



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	<p>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;</p> <p>Notes: _____ _____ _____</p>
Yes No	<p>7. That the granting of the variation would not unduly tax public utilities and facilities in the area;</p> <p>Notes: _____ _____ _____</p>
Yes No	<p>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;</p> <p>Notes: _____ _____ _____</p>

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



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

DEC 19 2018
 By: CH CK #18222
 \$650.00
 9:05 am

Address of Subject Property: 1427 Jackson Ave Date of Application: 12/14/18

Applicant		Architect / Contractor	
Name:	<u>Hank Haff</u>	Name:	<u>Stanley Exteriors</u>
Address:	<u>2210 Midwest Rd #212</u>	Address:	<u>10001 W. Roosevelt Rd</u>
City/State/Zip:	<u>Oak Brook IL 60523</u>	City/State/Zip:	<u>Westchester, IL 60154</u>
Phone:	<u>630-218-6700</u>	Fax:	
Phone:		Phone:	<u>708-223-6464</u>
Email:	<u>Hank@hjhhomes.com</u>	Email:	<u>mbarakat@Stanleyexteriors.com</u>

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: Hank Haff Date: 12/14/18

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.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 1427 Jackson Ave. Date of Application: 12/14/18

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) Example: 10-8-5, lot coverage	Code Requirement(s) Example: no more than 30% of a lot	Proposed Variation(s) Example: 33.8% of the lot (detailed calculations on a separate sheet are required)
10-9-5, Lot Coverage 10-8-5, Lot Coverage	No more than 30%	31.96%

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.

1427 Jackson Zoning Variation

The project at 1427 Jackson Avenue is to erect a 2-car garage. There is currently no garage on the subject property. The purpose for the variation is to conform with the neighborhood and the needs of a new family moving into the community, but is necessary. The proposition of a 2-car garage opposed to a 2 ½ or 3-car garage was determined based on the lot coverage. The variation for a 2-car garage allows us to maintain a "De minimis" increase of the allowable 30% lot coverage by only 1.96%. Not only is a garage important for vehicle parking, but is a storage hub. For example: bicycles, kid's pools, lawn mowers, snow blowers and garbage cans that generally are unsightly if left outdoors. Furthermore, life without a garage for a family can be burdensome and makes little sense in this day and age.

FIELD WORK DATE: 5/14/16

REVISION DATES: 5/14/16, 5/20/16

18655320
BOUNDARY SURVEY
COOK COUNTY

18655320

1477 JACKSON AVENUE, WHEELER, ILLINOIS 60090



CLIENT ORDER NUMBER

BUYER

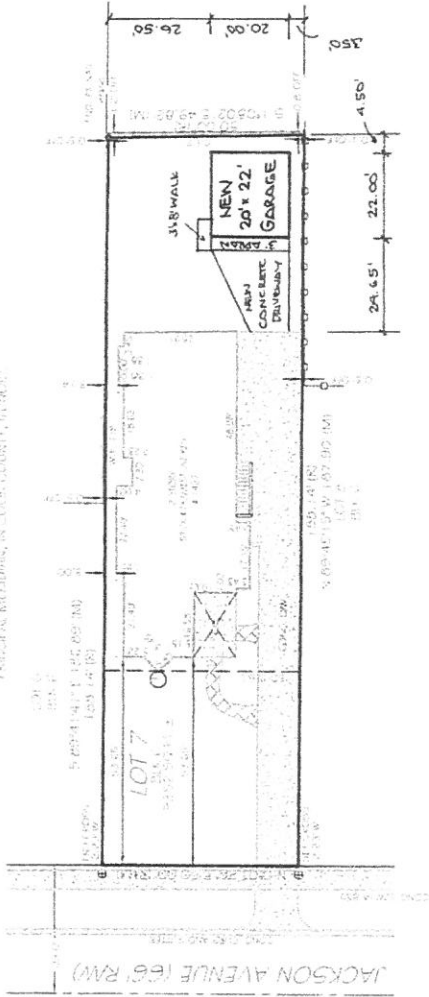
SELLER

CERTIFIED TO

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 THE WEST 1/2 OF SECTION 18, T34N, R12E, E1/2, COOK COUNTY, ILLINOIS

NONE VISIBLE

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 THE WEST 1/2 OF SECTION 18, T34N, R12E, E1/2, COOK COUNTY, ILLINOIS

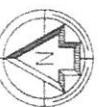


STATE OF ILLINOIS
COUNTY OF COOK

I, **Kenneth Kennedy**, Surveyor No. 3163, do hereby certify that the foregoing is a true and correct copy of the original record of this survey as the same appears on the books of the State of Illinois.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYORS ACT, CHAPTER 140, PARAGRAPH 1-10, DOES NOT REQUIRE A SIGNATURE FOR THIS TYPE OF SURVEY.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

