



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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, March 11, 2021 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 is limited to 36 individuals, 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: Cliff Radatz at cradatz@vrf.us. You may listen to the meeting by clicking here <https://us02web.zoom.us/j/85079808303> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 850 7980 8303. If you would like to participate over the phone, please contact Cliff Radatz by telephone at (708) 714-3557 or by email at cradatz@vrf.us by 12:00 pm on Thursday, March 11, 2021.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on February 11, 2021
- III. Public Hearing – Zoning Variation Request for 7612 Vine Street - Side Yard Setback for a home with an existing non-conforming Side Yard Setback.
- IV. Public Hearing – Zoning Variation Request for 1018 Park Avenue – Side Yard and Combined Side Yard Setbacks.
- V. Text Amendment Request - Public Hearing Regarding the Following Proposed Amendment(s) to the Village of River Forest Zoning Ordinance:
 - a. A Text Amendment to Section 10-19-3(A): Amend Standards for Review for Planned Developments
- VI. Confirmation of Next Meeting – April 8, 2021
- VII. Public Comment
- VIII. Adjournment

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
February 11, 2021**

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, February 11, 2021 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the public hearing to order at 7:30 p.m.

Upon roll call, the following persons were:

Present: Members Dombrowski, Lucchesi, Schubkegel, and Chairman Martin.

Absent: Members Berni, and Smetana

Also Present: Secretary Clifford Radatz, Lisa Scheiner, Village Administrator (Acting), and Village Attorney Carmen Forte, Jr.

II. APPROVAL OF JANUARY 14, 2021 ZBA MEETING MINUTES

A MOTION was made by Member to approve the minutes of the January 14, 2021 ZBA meeting as amended.

Ayes: Dombrowski, Lucchesi, and Martin

Nays: None

Abstain: Schubkegel

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED ZONING VARIATIONS AT 346 PARK AVENUE FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JANUARY 14, 2021

A MOTION was made by Member Dombrowski and SECONDED by Member Lucchesi to approve the Findings of Fact and recommendation.

Ayes: Dombrowski, Lucchesi, and Martin

Nays: None

Abstain: Schubkegel

Motion passed.

IV. DISCUSSION REGARDING PROPOSED TEXT AMENDMENTS (AFFORDABLE HOUSING PLAN)

Chairman Martin introduced the next item on the agenda, a discussion of a potential proposed text amendments to the Zoning Ordinance which will put into effect the provisions of the Affordable Housing Plan which the Village Board has previously adopted.

Lisa Scheiner introduced the program for amending the Zoning Ordinance to enact several changes which were outlined in the memorandum included in the meeting packet. She anticipated that the text amendments would be proposed in several groups. The process will begin in March 2021 with a public hearing regarding a change to the standards for a Planned Development, to determine if a proposed Planned Development is consistent with the goals and policies of the Affordable Housing Plan. The total process will take several hearings over several months.

V. ADJOURNMENT

A MOTION was made by Member Dombrowski and SECONDED by Member Lucchesi to adjourn the meeting at 7:45 p.m.

Ayes: Dombrowski, Lucchesi, Schubkegel, and Martin
Nays: None
Motion passed.

Respectfully Submitted:

Cliff Radatz, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____



MEMORANDUM

DATE: March 5, 2021

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 7612 Vine Street

Rosemary McAdams and Quinn Brennolt, owners of the property at 7612 Vine Street, have submitted the attached application for variations to the side yard setback regulations (Section 10-9-7) of the Zoning Code. The applicants propose to construct a second story addition onto the existing residence. The addition on the existing house will increase the height of the west wall which maintains a non-complying side yard setback.

Section 10-9-7 of the Zoning Code requires a minimum 5'-0" side yard setback to the wall of a building (3'-0" minimum setback to the roof eaves), and prohibits the increase in the height of a wall which maintains a non-complying side yard setback. The existing setback of the west wall of the house is approximately 2.85 feet. The roof for the addition is proposed to have an overhang of 1'-8" (1.67 feet), so the setback to the roof eave will be 1.18 feet from the west property line.

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

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-9-7 of the Zoning Code at 7612 Vine Street.

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, March 11, 2021 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 Rosemary McAdams and Quinn Brenholt, owners of the property at 7612 Vine Street, who are proposing to construct a second story addition onto the existing home.

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 Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-7 that would allow the west wall of the home, which has a non-conforming side yard setback of 2.85 feet, to increase in height from one story to two stories. The applicants are also requesting a variation for a roof overhang of 1'-8" at the second floor level, resulting in a setback of only 1.18 feet to the roof edge.

The Zoning Ordinance prohibits any increase in height of a wall which maintains a non-conforming side yard setback. The Zoning Code requires the roof eave to have a minimum 3-foot side yard setback.

The legal description of the property at 7612 Vine Street is as follows:

LOT 23, IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, 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

Address of Subject Property: 7612 Vine Street Date of Application 2-22-2021

Applicant:

Rosemary McAdams and Quinn Brenholt
Name

7612 Vine Street, River Forest, Illinois 60305
Address

847-830-5445 mcadams.rosemary@gmail.com
Phone (Daytime) Fax E-Mail

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

Architect/Contractor:

Mark Zinni Architects, Ltd.
Name

428 Marengo Avenue, Forest Park, Illinois 60130
Address

708.366.2416 mark@mzarchs.com
Phone (Daytime) Fax E-Mail

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

Zoning District of Property (circle one): ☐ 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)


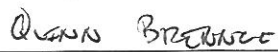
Application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

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: 2-22-21

Applicant (if other than Owner): _____ Date: _____

Application Fee: A non-refundable fee of \$750.00 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: 7612 Vine Street Date of Application: 2-22-2021

Zoning District of Property (circle one): ☐ R1 ☒ R2 ☐ R3 ☐ R4 ☐ C1 ☐ C2 ☐ C3 ☐ PRI ☐ ORIC

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 lot

Proposed Variation(s)

Example:

33.8% of the lot (detailed calculations
On a separate sheet are required)

10-8-7,C,2b, Wall Height

The height of a wall that maintains a non-conforming side yard setback shall not be increased.

The height of the non-conforming wall is proposed to be increased to provide for a second-story addition.

10-8-7,C,1, Side Yards

Minimum 10% of lot width or five feet, whichever is greater.

The required side yard = 5'-0" minimum.
The proposed addition matches the existing side yard = 2'-10 3/16"

10-8-7,C,2a, Eaves

Minimum three feet side yard eave setback.

The proposed side yard eave matches the existing = 1'-2 3/16".

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.

WRITTEN DESCRIPTION OF THE REQUESTED VARIATION

The Applicant is requesting relief for side yard setback requirement.

The Applicant wishes to construct a second story addition to an existing one-story structure on a narrow, 37.5 feet wide lot (typically 50 feet wide) that has an existing non-conforming setback at the west side yard, and an existing non-conforming setback at the west side yard eave.

Although there is an exception for an addition that extends a wall with a non-conforming side yard setback per Section 1-8-7,C,2b, there is no exception to allow the height of a non-conforming wall to be increased. The proposed second-story addition increases the height of the west wall that only has a 2'-10 3/16" side yard setback in lieu of a required minimum 5'-0".

The required west side yard setback per Section 1-8-7,C,1 is 10% of the lot width or five feet, whichever is greater. The proposed west side yard setback of the second-story addition is 2'-10 3/16" (1'-2 3/16" to the eave) to match the existing. The lot width is an unusually narrow 37'-6" making the minimum 5'-0" setback (3'-0" to the eave) unusually restrictive.

The required west side yard eave setback per Section 1-8-7,C,2a is a minimum three feet. The proposed west side yard eave setback of the second-story addition is 1'-2 3/16" to match the existing. Again, the lot width is an unusually narrow 37'-6" making the minimum 3'-0" to the eave unusually restrictive.

Examination of the attached Exhibits will demonstrate that the proposed second-story addition matching the existing non-conforming lot coverage and setbacks would have no more adverse effect on the quality of light, air and site drainage on the applicant (owner) and adjacent properties than the existing structure.

APPLICATION REQUIREMENTS FOR MAJOR VARIATIONS

A. General Requirements.

1. a. Applicant: Rosemary McAdams and Quinn Brennolt
7612 Vine Street
River Forest, Illinois 60305
847-830-5445

b. Applicant is the owner.

c. Date of Application: February 22, 2021.

d. Property Identification: 7612 Vine Street, River Forest, Illinois.

e. Variance requested is:

- 1) Non-Conforming Wall Height: The requested variance is to increase the existing non-conforming wall height to provide for a second-story addition.

Although there is an exception for an addition that extends a wall with a non-conforming side yard setback per Section 1-8-7,C,2b, there is no exception to allow the height of a non-conforming wall to be increased. The proposed second-story addition increases the height of the west wall that only has a 2'-10 3/16" side yard setback in lieu of a required minimum 5'-0".

- 2) Side Yard Setback: The requested variance is to reduce the west side yard setback to 2'-10 3/16" in lieu of the required minimum 5'-0".

The required west side yard setback per Section 1-8-7,C,1 is 10% of the lot width or five feet, whichever is greater. The proposed west side yard setback of the second-story addition is 2'-10 3/16" (1'-2 3/16" to the eave) to match the existing. The lot width is an unusually narrow 37'-6" making the minimum 5'-0" setback (3'-0" to the eave) unusually restrictive.

- 3) Side Yard Eave Setback: The requested variance is to reduce the west side yard eave setback to 1'-2 3/16" in lieu of the required minimum 3'-0".

