



RIVER FOREST ZONING BOARD OF APPEALS

MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, February 14, 2019 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. Approval of the Minutes from the meeting of the Zoning Board of Appeals on September 13, 2018.
- III. Approval of the Minutes from the meeting of the Zoning Board of Appeals on September 20, 2018.
- IV. Variation Request for 1427 Jackson Avenue – Lot Coverage
- V. Public Comment
- VI. Adjournment

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES**

September 13, 2018

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, September 13, 2018 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

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

Present: Chairman Frank Martin, Members David Berni, Gerald Dombrowski, Tagger O'Brien, and Michael Smetana.

Absent: Member Robert Swindal.

Also Present: Secretary Clifford Radatz, Village Administrator Eric Palm

II. APPEAL OF THE DECISION OF THE ZONING ADMINISTRATOR - 7221 LE MOYNE STREET.

Chairman Martin reviewed the procedure for an Appeal of the Decision of the Zoning Administrator.

Jennifer Murray appeared before the Board to represent the owners of the property, Michael Murray (her brother) and John Hall. Ms. Murray reviewed the owners' history with the building. When purchased, the building included 6 dwelling units. Subsequently, 2 apartment units were remodeled and combined to create a luxury rental townhome unit, thus reducing the total number to 5 dwelling units. Ms. Murray stated that when this work was done, the owners were not aware that they would lose the right to have 6 units in the building.

Ms. Murray noted that they are presenting a plan to add a "horseshoe" shaped driveway in front of the building in order to relieve some of the shortfall in the off-street parking requirement, increasing the number of parking spaces to 10.

In regard to the density of the property, Ms. Murray noted how terraces, patios, and decks have been added to improve the desirability of the units. She then presented diagrams to show the original arrangement of the units in the building, the current configuration, and the proposed arrangement.

Ms. Murray noted that the additional unit will be occupied by the owner, which is beneficial to the neighborhood.

Donna Murray (also a sister of the Michael Murray) noted that the owners have invested in and improved the property, which has been beneficial to the neighborhood.

Chairman Martin clarified that the issues involved in this case includes non-compliance with the maximum density of dwelling units allowed by the Zoning Ordinance for this property, non-compliance with the off-street parking required for the number of dwelling units, and seeking to re-instate the non-conforming conditions which had been discontinued.

Eric Palm, Village Administrator and Zoning Administrator, addressed the Zoning Board, indicating that he had based his decision to reject the application for Building Permit, as follows:

By proposing to return the property to 6 dwelling unit from 5 units, the density of the property would increase from 1 unit per 1,720 square feet of land area to 1 unit per 1,434 square feet of land area. Section 10-11-3 of the ordinance allows a maximum density of 1 unit per 2,800 square feet of land area.

The property does not comply with the requirement for off-street parking as required by section 10-11-8.

And, as the one-year period allowed by section 10-5-7 had been exceeded, the property could not be returned to the previous levels of non-conformity.

Mr. Palm further noted should his decision be upheld, that the property owners still have recourse by applying for variations to the density limit and the off-street parking requirements of the ordinance.

Board Member David Berni asked if the dwelling units are rental units, or are they individually owned. Jennifer Murray confirmed that all of the dwellings are rental units, the building being owned by Michael Murray and John Hall. Mr. Berni asked if there was an intention to convert the property to condominiums. Ms. Murray indicated that there is no intention to convert the building.

Chairman Martin closed the public portion of the hearing.

Board Member Tagger O'Brien asked what the Lot size of the property is. The Plat of Survey shows the dimensions of the lot are 33.6 feet by 170.3 feet.

Board Member Michael Smetana observed that zoning variations could not be recommended at this hearing because variations had not been applied for. Chairman Martin concurred, indicating that they could only uphold, revise, or reverse the decision of the Zoning Administrator.

A MOTION was made by Member O'Brien and SECONDED by Member Berni to uphold the decision of the Zoning Administrator.

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

Nays: None.

Motion passed.

III. CONTINUATION OF THE MEETING

Chairman Martin recommended that the remainder of the Agenda for the meeting, consisting of Approval of Minutes and Findings of Fact from previous meetings, be continued until the next meeting of the Zoning Board of Appeals

A MOTION was made by Member O'Brien and SECONDED by Member Berni to continue the meeting.