PROPOSED SITE PLAN

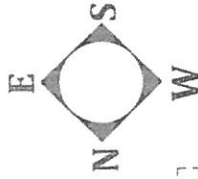
Phone 773.305.4011
Fax 866.744.2882
www.exacthicago.com



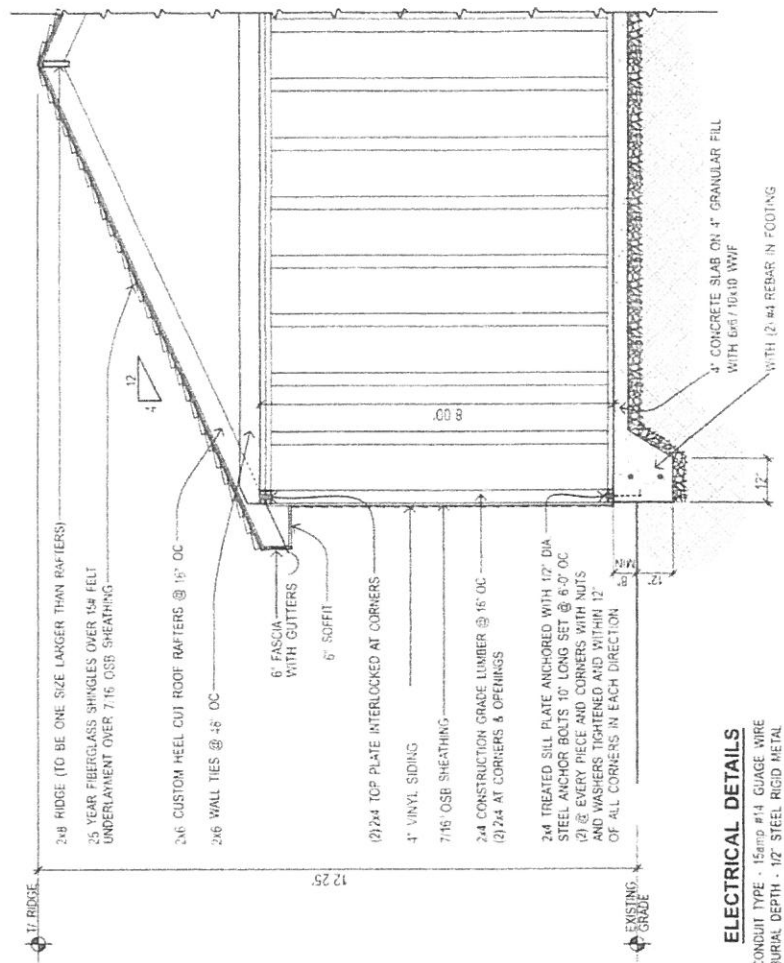
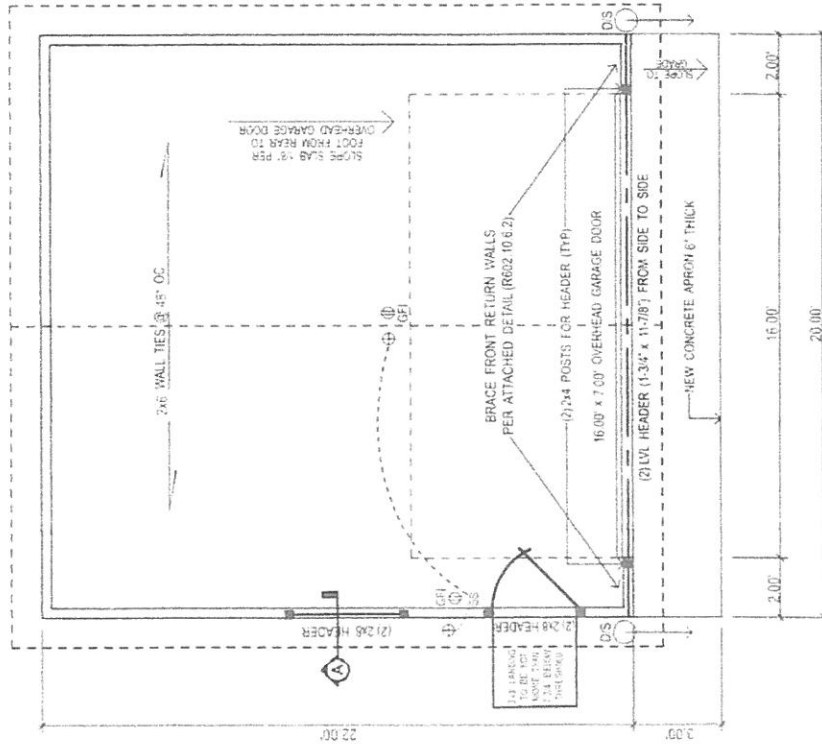
316 East Jackson Street - Morris, IL 60450