The required west side yard eave setback per Section 1-8-7,C,2a is a minimum three feet. The proposed west side yard eave setback of the second-story addition is 1'-2 3/16" to match the existing. Again, the lot width is an unusually narrow 37'-6" making the minimum 3'-0" to the eave unusually restrictive.

f. See attached Plat of Survey, Exhibit "A", dated August 21, 2020.

2. See attached drawings, Exhibits "B1" to "B6", dated February 22, 2021.

3. Hard copy and electronic copy submittal requirements: Noted.

- B.**
1. Height: Two-story, 29'-2" proposed (less than allowable 35'-0" for principal structure).
Lot Size: 37.5' x 134' = 5,025 sq. ft.
Gross Floor Area: First Floor: 1,060.5 sq. ft. existing
Detached Garage: 410.1 sq. ft. existing.
Second Floor: 902.0 sq. ft. proposed
Covered, Open Stoop: 52.4 sq.ft.
Lot Coverage: 1,523.0 sq. ft. exist/proposed = 30.31% Lot Coverage.
(Note: 30% permitted.)
Prior Variance is assumed to have been granted.
Floor Area Ratio: 1,956.7 sq. ft. proposed net floor area = 0.389 F.A.R.
(Note: 0.40 F.A.R. permitted.)
 2. Multi-family development: N/A
 3. Site development dimensioned: See attached Site Plan, Exhibit "B1".
 4. Freestanding signs: N/A
 5. Identification of vehicular areas: See attached Site Plan, Exhibit "B1".
 6. HOA legal documents: N/A
 7. Property photographs: See Exhibits "C1", "C2", "C3" and "C4".
- C.** Nine month permitted variation validation period: Noted

STANDARDS FOR MAJOR VARIATIONS

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 physical surrounding conditions do create a specific hardship. A second story addition over the existing one-story structure is the best solution to adding living space to a relatively small and modest one-story structure to meet the increasing needs of a growing family. The residence is on a block of unusually small and narrow lots with no alley access to their garages. The existing property lot layout of the one-story house, is similar to all other interior lot houses in the block, in that it is pushed close to the adjacent west neighbor's driveway. The existing open space of the drive will always remain given the Village's off-street parking requirement and no alley access. The proposed second floor addition eliminates the need for more foundation work and roofing, it would also have the least adverse effect on the open area of the backyard, and on the natural light, ventilation and site drainage that the adjacent neighbors also enjoy.

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 result of governmental action, other than the adoption of this Zoning Ordinance, for which no compensation was paid;*

The physical condition existed at the property prior to the present owner's purchase of the property. The original house was located on the unusually narrow property in compliance with the zoning ordinance in place at that time.

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 conditions upon which the petition for variation is based, generally do not exist to other properties within the same zoning classification. The lot is unusual in its width of 37.5 feet (in lieu of the typical 50 foot) and length of 134.0' with no alley access. The house is shifted to the west of the property allowing space between the Applicant's house and the neighbor to the east for drainage, natural light and ventilation and for garage access. The two-story neighbor to the east also has an existing non-conforming side yard setback to the building and to the eave.

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

The purpose of the variation is not based upon a desire for economic gain, but for greater usability and compatibility with the character of the neighborhood, and for a lesser adverse impact on adjacent neighbors.

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 granting of the variation will not be detrimental to the public welfare nor injurious to the

enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located. There is no conforming alternative to a second-story addition, the placement of an addition within the allowed setbacks, would be more injurious to the neighborhood by adversely decreasing the separation to the adjacent neighbor to the east. A second-story addition would be aid in the increase of property values in the neighborhood and be more in keeping with the existing character of the neighborhood. The existing block includes six other interior lots, five have two stories and one has one and a half stories, and all include drive ways on the east sides of the lots and minimal side yard setbacks on the west sides.

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

The proposed variation will not impair nor alter the existing adequate supply of light and air to the adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, nor substantially diminish or impair property values within the neighborhood. The typical minimum required separation of neighboring structures on 50-foot lots is 10 feet (5 feet + 5 feet). With the west neighbor's required 10-foot driveway and the existing non-conforming west side yard setback, there is approximately 13 feet of separation, and hence more light and air than the ordinance would typically allow. Also see Exhibits T.B.D. (letters of support from neighbors).

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

Granting the variation will not unduly tax public utilities or facilities in the area any more than would a conforming addition of like size and usage. The house will remain a single-family residence and the water and sanitary services will not change. The proposed addition will still be below the permitted floor area ratio (F.A.R.) and will not alter the lot coverage.

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.*

There is no means other than the requested variation to permit a reasonable use of the property without more adversely affecting adjacent properties and the neighborhood in general by reducing green space, light and ventilation. Other alternatives were considered, but this is the best and most efficient, and the least disruptive to the neighbors as well. Hardship can be avoided if the variation is granted.

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

PLAT OF SURVEY OF

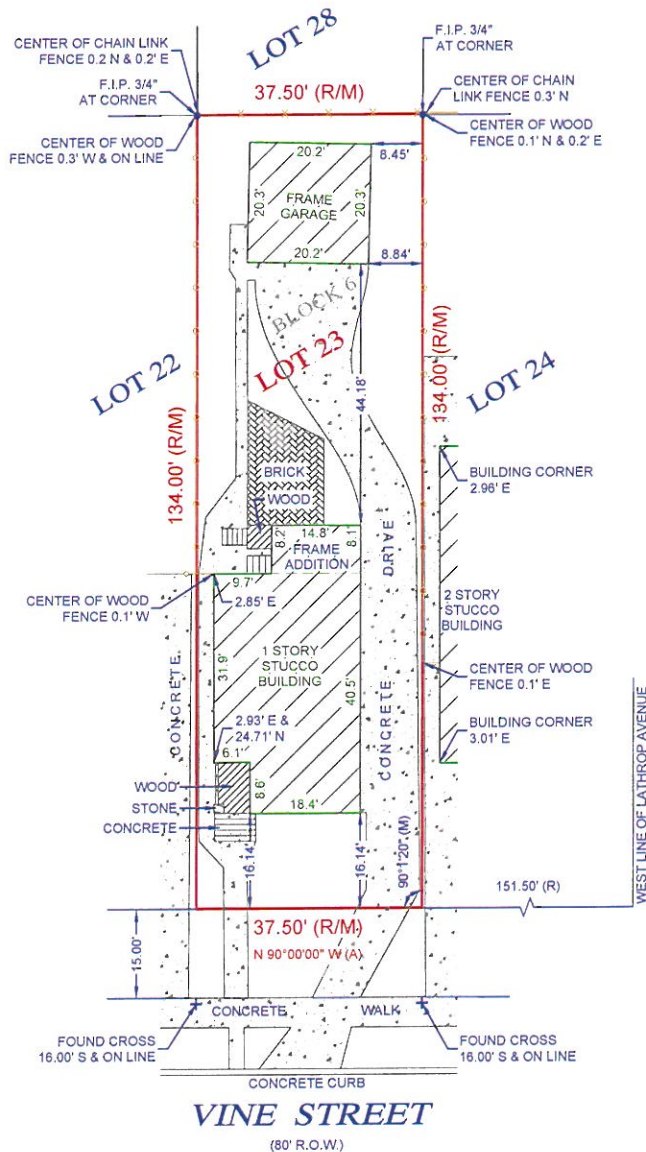
LOT 23, IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARING:
NORTH LINE OF VINE STREET AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 90°00'00" W (A)

AREA OF SURVEY:

CONTAINING 5.025 SQ. FT. OR 0.12 ACRES MORE OR LESS



VINE STREET
(80' R.O.W.)

A



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS, SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 24TH DAY OF AUGUST, A.D., 2020, AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



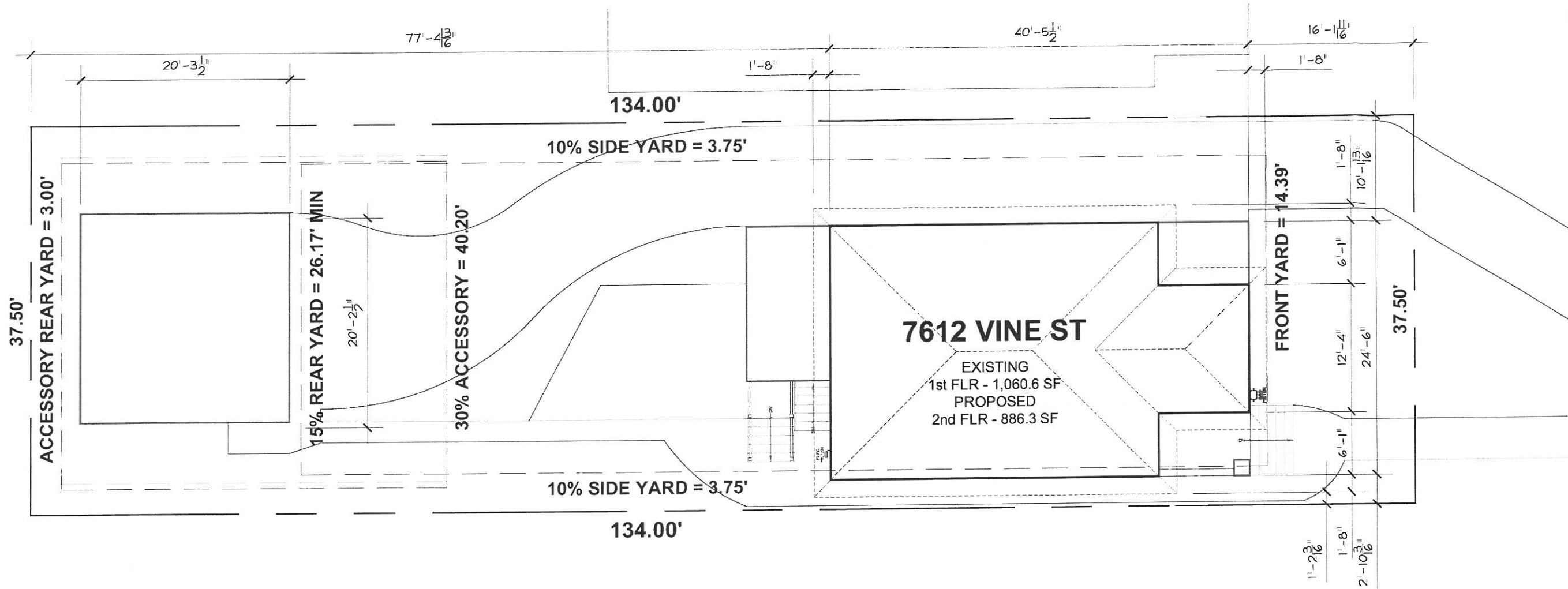
NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 7612 VINE STREET
RIVER FOREST, ILLINOIS