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

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

A MOTION was made by Member Berni and SECONDED by Member Smetana to adjourn the meeting at 8:00 p.m.

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

Respectfully Submitted:

Clifford Radatz, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date:_____

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES**

September 20, 2018

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, September 20, 2018 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

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

Present: Chairman Frank Martin, Members David Berni, Tagger O'Brien, and Gerald Dombrowski

Absent: Members Michael Smetana and Robert Swindal

Also Present: Secretary Clifford Radatz, Assistant Village Administration Lisa Scheiner

II. APPROVAL OF AUGUST 9, 2018 ZONING BOARD OF APPEALS MEETING MINUTES

A MOTION was made by Member Berni and SECONDED by Member O'Brien to approve the minutes of the August 9, 2018 Zoning Board of Appeals meeting.

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

Nays: None.

Motion passed.

III. APPROVAL OF THE FINDINGS OF FACT FOR THE VARIATION REQUESTED FOR 346 PARK AVENUE (GARAGE HEIGHT)

A MOTION was made by Member O'Brien and SECONDED by Member Berni to approve the findings of fact and recommendation regarding an accessory building height variation related to a garage at 346 Park Avenue

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

Nays: None.

Motion passed.

IV. APPROVAL OF THE FINDINGS OF FACT FOR THE VARIATIONS REQUESTED FOR 346 PARK AVENUE (ADDITION TO RESIDENCE)

A MOTION was made by Member Dombrowski and SECONDED by Member O'Brien to approve the findings of fact and recommendation regarding side yard setback variations related to a residential addition at 346 Park Avenue.

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

V. APPROVAL OF THE FINDINGS OF FACT FOR THE VARIATIONS REQUESTED AT 514 ASHLAND AVENUE (ADDITION TO RESIDENCE)

A MOTION was made by Member Berni and SECONDED by Member O'Brien to approve the findings of fact and recommendation regarding a lot coverage variation related to a proposed addition at 514 Ashland Avenue.

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

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

A MOTION was made by Member O'Brien and SECONDED by Member Berni to adjourn the meeting at 7:34 p.m.

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

Respectfully Submitted:

Clifford Radatz, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____

CHECKLIST OF STANDARDS FOR MAJOR VARIATIONS

Name of Commissioner: _____

Date of Public Hearing: _____

Application: _____

Address _____

Standards:

Met? ¹	Standard
<p>Yes</p> <p>No</p>	<p>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;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<p>Yes</p> <p>No</p>	<p>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;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<p>Yes</p> <p>No</p>	<p>3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<p>Yes</p> <p>No</p>	<p>4. The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<p>Yes</p> <p>No</p>	<p>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</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>

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?



MEMORANDUM

DATE: February 8, 2019

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *CEER*
Building Official

SUBJECT: Variation Request – 1427 Jackson Avenue

Hank Haff, owner of the property at 1427 Jackson Avenue, has submitted the attached application for a variation to the Lot Coverage regulation contained in Section 10-9-5 of the Zoning Code. The applicant proposes to construct a detached garage in the rear yard of the property.

Section 10-9-5 of the Zoning Code allows a maximum Lot Coverage equal to 30% of the Lot Area. The applicant is requesting to construct the detached garage which will increase the Lot Coverage on the site to 31.96% of the Lot Area.

If the Zoning Board wishes to recommend the approval of this variation 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 variation to Section 10-9-5 of the Zoning Code in order to allow construction of a detached garage at 1427 Jackson 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 of the Village of River Forest, County of Cook, State of Illinois, on Thursday, February 14, 2019 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 Hank Haff, owner of the property at 1427 Jackson Avenue, who is proposing to construct a detached garage on the property. The applicant is requesting a variation to Section 10-9-5 that would allow the property to have a Lot Coverage equal to 31.96% of the Lot Area. The Zoning Code allows a maximum Lot Coverage equal to 30% of the Lot Area.

The legal description of the property at 1427 Jackson Avenue is as follows:

LOT 7 IN BLOCK 6 IN WILLIAM BECKMANS SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, 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