THE PROGRAM

ALL EXTERIOR ELECTRICAL COMPONENTS SHALL BE SUITABLE FOR WET LOCATIONS



ALL LUMBER TO BE SPF #2



ELECTRICAL DETAILS

- CONDUIT TYPE - 15amp #14 GAUGE WIRE
- BURIAL DEPTH - 12" STEEL RIGID METAL CONDUIT 18" DEEP
- WIRING - SEPARATE CIRCUIT TO SERVICE PANEL

FLOOR PLAN

BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE



DETACHED GARAGE - GABLE ROOF
1427 JACKSON AVENUE, VILLAGE OF RIVER FOREST - HJH HOMES

CONTRACTOR

STANLEY EXTERIORS
 10001 W. ROOSEVELT RD. #107
 WESTCHESTER, IL. 60591
 PHONE: (708) 221-6164
 FAX: (708) 918-5196

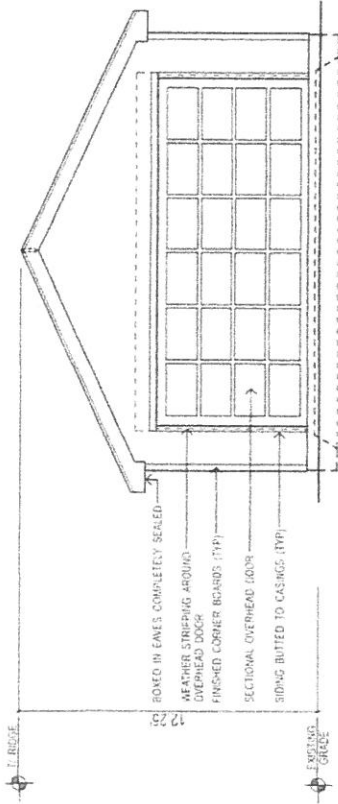
SHEET NAME

FLOOR PLAN &
 BUILDING SECTION

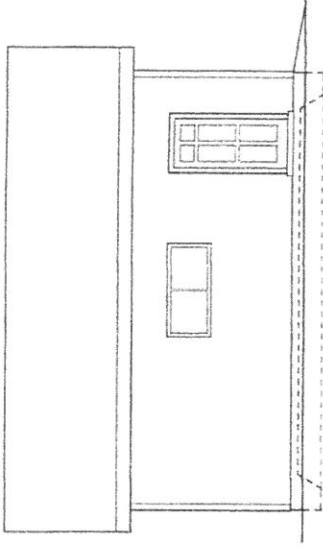
SHEET NUMBER
 1 OF 2

THESE PLANS REMAIN THE PROPERTY OF HATCH L, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN

SPECIFIC WINDOW AND DOOR STYLES SHOWN
ON PLANS ARE REPRESENTATIVE ONLY

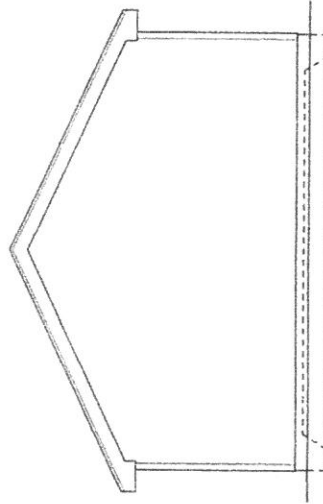


WEST ELEVATION

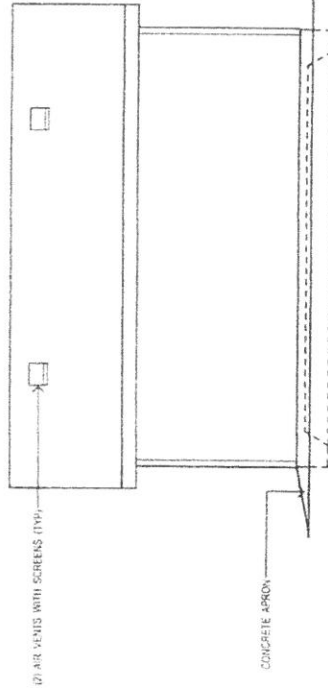


NORTH ELEVATION

ELECTRICAL SERVICE DROP SHALL
HAVE A MINIMUM CLEARANCE OF
30" ABOVE GARAGE ROOF



EAST ELEVATION



SOUTH ELEVATION

NOTE: DRAWINGS ARE NOT TO SCALE



DETACHED GARAGE - GABLE ROOF
1427 JACKSON AVENUE, VILLAGE OF RIVER FOREST - HJH HOMES

CONTRACTOR

STANLEY EXTERIORS
10001 W. HORNBEET RD. #307
WESTCHESTER, IL 60154
PHONE: (708) 223-6464
FAX: (708) 938-5196

SHEET RANGE

ELEVATIONS

SHEET NUMBER

2 OF 2

THESE PLANS REMAIN THE PROPERTY OF MACI, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN

Zoning Review Checklist

Building Height Ridge	Allowed	Existing	Proposed Ht. at addition	
Height above grade in feet	18'		12.6'	<input checked="" type="checkbox"/>
Story Height	1.5		1	<input checked="" type="checkbox"/>

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

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

No

Rear Yard Depth	51.32
Lot Width at Rear Yard	50.00
Area of Rear Yard	2566.00
x 30%	0.30
Allowable Area of Acc. Bldg.	769.80

1427 Jackson Avenue
Area Calculations

11/12/2018

Lot Area	50.0000	188.1400	9407.0000
Allowed Coverage	0.3000		2822.1000
Allowed FAR	0.4000		3762.8000

Lot Coverage - Existing

First Floor Area	Existing	2335.0320
Detached Garage	Existing	0.0000
Open Porch	Existing	176.5770
Second Floor Front Overhang		54.7568
	Total	2566.3657

Lot Coverage - New

First Floor Area	Existing	2335.0320
Detached Garage	Proposed	440.0000
Open Porch	Existing	176.5770
Second Floor Front Overhang		54.7568
	Total	3006.3657

Floor Area - Existing

Floor Area - existing	1st floor	2335.0320
	2nd floor	2279.4597
	Attic	0.0000
Detached Garage	Existing	
garage allowance (up to 500 s.f)		0.0000
		4614.4917

Floor Area - Proposed

Floor Area - Proposed	1st floor	2335.0320
	2nd floor	2279.4597
	Attic	0.0000
Detached Garage	Proposed	440.0000
garage allowance		-440.0000
		4614.4917

House - 1st floor - Existing to remain

Bay	A	29.7025	0.5000	14.8513
	B	16.5800	18.0800	299.7664
	C	27.2200	28.7300	782.0306
	D	22.4000	1.9500	43.6800
	E	17.1500	3.4400	58.9960
	F	7.3000	26.6800	194.7640
	G	32.0700	28.9100	927.1437
	H	10.0000	1.3800	13.8000
				2335.0320

House - 1st floor - Proposed

Existing to remain

2335.0320
0.0000
2335.0320

House - 2nd floor - Existing to remain

Overhang	A	3.8500	18.0800	69.6080
	B	21.4000	18.0800	386.9120
	C	22.4000	28.7300	643.5520
	D	22.4000	1.9500	43.6800
	F	7.3000	26.6800	194.7640
	G	32.0700	28.9100	927.1437
	H	10.0000	1.3800	13.8000
				2279.4597

House - 2nd floor - Proposed

Existing to remain

2279.4597
0.0000
2279.4597

House - Attic half story - **Existing to remain**

0.0000
 0.0000
 0.0000
0.0000

House - Attic half story - **Proposed
 Existing to remain**

0.0000
 0.0000
 0.0000
 0.0000
0.0000

Detached Garage - **Existing**

0.0000
 0.0000
0.0000

Detached Garage - **Proposed**

m	20.0000	22.0000	440.0000
			0.0000
			440.0000

Open Porch - **Existing**

K	16.5800	10.6500	176.5770
			0.0000
			176.5770

STANDARDS FOR MAJOR VARIATIONS (SECTION 10-5-4F)

A major variation shall be recommended by the Zoning Board of Appeals only if it makes findings, based upon the evidence presented to it, that each of the following standards has been met:

1. The physical surroundings, shape or typographical conditions of the specific property involved with 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 subject property is a large home on a 50' x 188' lot with no garage. The zoning ordinance requires an enclosed structure for 2 vehicles. The addition of a 2-car garage violates an ordinance for lot coverage. The hardship is that this will be a home with no garage which is rare in the Village.

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;

There was no action to cause this unique physical condition. The home was purchased in its current condition.

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 petition is not based on other properties in this zoning classification because others have sufficient lot coverage.

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

The ordinance states that the property requires a garage. The home will be marketed for sale in the near future. In this market, home buyers will most likely require/ desire a garage. It will be very difficult to sell this home especially in this market.

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 addition of a garage will not be a detriment to the neighborhood. The garage will be in the rear yard and will not infringe on other neighbors. The cars will not always be out open on the driveway.

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;

This will not impair any neighbors in any way. The garage will not affect the value of the neighbor's homes. The positioning of the garage will not infringe on neighbor's light and air.

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

This variation will not unduly tax utilities or facilities in the area. There will be minimal electric usage/supply to the new garage. There will be no effect on gas utilities or village water

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.

This variation is the only means to comply with the zoning ordinance. One ordinance requires a garage and the addition of the proposed garage violates another ordinance. This variation is for a small percentage (1.96%) over the maximum lot coverage. It will also make a useful home and be a better home for the neighborhood.