CLIENT CHARLIE TRAINOR

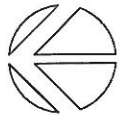
FIELDWORK DATE (CREW) 08/21/2020 (AT/MT)
DRAWN BY: RT. REVISED: JOB NO. 20-08-0221



SITE PLAN

NOTE: 1. -

SCALE: 3/32" = 1'-0"



B1

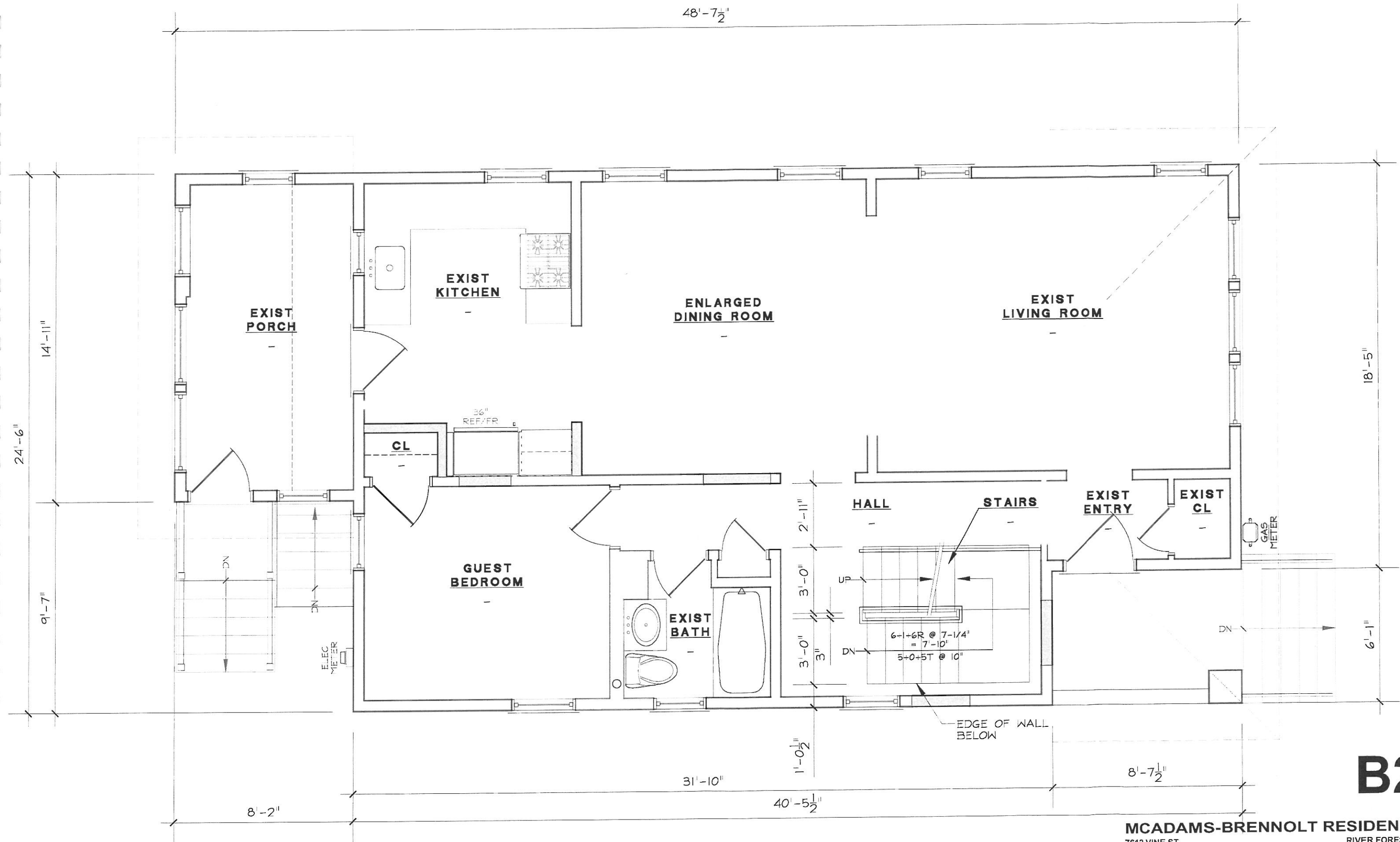
MCADAMS-BRENNOLT RESIDENCE
7612 VINE ST. RIVER FOREST, IL

SITE

IN PROGRESS

SCALE AS SHOWN

MZA 2-22-2021



FIRST FLOOR PLAN

NOTE: 1. -

SCALE: 1/4" = 1'-0"



MCADAMS-BRENNOLT RESIDENCE
7612 VINE ST. RIVER FOREST, IL

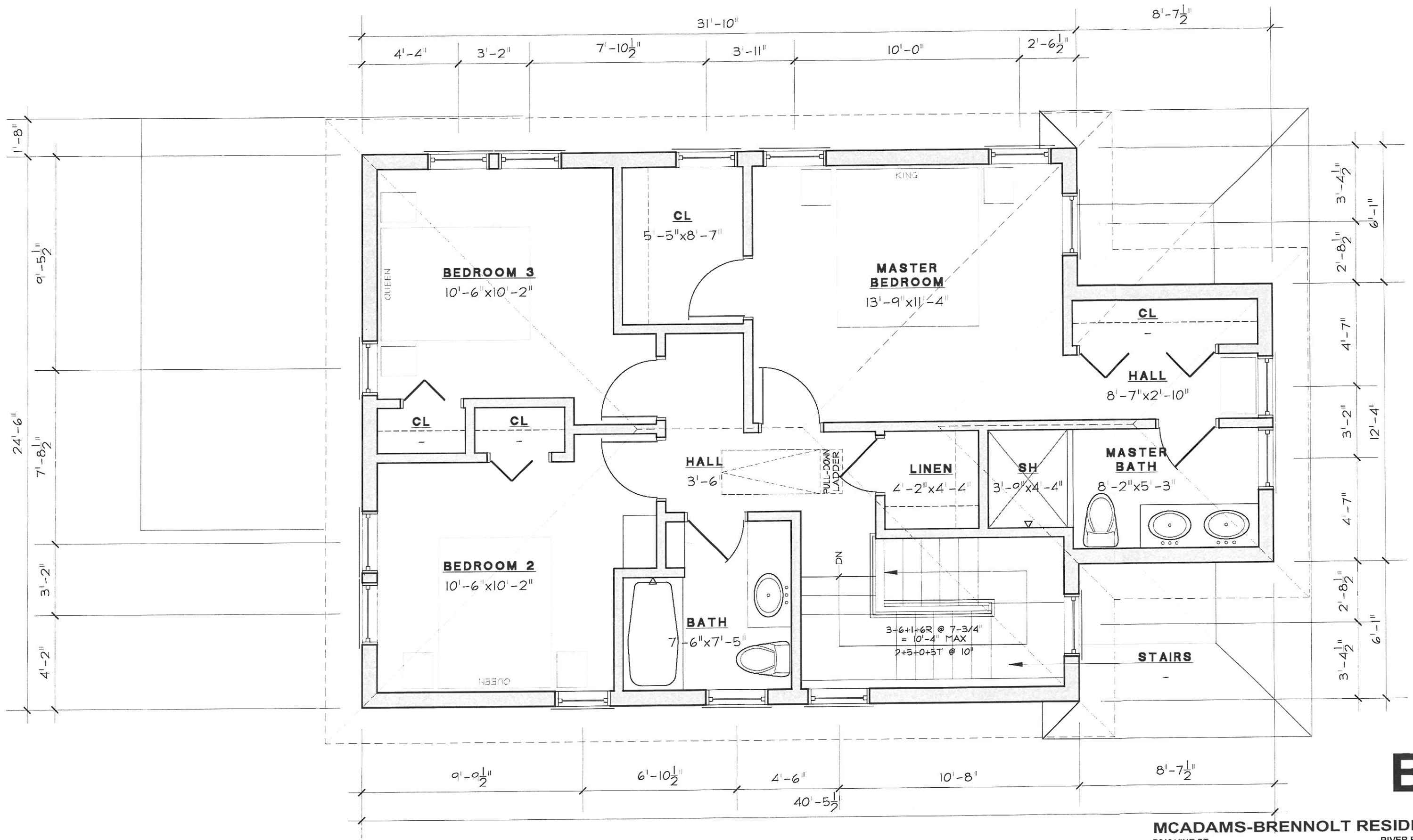
FIRST FLOOR

IN PROGRESS

SCALE AS SHOWN

MZA 2-22-2021

B2



B3

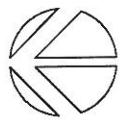
MCADAMS-BRENNOLT RESIDENCE
7612 VINE ST. RIVER FOREST, IL

SECOND FLOOR

SECOND FLOOR PLAN

NOTE: 1. -

SCALE: 1/4" = 1'-0"



