 Standards, photographs, letters from neighbors, etc.) remain as previously submitted.

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 10-9-7 of the Zoning Code at 631 Edgewood Place.

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



**LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, County of Cook, State of Illinois, on Thursday, May 10, 2018 at 7:30 p.m. at the Community Room of the Municipal Complex, 400 Park Avenue, River Forest, Illinois on the following matter:

The Zoning Board of Appeals will consider a zoning variation application submitted by Maureen Huston, owner of the property at 631 Edgewood Place, who is proposing to construct a detached garage.

The applicant is requesting variations to Section 10-9-7 of the Zoning Code for the purpose of constructing a detached garage in the side yard adjacent to the house. The proposed garage will not conform to the requirements for side yard setback to the building wall and the combined side yard setback.

The Zoning Code requires a side yard setback equal to 10% of the lot width or 5 feet, whichever is greater. The lot frontage is 95.79 feet wide, requiring a minimum side yard setback of 9.58 feet. The applicant proposes to construct the garage so that the corner of the garage nearest to the southwesterly property line will have a setback of 5 feet.

The Zoning Code requires a minimum combined side yard setback equal to 25% of the lot width or 10 feet, whichever is greater. Based on the lot frontage of 95.79 feet, the combined side yard setback is required to be about 23.95 feet. With an existing setback of 14.02 feet from the existing house to the northeasterly side property line plus the proposed 5 foot setback for the garage, the proposed combined side yard setback is only 19.02 feet.

The legal description of the property at 631 Edgewood Place is as follows:
LOT 2 (EXCEPT THAT PART CONVEYED BY GEORGE L. THATCHER
AND OTHERS TO ANNIE C. MILLER, SAID PART CONVEYED BEING
THAT PART OF LOTS 2 AND 3 DESCRIBED AS FOLLOWS:
COMMENCING ON THE EAST LINE OF LOT 3, 13 FEET NORTH OF THE
SOUTH LINE OF SAID LOT;
THENCE WEST PARALLEL WITH THE SAID SOUTH LINE, 201.05 FEET
TO THE ALLEY;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70
FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, TO
THE WEST LINE OF THATCHER AVENUE;

THENCE SOUTH, 70 FEET TO THE POINT OF BEGINNING) AND
(EXCEPT THAT PART BEGINNING AT THE POINT OF INTERSECTION
OF THE SOUTH CORNER OF SAID LOT 2 AND THE WEST LINE OF LOT 3
IN BLOCK 1;

THENCE NORTH ON THE WEST LINE OF SAID LOT 3 EXTENDED TO A
LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF
SAID LOT 3;

THENCE WESTERLY ALONG A LINE 83 FEET NORTH OF AND
PARALLEL TO THE SOUTH LINE OF LOT 3 EXTENDED TO THE
SOUTHWESTERLY LINE OF LOT 2 AFORESAID;

THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE OF LOT 2
TO THE POINT OF BEGINNING; BEING ALL OF THAT PART OF SAID
LOT 2 LYING SOUTH OF A LINE 83 FEET NORTH OF AND PARALLEL
WITH THE SOUTH LINE OF LOT 3 EXTENDED) IN BLOCK 1 IN
THATCHER'S RESUBDIVISION OF BLOCKS 20 AND 21 AND PRIVATE
STREET ADJOINING SAME IN THATCHER PARK LYING EASTERLY,
SOUTHEASTERLY AND SOUTHERLY OF OAK AVENUE WITH THAT
PART OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP
39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
LYING EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST
1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND ALSO

THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING NORTH
OF A LINE 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE
OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING
EAST OF THE EAST LINE OF OAK AVENUE IN THE NORTHEAST 1/4 OF
SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

All interested persons will be given the opportunity to be heard at the public
hearing. A copy of the meeting agenda will be available to the public at the
Village Hall.

Clifford Radatz
Secretary
Zoning Board of Appeals

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

Address of Subject Property: 631 Edgewood Place, River Forest, IL 60305

Applicant: Maureen Huston

Name

631 Edgewood Place, River Forest, IL 60305

Address

708-421-2588

(none)

mfhuston@gmail.com

Phone (Daytime)

Fax

E-Mail

Owner

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

Architect/Contractor: Sheryl / Kirk Stevens - ArchImage Architects, Ltd.

Name

360 E. South Water St., Ste. 1018, Chicago, IL. 60601

Address

t: 312.642.0619

(none)

sheryl@archimagearchitects.com

m: 312.286.0409

Phone (Daytime)

Fax

E-Mail

Date of Application: January 31, 2018 (modified April 11, 2018)

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: Maureen Huston Date: 04/11/2018

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.