IN PROGRESS

SCALE AS SHOWN

MZA 2-22-2021

ASPHALT ROOFING SYSTEM,
MATCH EXISTING -TYP

NEW METAL CLAD WINDOWS
AND DOORS -TYP

STUCCO FINISH SYSTEM,
MATCH EXISTING -TYP

T/ 2ND FLOOR F.F.
EL. +10'-3 1/4"

T/ 1ST FLOOR F.F.
EL. +0'-0"



WEST ELEVATION

NOTE: 1. -

SCALE: 3/16" = 1'-0"

B4

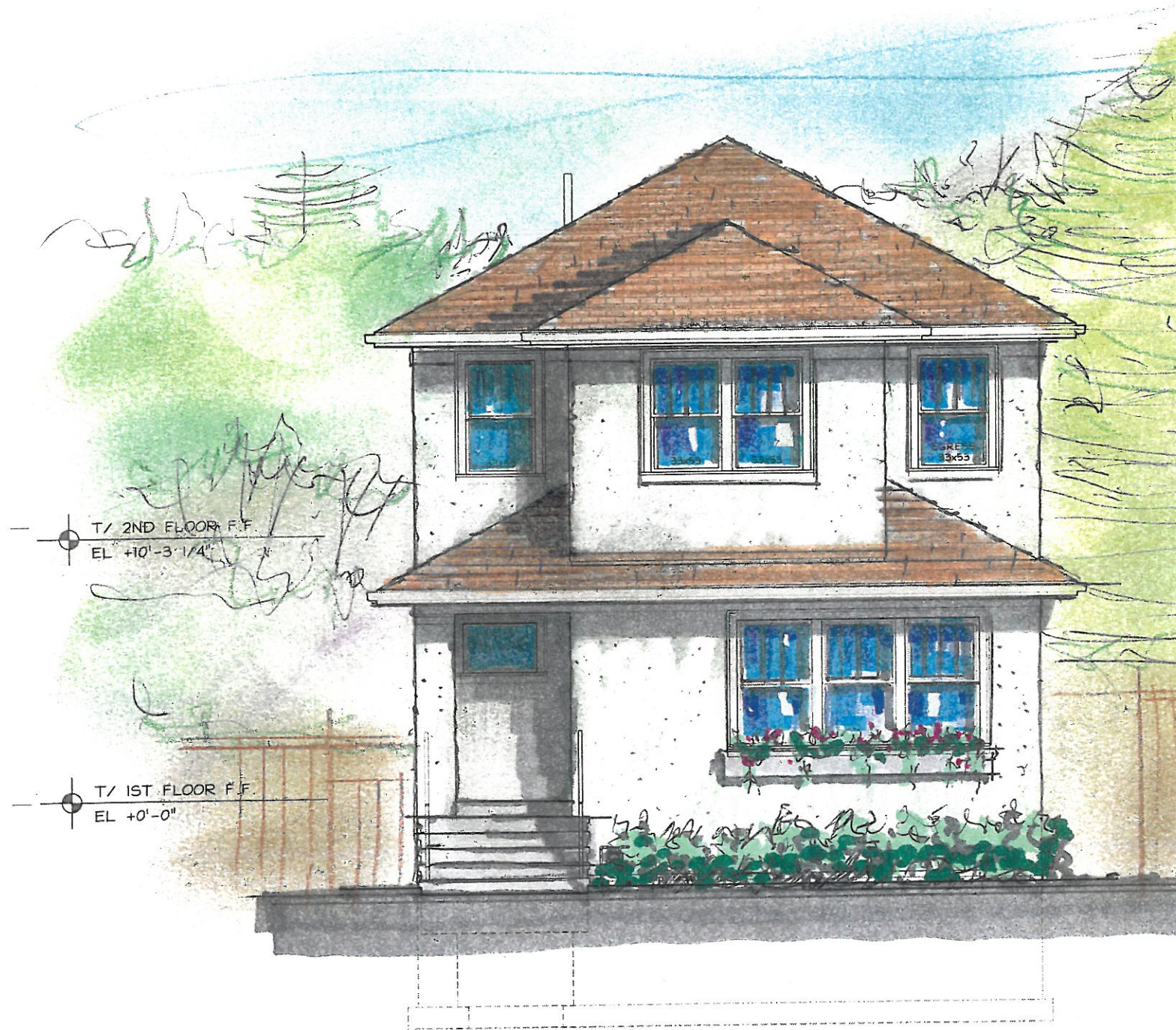
MCADAMS-BRENNOLT RESIDENCE
7612 VINE ST. RIVER FOREST, IL

WEST ELEVATION

IN PROGRESS

SCALE AS SHOWN

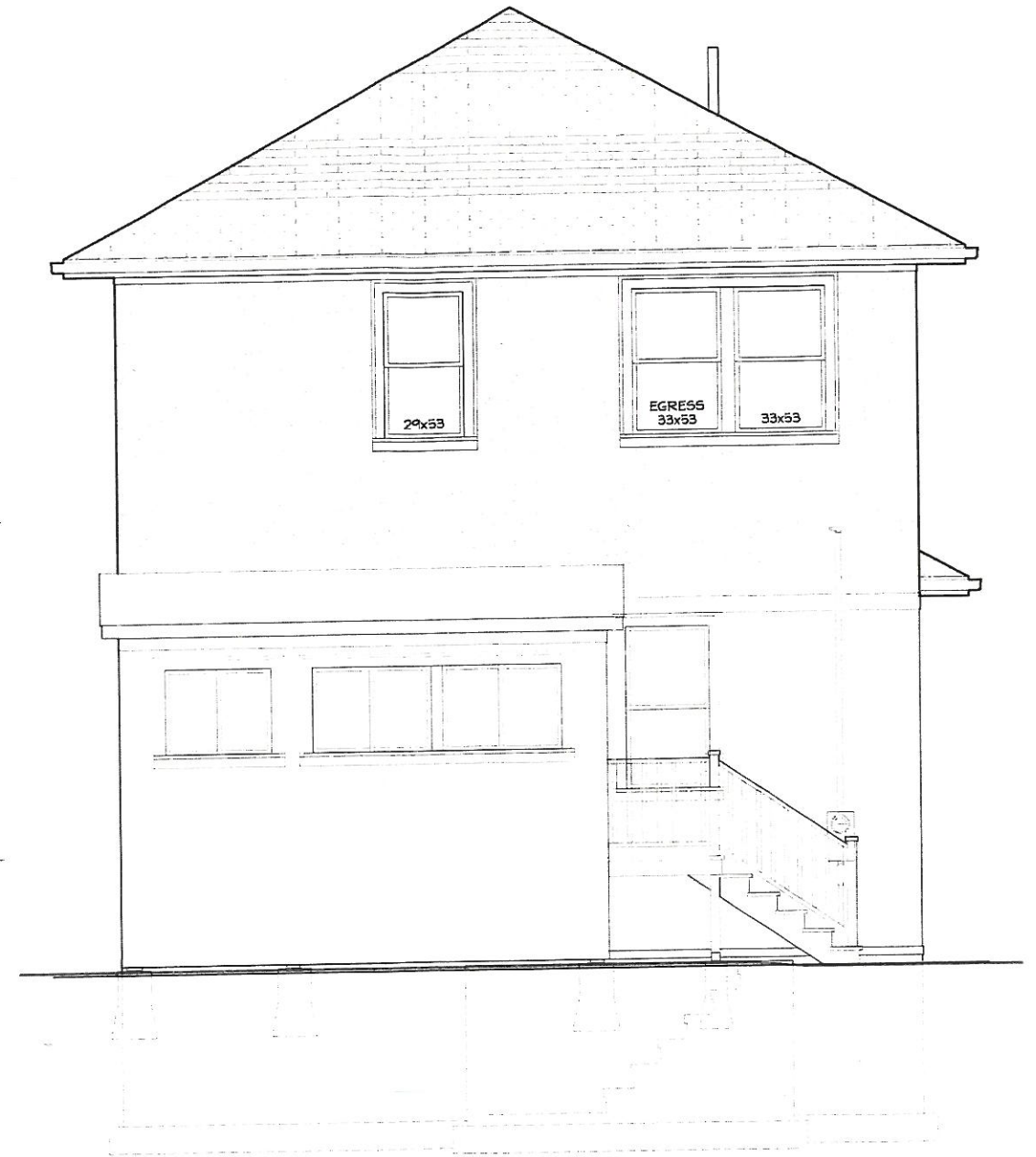
MZA 2-22-2021



FRONT - SOUTH ELEVATION

NOTE: 1. -

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

NOTE: 1. -

SCALE: 3/16" = 1'-0"

B5

MCADAMS-BRENNOLT RESIDENCE
7612 VINE ST. RIVER FOREST, IL

SOUTH AND NORTH ELEVATION

IN PROGRESS

SCALE AS SHOWN

MZA 2-22-2021



T/ 2ND FLOOR F.F.
EL +10'-3 1/4"

T/ 1ST FLOOR F.F.
EL +0'-0"

EAST ELEVATION

NOTE: 1. -

SCALE: 3/16" = 1'-0"

B6

MCADAMS-BRENNOLT RESIDENCE
7612 VINE ST. RIVER FOREST, IL

EAST ELEVATION

IN PROGRESS
SCALE AS SHOWN

MZA 2-22-2021



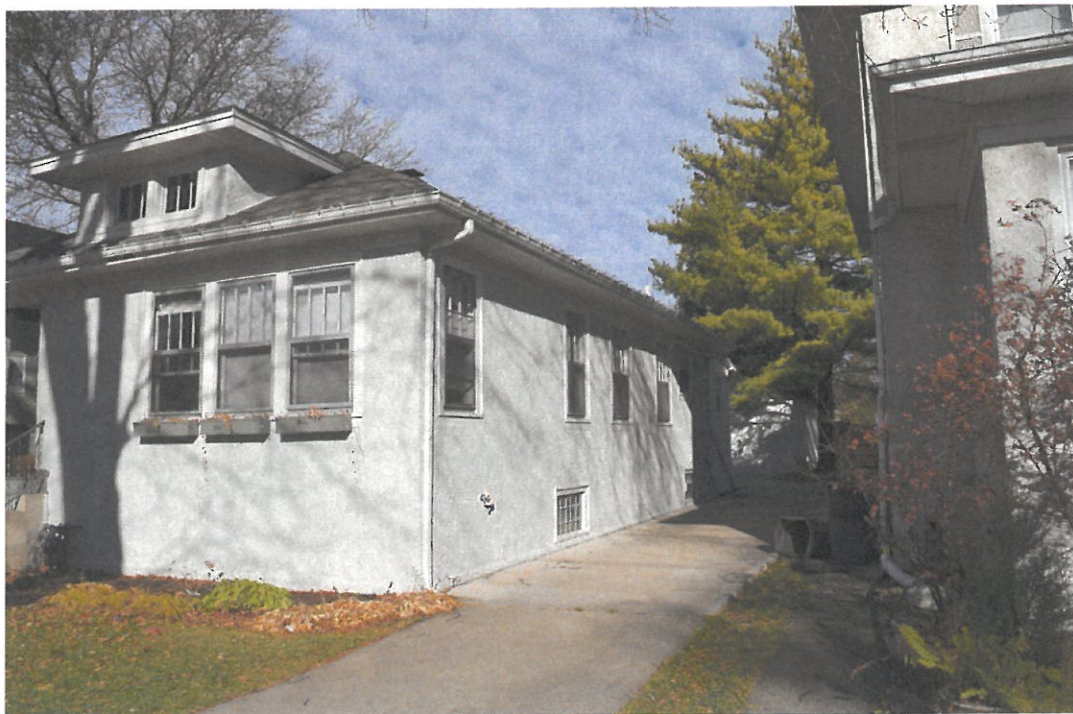
EXISTING FRONT STREET ELEVATION – VINE STREET
SOUTH ELEVATION



EXISTING NEIGHBOR'S DRIVEWAY
SOUTHWEST CORNER AND NEIGHBOR TO WEST



EXISTING SIDE ELEVATION
WEST ELEVATION



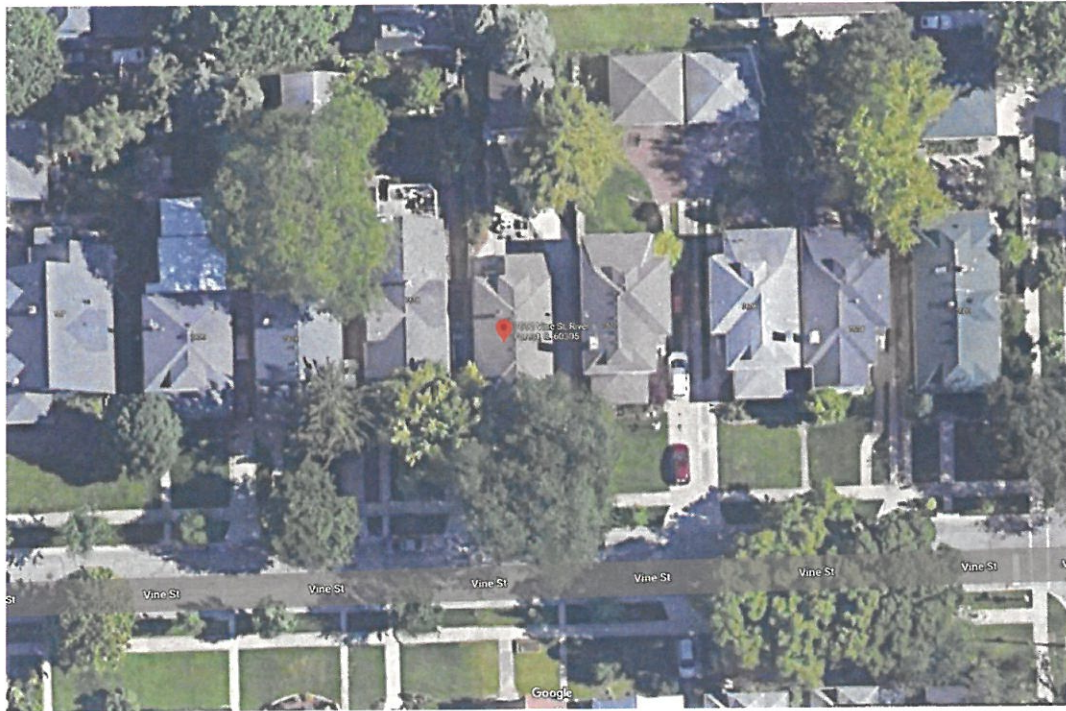
EXISTING SIDE ELEVATION – DRIVEWAY SIDE
EAST ELEVATION



EXISTING REAR ELEVATION
NORTHEAST CORNER



EXISTING REAR ELEVATION
NORTH ELEVATION



EXISTING SITE CONTEXT
SATELLITE VIEW

Zoning Analysis Table - 1

Project Address: McAdams-Brennolt Residence - 7612 Vine St.

Prepared by: MZA

Date: 2/22/21

Telephone No: 708-366-2416

Zoning District: R2

Use: Single-Family Residence

Line	Lot Area	Lot Width	Lot Depth	Lot Area
1		37.50	134.00	5025.0
	Lot Coverage	Allowed	Existing	Existing + Proposed
2	2A	1507.5	2B 1523.0	2C 1523.0
	Floor Area Ratio	Allowed	Existing	Existing + Proposed
3	3A	2010.0	3B 1070.6	3C 1956.7
	Building Height at Roof Ridge	Allowed	Existing	Existing + Proposed
4	Above "grade" in feet	4A 35.0	4B 19.10	4C 29.17
5	Story Height	5A 2.5	5B 1.0	5C 2.0
	Off-Street Parking	Required	Existing	Proposed
6	6A	2	6B 2.00	6C 2.00

Zoning Analysis Table - 2

Project Address: McAdams-Brennolt Residence - 7612 Vine St.

Line	Direction	Required Setback	Existing Setback	Proposed Setback at Addition
Front Yard		South		
7 Property Line to Bldg		7B	16.14	7C 16.14
8 Eave Length		8B	1.67	8C 1.67
9 Setback to Eave / Average of Block	9A	14.39	9B 14.47	9C 14.47
Secondary Front Yard		N.A.		
10 Property Line to Bldg		10B	0.00	10C 0.00
11 Eave Length		11B	0.00	11C 0.00
12 Setback to Eave	12A		12B 0.00	12C 0.00
Side Yard		West		
13 Property Line to Bldg	13A	3.75	13B 2.85	13C 2.85
14 Eave Length			14B 1.67	14C 1.67
15 Setback to Eave	15A	3.00 min.	14C 1.18	15C 1.18
Side Yard		East		
16 Property Line to Bldg	16A	3.75	16B 10.15	16C 10.15
17 Eave Length			17B 1.67	17C 1.67
18 Setback to Eave	18A	3.00 min.	18B 8.48	18C 8.48
Combined Side Yard				
19 25% of Lot Width	19A	9.38	19B 13.00	19C 13.00
Rear Yard		North		
20 Property Line to Bldg		20B	69.16	20C 77.36
21 Eave Length		21B	1.67	21C 1.67
22 Setback to Eave / 15% Lot Depth or 26'-2"	22A	20.10	22B 67.49	22C 75.69

Existing	+ Proposed	= Existing+Proposed
1523.0	0.0	1523.0

Floor Area Summary

Project Address: McAdams-Brennolt Residence - 7612 Vine St.

Lot Area		Allowed Floor Area
5,025.00 x	0.40	= 2010.0

Existing Floor Area	Area
Existing Basement Floor Area (Note 1)	0.0
Existing First Floor Area	1060.5
Existing Second Floor Area	0.0
Existing Half-Story Area (Note 2)	0.0
Existing Detached Garage Area	410.1
Enclosed Off-Street Parking Allowance (Note 3)	-400.0
Total Existing Floor Area (Enter in Box 3B)	1070.6

Existing + Proposed Floor Area	Area
Existing + Proposed Basement Floor Area (Note 1)	0.0
Existing + Proposed First Floor Area	1060.5
Existing + Proposed Second Floor Area	886.1
Existing + Proposed Half-Story Area (Note 2)	0.0
Existing + Proposed Detached Garage Area	410.1
Enclosed Off-Street Parking Allowance (Note 3)	-400.0
Total Existing Floor Area (Enter in Box 3B)	1956.7

Basement Floor Area

Project Address: McAdams-Brennolt Residence - 7612 Vine St.