Address of Subject Property: 631 Edgewood Place, River Forest, IL 60305

Zoning District of Property (circle one): R1 **(R2)** R3 R4 C1 C2 C3 PRI ORJC

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

☒ Zoning Code

☐ Building Code (fence variations only)

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-7 Setback regulations C. Side Yards 1. Requirements	10% of the lot width or 5 feet, whichever is greater: = 9.58 feet	5 feet from western corner of garage structure to southwestern lot line (proposed structure not parallel to lot line)
10-8-7 Setback regulations C. Side Yards 1. Requirements	minimum combined side yard setback or 25% of the lot width or 10 feet, whichever is greater: 23.75 ft	19.02 feet

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.

Zoning Analysis Table

Project Address: 631 Edgewood Place, River Forest, IL 60305

Prepared by: Maureen F. Huston Date: 11/15/2017
(modified 4/11/2018)

Telephone Number: 708-421-2588

Zoning District: R-2

Use: Residential

Line #

Lot Area		Lot Width	Lot Depth	Lot Area
Using a current Plat of Survey, calculate the area of the Lot in square feet		95.79 (irregular)	102.7 +/- (irregular)	8.968 sf
1				
Lot Coverage		Allowed		Proposed
2	See Lot Coverage Worksheet	2A 2,690.7 sf		2C 1869.4 sf
Floor Area Ratio		Allowed		Proposed
3	See Floor Area Worksheet	3A 3,587.6 sf		3C 1632.88 sf
Building Height at Roof Ridge		Allowed		Proposed
4	Height above "grade" in feet	4A 18 ft		4C 18 ft
5	Story Height	5A 1-1/2		5C 1
Off-Street Parking		Required		Proposed
6	Garage spaces	6A 2		6C 2

Zoning Analysis Table

Project Address:

631 Edgewood Place, River Forest, IL 60305

Line # Location and Area

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

8 Allowed Proposed
 8A 8B

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

10 Allowed Proposed
 10A 10B

Setbacks

	Direction	Required Setback	Proposed Setback
Secondary Front Yard		<input type="text" value="NW"/>	
Existing House			
11 Property Line to Building		21.1	11C <input type="text" value="33.09"/>
12 Eave Length		2.5	12C <input type="text" value="2.00"/>
13 Setback to Eave	13A <input type="text"/>	18.6	13C <input type="text" value="31.09"/>

Side Yard		<input type="text" value="SW"/>	
14 Property Line to Building	14A <input type="text" value="9.58'"/>		14C <input type="text" value="5'"/>
15 Eave Length			15C <input type="text" value="2'"/>
16 Setback to Eave	16A <input type="text" value="3'"/>		16C <input type="text" value="3'"/>

Side Yard		<input type="text" value="NE"/>	
17 Property Line to Building	17A <input type="text" value="9.58'"/>		17C <input type="text" value="76.74'"/>
18 Eave Length			18C <input type="text" value="1.66'"/>
19 Setback to Eave	19A <input type="text" value="3'"/>		19C <input type="text" value="74.41'"/>

Rear Yard		<input type="text" value="SE"/>	
20 Property Line to Building	20A <input type="text" value="3'"/>		20C <input type="text" value="47.61"/>
21 Eave Length			21C <input type="text" value="2.0"/>
22 Setback to Eave	22A <input type="text" value="2'"/>		22C <input type="text" value="45.61"/>

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)
8,968 sf	X	0.30	=	2,690.7 sf