See Attached Sheet

Existing Basement Floor Area

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Existing Basement Floor Area			0.0

Proposed Basement Floor Area

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Proposed Basement Floor Area			0.0

Existing	+ Proposed	= Existing+Proposed
0.0	0.0	0.0

First Floor Area

Project Address: McAdams-Brennolt Residence - 7612 Vine St.

See Attached Sheet

Existing First Floor Area

[illegible]

Proposed First Floor Area

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Proposed First Floor Area			0.0

Existing + Proposed = Existing+Proposed

1060.5	0.0	1060.5
--------	-----	--------

Second Floor Area

Project Address: McAdams-Brennolt Residence - 7612 Vine St.

See Attached Sheet

Existing Second First Floor Area

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Existing Second Floor Area			0.0

Proposed Second Floor Area

Piece	Length	Width	Area
P1	31.83	24.5	779.8
P2	8.62	12.33	106.3
Total Proposed Second Floor Area			886.1

Existing	+ Proposed	= Existing+Proposed
0.0	886.1	886.1

Half-Story (Attic) Floor Area

Project Address: McAdams-Brennolt Residence - 7612 Vine St.

See Attached Sheet

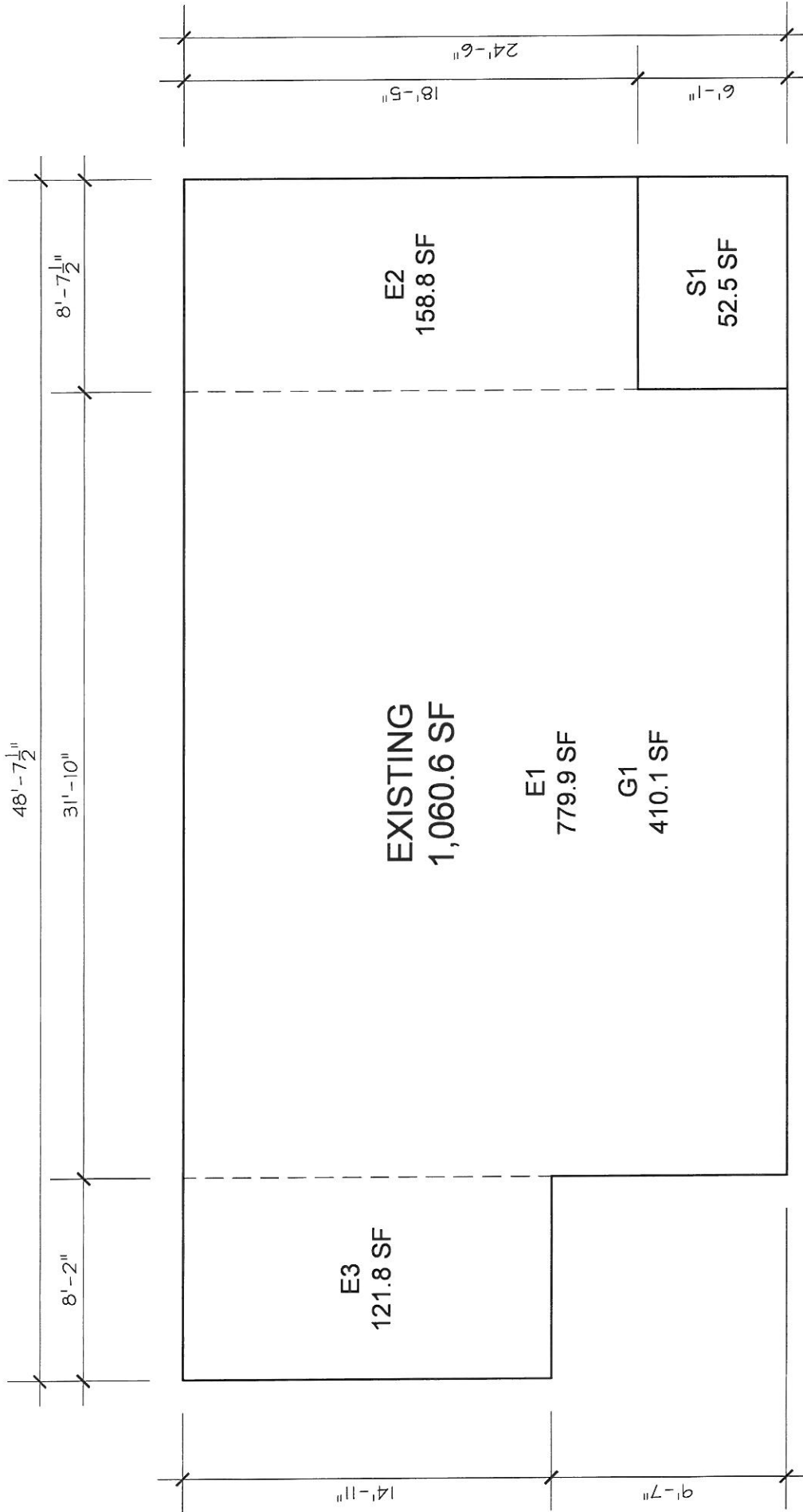
Existing Half-Story Floor Area

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Existing Half-Story Floor Area			0.0

Proposed Half-Story Floor Area

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Proposed Half-Story Floor Area			0.0

Existing	+ Proposed	= Existing+Proposed
0.0	0.0	0.0



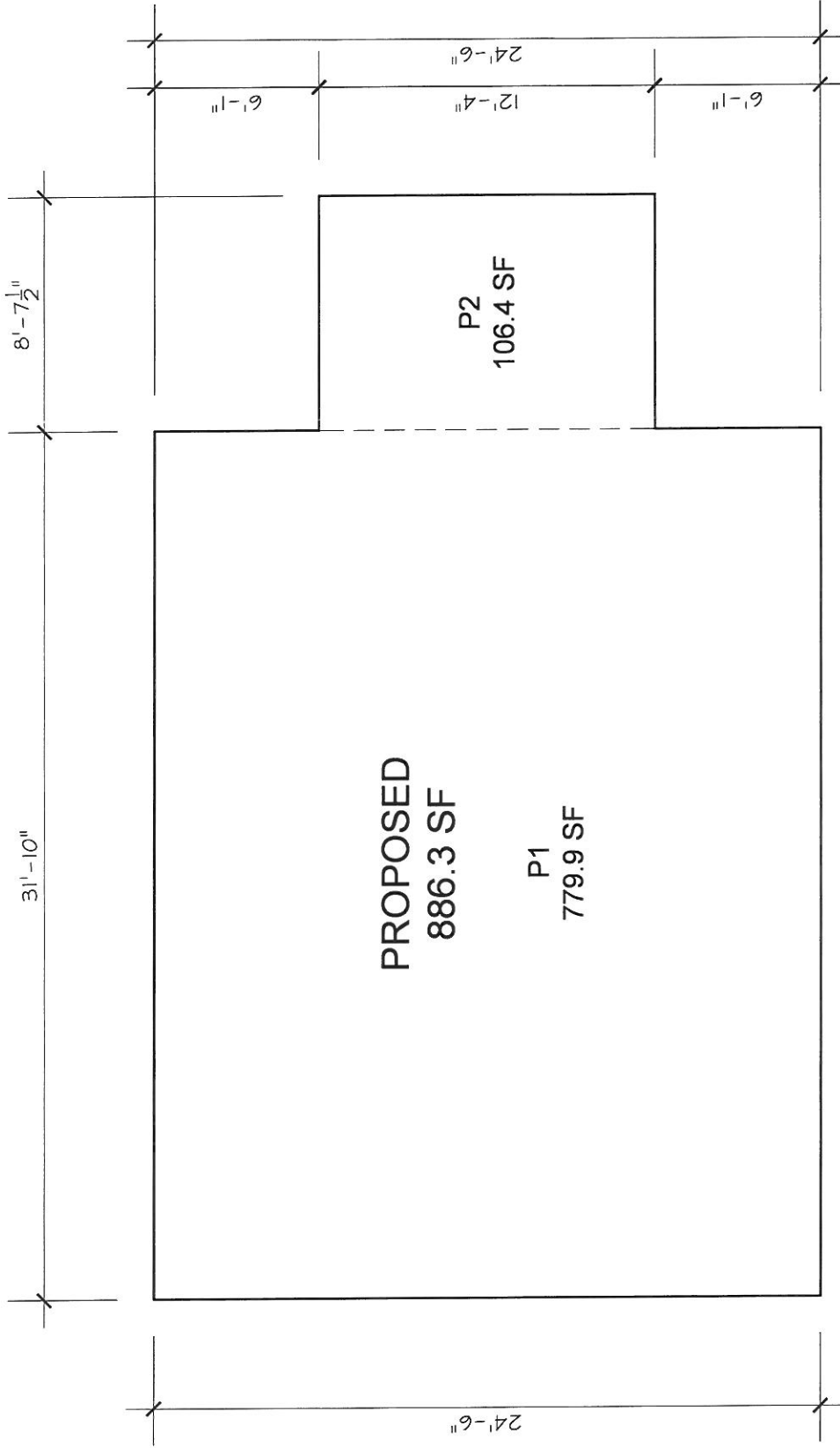
FIRST FLOOR AREA PLAN

NOTE: 1. - SCALE: 1/4" = 1'-0"

MCADAMS-BRENNOLT RESIDENCE
RIVER FOREST, IL
7612 VINE ST.

FIRST FLOOR AREA

IN PROGRESS
SCALE AS SHOWN
MZA 2-22-2021



SCALE: 1/4" = 1'-0"

SECOND FLOOR AREA PLAN

NOTE: 1. -

MCADAMS-BRENNOLT RESIDENCE
7612 VINE ST.
RIVER FOREST, IL

SECOND FLOOR AREA

IN PROGRESS
SCALE AS SHOWN
MEA 2-22-2021



MEMORANDUM

DATE: March 5, 2021

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 1018 Park Avenue

Greg and Amanda Palivos, owners of the property at 1018 Park Avenue, have submitted the attached application for variations to the side yard setback regulations (Section 10-9-7) of the Zoning Code. The applicants propose to construct a two story addition onto the existing residence.

Section 10-9-7 of the Zoning Code requires a minimum side yard setback to be equal to 10 percent of the lot width or 5 feet, whichever is greater. The minimum required side yard setback for this property is 7.5 feet.

The Zoning Ordinance also requires the combined side yard setback (the sum of the side yards at both sides of the house) to be equal to 25 percent of the lot width or 10 feet, whichever is greater. The combined side yard setback for this property is required to be a minimum of 18.75 feet.

The applicants are requesting major variations to Section 10-9-7 that would allow the south wall of the proposed addition to the house to be constructed with a non-conforming side yard setback of 3.75 feet, and as a result, the combined side yard setback of the property would be non-conforming at 13.95 feet.

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 1018 Park 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, March 11, 2021 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 Greg and Amanda Palivos, owners of the property at 1018 Park Avenue, who are proposing to construct a two story addition onto the existing home.

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 Zoning Ordinance.

The applicants are requesting major variations to Section 10-9-7 that would allow the south wall of the proposed addition to the house to be constructed with a non-conforming side yard setback of 3.75 feet, and as a result, the combined side yard setback of the property would be non-conforming at 13.95 feet.

The Zoning Ordinance requires the minimum side yard setback to be equal to 10 percent of the lot width or 5 feet, whichever is greater. The minimum required side yard setback for this property is 7.5 feet. The Zoning Ordinance also requires the combined side yard setback (the sum of the side yards at both sides of the house) to be equal to 25 percent of the lot width or 10 feet, whichever is greater. The combined side yard setback for this property is required to be a minimum of 18.75 feet.

The legal description of the property at 1018 Park Avenue is as follows:

LOT 8 AND THE NORTH 1/2 OF LOT 9 IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10, IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE EAST 17 ACRES OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PARTS CONVEYED TO THE CHICAGO AND WISCONSIN RAILROAD COMPANY) 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
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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>
<div>Yes</div> <div>No</div>	<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?



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

Address of Subject Property: 1018 Park Ave Date of Application: 01.12.2021

Applicant		Architect / Contractor	
Name: Gregory & Amanda Palivos		Name: Jonathon Hague	
Address: 1018 Park Ave		Address: 418 Clinton Place	
City/State/Zip: River Forest, IL 60305		City/State/Zip: River Forest, IL 60305	
Phone: (312) 952-8478	Fax:	Phone: (708) 771-3900	Fax: (708) 771-3905
Email: gregory.palivos@gmail.com		Email: jhague@haguearch.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: _____

Applicant (if other than Owner):  _____ Date: 2.15.21

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: 1018 Park Ave Date of Application: 01.12.2021

Summary of Requested Variation(s):

<u>Applicable Code Section (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 an a separate sheet are required)
10-8-7 Setback Regulations	Side yard = 10% (7.5') Combined = 25% (18.75')	Proposed (South) Side yard 3'-0" Existing (North) 10.2' Combined = 13.2'

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.



HAGUE ARCHITECTURE

Wednesday, March 03, 2021

To: The Zoning Board of Appeals
River Forest, Illinois, 60305
CC: Clifford Raddatz

RE: Zoning Variation Application for 1018 Park Ave, River Forest, IL 60305

Applicant and Owner's name and address

Gregory & Amanda Palivos
1018 Park Avenue,
River Forest, Illinois 60305

Summary:

The Palivos residence at 1018 Park Ave is located mid-block between Augusta and Thomas. It is a two-story frame residence that was built in approximately 1917. We are proposing a two-story attached 24'-3" wide x 27'-2" deep garage addition on the south side of the property.

The existing home is set back 27.9" from the south property line, the rear two story family room is setback 115'-8", and the north property line is 10'-2 1/2". We have provided letters from the neighbors to the North & South in support of the project.

The proposed garage addition would have a 3'-0" setback to the eave at the south property line and a 3'-9" setback from the exterior walls. This setback provided by the variance will then allow a 24' wide garage.

Although this is an attached garage, and thus requires a variation, the proposed variation conforms to the setback regulations that are required of a detached garage. The other option for the location of a garage available in this situation would be to locate it in the rear yard. Currently the rear yard retains water after a heavy rainfall, causing flooding in the backyard. We feel that by adding a concrete foundation for a garage in the backyard will only make the flooding worse and during the excessive rainfalls could move water over to neighboring properties. Thus the homeowner's request to locate their garage in this location is based on the unique circumstances of the property and experience of flooding as evidenced through photos submitted and witness testimony of neighbors of the home.

Attachments:

- Plat of Survey
- Zoning Calculations
- Site Photographs
- Drawings showing the proposed addition
- Response to Standards for Major Variations

Thank you for your consideration, I look forward to discussing this application with you at the next zoning board of appeals meeting.

Sincerely,

Jonathon N. Hague
Architect

418 CLINTON PLACE - RIVER FOREST, ILLINOIS 60305
708.771.3900 t 708.771.3905 f



HAGUE ARCHITECTURE

Wednesday, March 03, 2021

To: The Zoning Board of Appeals
River Forest, Illinois, 60305
CC: Clifford Raddatz

**RE: Zoning Variation Application for 1018 Park Ave, River Forest, IL 60305
Response to Standards for Major Variations**

Applicant and Owner's name and address

Gregory & Amanda Palivos
1018 Park Avenue,
River Forest, Illinois 60305

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 lot at 1018 Park Ave is 75 feet wide, which is unusual in the R2 district. This width allows for the residence to locate, with a variation, an attached garage at the side of the home. This is a relatively unique condition in the R2 district. The regulations surrounding setback generally dictate a rear garage, or attached front garage in the R2 district, while the same regulations would allow the placement of a side-garage in the wide lot R1 district. This lot is wider than the width (70'-0") called for in the R2 lot size requirements. This affords the homeowner the opportunity, with this requested variation to construct a two-car garage in the side-yard. Conforming to the existing zoning would only allow for a one car garage to be built adjacent to the home. The family has two large cars as they have a growing family and expecting their second child. Requiring them to only be allowed to build a one car garage based on the uniqueness of the home they purchase is a hardship that they should not endure. The other option for the location of a garage available in this situation would be to locate it in the rear yard. Currently the rear yard retains water after a heavy rainfall, causing flooding in the backyard. We feel that by adding a concrete foundation for a garage in the backyard will only make the flooding worse and could move water over to neighboring properties, during the excessive rain falls. This would then cause a loss of value and use of the property for the Palivos Family and potentially neighboring properties, thus a hardship, rather than an inconvenience.

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

The residence and lot at 1018 Park Ave were built and laid-out prior to the purchase of the property by the Palivos family. The existing dimensions of the home and the lot were not created by the current owners. The flooding problems of the rear yard were not created by the Palivos family and are created by natural forces. The Palivos family were unaware of the issue when they purchased the home and land and were not compensated in any way for the unique physical condition of the property.

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

HAGUE ARCHITECTURE

The specific conditions present as well as proposed at 1018 Park Ave are not generally applicable to other property in the same R2 classification. Being the lowest property on the block, the subject property experiences above normal flooding is unique to the site and thus does not meet the standard of general applicability.

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

The Palivos family has long term ties to River Forest with parents and grandparents living in the community for over 40 years. They are raising their family at the residence. Their primary motivation in applying for this variation is the full use and enjoyment of their property and safety of their family, as opposed to economic gain.

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

The proposed variation is in no way detrimental to the public welfare and is a positive influence on the enjoyment and development value of other properties. The proposed variation would allow the residence to add a garage and an addition, which currently does not exist, in a manner that would improve the values of the homes in the area.

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

-The proposed variation would not impact the supply of light or air to the property to the south, there is no proposed variation to the north.

-In terms of fire prevention, if at the recommendation of this board, and Clifford Raddatz, Hague architecture will provide a fire-resistant eave construction detail at the south elevation of the addition, utilizing a gypsum board underlayment to effectively negate any increased danger of fire.

-The proposed variation would allow the home to be improved significantly, thus adding to the general value of the neighborhood, and certainly not diminishing or impairing property values.

- The homeowner to the South, Anita Grizaffi at 1010 Park Ave, has submitted a letter to the board expressing her approval of the proposed addition near her home.

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

The proposed variation to add an attached garage and addition to the existing home will have no impact on public utilities and facilities in the area. It would have no impact on water, sewer, electrical service, or gas utilities.