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

Chimney
Ext. porch
Porch overhang

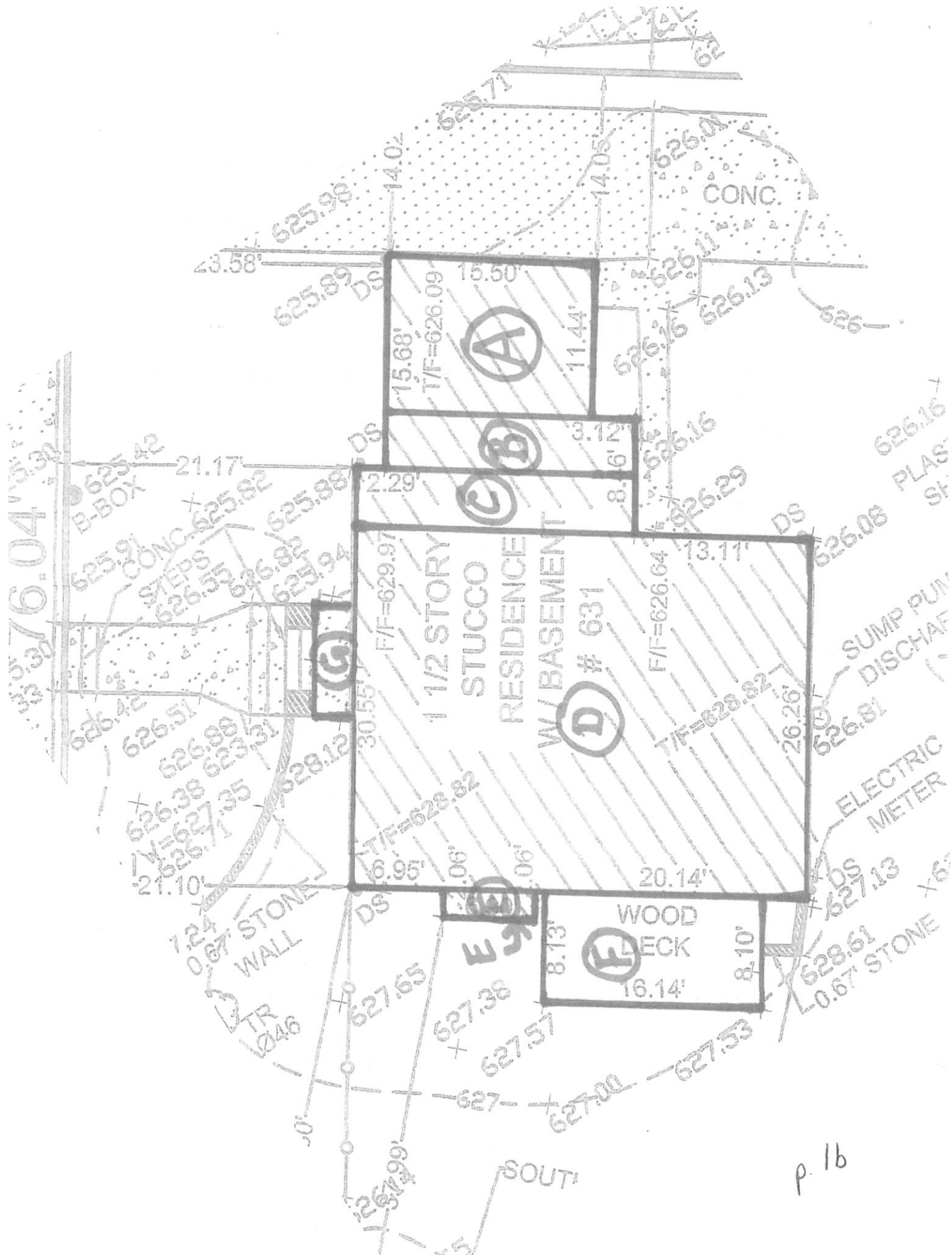
Piece	Length	Width	Area
A	15.50	11.44	177.32
B	18.62	4.24	78.95
C	20.91	4.22	88.24
D	33.99	26.26	892.58
E	6.90	2.06	14.21
F	8.115	16.14	130.98
G	3.667	8.50	31.17
Total Existing Lot Coverage (enter in Box 2B)			1,413.45

Proposed Lot Coverage Calculation

Piece	Length	Width	Area
	22.0	22.0	484.0
Total Proposed Lot Coverage			

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

1,413.45	+	484	=	1,897.45 sf
				(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.: 8,968 x 0.40 = 3,587.6

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

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

Existing Basement Floor Area (Note 1)	.
Existing First Floor Area	1,328.28
Existing Second Floor Area	.
Existing Half-Story Area (Note 2)	218.44
Existing Detached Garage Area	0.
Enclosed Off-Street Parking Allowance (Note 3)	— 0.
Total Existing Floor Area (Enter in Box 3B)	1,590.72

Existing + Proposed Floor Area

Existing + Proposed Basement Floor Area (Note 1)	.
Existing + Proposed First Floor Area	1,328.28
Existing + Proposed Second Floor Area	.
Existing + Proposed Half-Story Area (Note 2)	218.44
Existing + Proposed Detached Garage Area	484.00
Enclosed Off-Street Parking Allowance (Note 3)	— 484.00
Total Existing + Proposed Floor Area (Enter in Box 3C)	1,590.72

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:

- A. For buildings adjoining one street only, by the elevation of the sidewalk at the center of that wall adjoining the street.
- B. 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.

Basement Floor Area

Note: 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.

Provide a Sketch or Block Diagram of the Existing and Proposed Basement Floor Area

Existing Basement Floor Area

Piece	Length	Width	Area
Total Existing Basement Floor Area			

Proposed Basement Floor Area

Piece	Length	Width	Area
Total Proposed Basement Floor Area			

(Existing Basement Floor Area) + (Proposed Basement Floor Area) = (Existing + Proposed Basement Floor Area)

_____ + _____ = _____

First Floor Area

Provide a Sketch or Block Diagram of the Existing and Proposed First Floor Area

(see diagram, next page)

Existing First Floor Area

Chimney
Ext. Porch

Piece	Length	Width	Area
A	15.50	11.44	177.32
B	18.62	4.24	78.95
C	20.91	4.22	88.24
D	33.99	26.26	892.58
E	6.90	2.06	14.21
F	8.115	16.14	130.98
Total Existing First Floor Area			1,382.28

Proposed First Floor Area

Piece	Length	Width	Area
Total Proposed First Floor Area			0

(Existing First Floor Area) + (Proposed First Floor Area) = (Existing + Proposed First Floor Area)

1,382.28 + 0 = 1,382.28

Second Floor Area

Provide a Sketch or Block Diagram of the Existing and Proposed Second Floor Area

Existing Second Floor Area

Piece	Length	Width	Area
Total Existing Second Floor Area			218.44

Proposed Second Floor Area

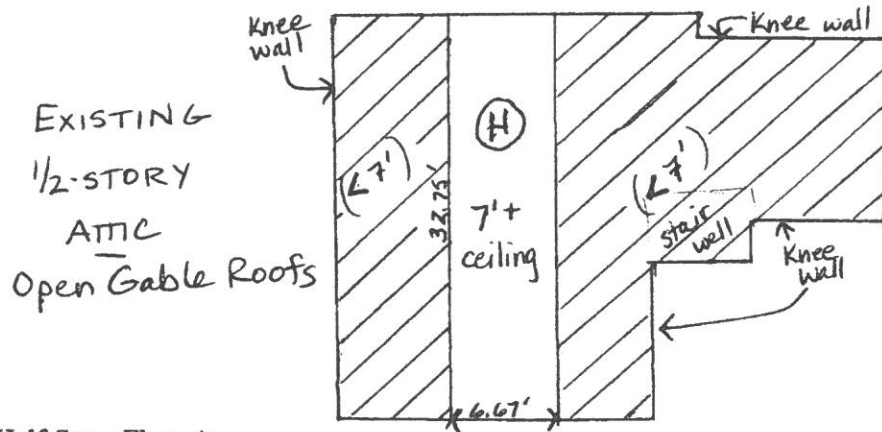
Piece	Length	Width	Area
Total Proposed Second Floor Area			0

(Existing Second Floor Area) + (Proposed Second Floor Area) = (Existing + Proposed Second Floor Area)

_____ + _____ = _____

Half-Story (Attic) Floor Area

Provide a Sketch or Block Diagram of the Existing and Proposed Half-Story (Attic) Floor Area



Existing Half-Story Floor Area

Piece	Length	Width	Area
H	32.75	6.67	218.44
Total Existing Half-Story Floor Area			

Proposed Half-Story Floor Area

Piece	Length	Width	Area
Total Proposed Half-Story Floor Area			0

(Existing Half-Story Floor Area) + (Proposed Half-Story Floor Area) = (Existing + Proposed Half-Story Floor Area)

$$218.44 + 0 = 218.44$$

LOT COVERAGE

8969 SQ.FT. (LOT SIZE) X .30 = 2690.7 SQ.FT. ALLOWABLE

EXISTING HOME = 1251.3 SQ.FT. (FOOTPRINT)
EXISTING PORCH = 130.98 SQ.FT.
ENTRY CANOPY = 31.17 SQ.FT.
NEW GARAGE = 484 SQ.FT.

TOTAL LOT COVERAGE = 1897.45 SQ.FT.

EDGEWOOD PLACE

PROPERTY LINE

SIDEWALK

EXIST. SIDEWALK
134 SQ.FT.

EXIST. ENTRY
CANOPY
31.17 SQ.FT.

EXISTING HOME
1251.3 SQ.FT.
(FOOTPRINT)

EXISTING PORCH
130.98 SQ.FT.

NEW DRIVEWAY
661 SQ.FT.

NEW GARAGE
484 SQ.FT.

NEW CURB CUT

LINE OF NEW
DRIVEWAY

SIDEYARD SETBACK
(REQUESTING VARIATION)

LINE OF EXISTING ROOF

LINE OF EXISTING HOME

NOTE: LINE OF REAR FACE OF EXISTING
HOME AND NEW GARAGE IS NOT
PARALLEL WITH ANY PROPERTY LINE

LINE OF EXISTING PORCH

LINE OF OVERHEAD
POWER LINE

ALIGN

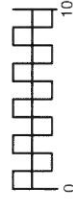
LINE OF NEW GARAGE

LINE OF GARAGE ROOF

LINE OF TREE ROOTS-
KEEP GARAGE END. CLEAR



1 SITE PLAN
3/32" = 1'-0"



Archimāge
Architects, Ltd.

www.archimagearchitects.com

HUSTON RESIDENCE
631 Edgewood Place
River Forest, IL 60305

SITE PLAN

Project number	1706	D1
Date	2-26-2018	
Drawn by	SOS	
Checked by	KRS	Scale 3/32" = 1'-0"