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.

418 CLINTON PLACE - RIVER FOREST, ILLINOIS 60305
708.771.3900 t 708.771.3905 f

HAGUE ARCHITECTURE

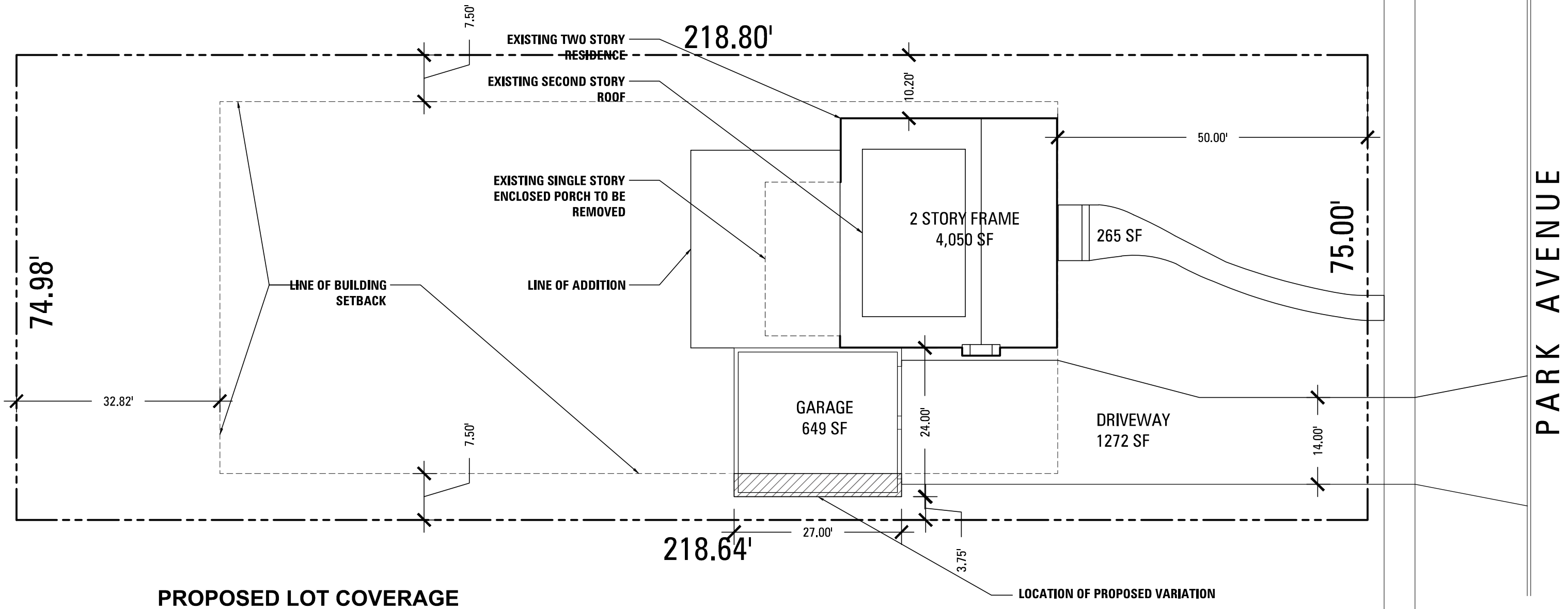
The reasonable use of the property includes an expectation of the ability to use some of the better features of a lot. In this unique case, a detached garage in the rear third of the lot would cause potential for excessive flooding in the rear yard. Without the requested variation the hardship would become inevitable, as the need for a two-car garage would dictate that the garage be built in the rear yard, thus impeding its use and creating a hardship. The family should not be restricted to building less than the requested 24' width for their garage because they currently have two large cars and will not be able to fit their cars in the garage without the approved variance. The width of the cars are listed below along with additional spacing requirements for accessibility: See floor plan graphically indicating the cars and dimensions.

- Cadillac Escalade- 81.1"
- Cadillac XT5- 74.9"
- Space needed on both sides of the cars and in between the two cars to allow for the door to open and not cause damage- $36" \times 3 = 108"$
- Space needed for materials serving as the interior and exterior north and south walls – $12" \times 2 = 24"$
- Total width needed = 264 inches = 24 feet

Thank you for your consideration, I look forward to discussing this application with you at the next zoning board of appeals meeting.

Sincerely,

Jonathon N. Hague
Architect



PROPOSED LOT COVERAGE

PROPOSED RESIDENCE 2,719 SF / ALLOWABLE 4,898
DRIVEWAY & WALK 1,537 SF

PROPOSED RESIDENCE

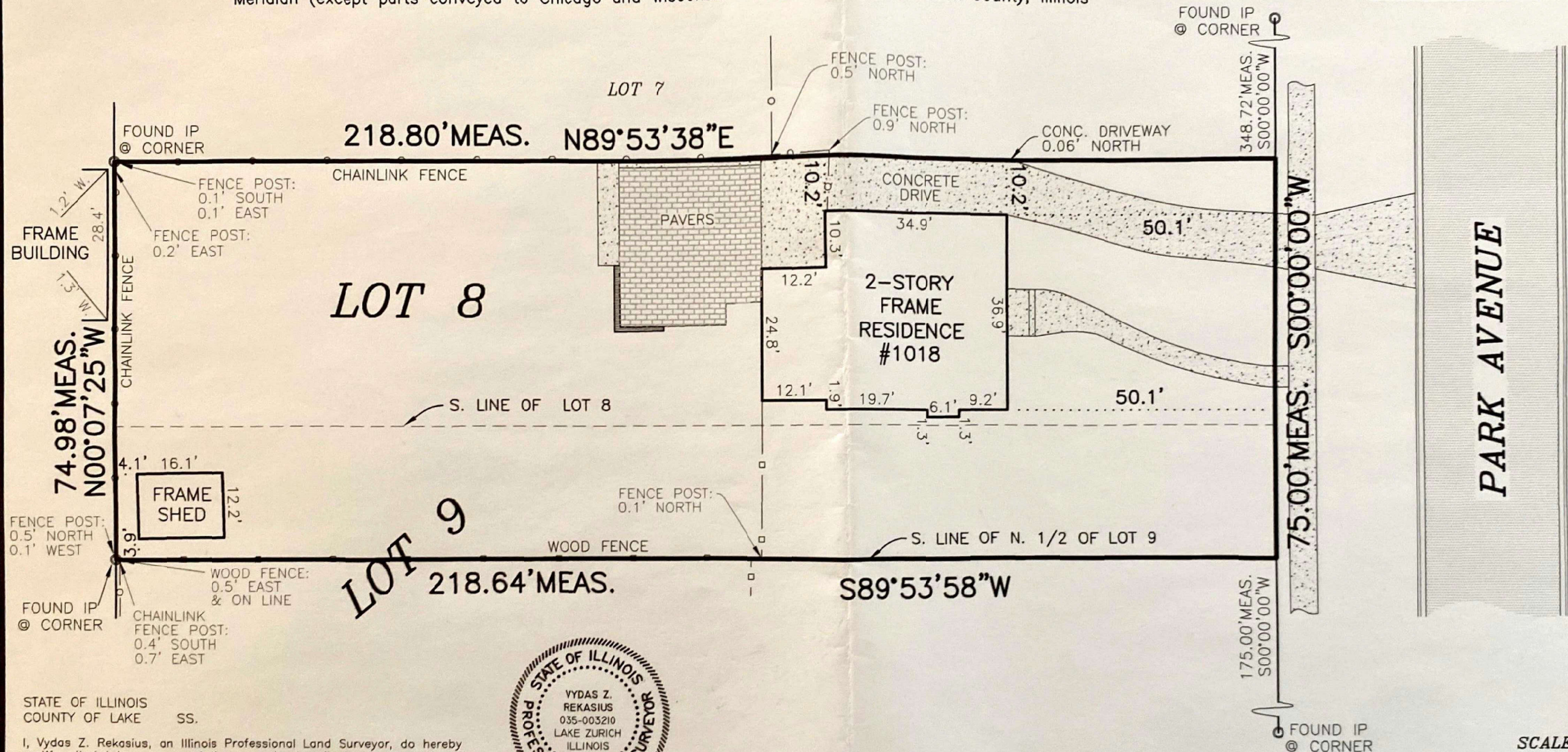
PROPOSED 2 STORY 4,480 SF
GARAGE 649 SF
TOTAL SF 5,129 / ALLOWABLE 6,531

01	PROPOSED SITE PLAN	1
	SCALE: 1/16" = 1'-0"	

PLAT OF SURVEY

Lot 8 and the North 1/2 of Lot 9 in Henry E. Graves Subdivision of Block 10, in Snow and Dickinson's Addition to River Forest, a Subdivision of the West 1/2 of the Southwest 1/4 of Section 1 and the East 17 acres of the Southeast 1/4 of Section 2, Township 39 North, Range 12, East of the Third Principal Meridian (except parts conveyed to Chicago and Wisconsin Railroad Company) in Cook County, Illinois

P.I.N. 15-01-308-020
1018 PARK AVENUE
RIVER FOREST, IL. 60305
CONTAINING 0.377 ACRES+/-



STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 18th DAY OF SEPTEMBER, A.D. 2019.

BY: *[Signature]*

Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2020
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2021



NOTES:

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTS.1@SBCGLOBAL.NET

JOB NO.: 19-0056 SURVEY DATE: 9/14/2019
DRAWING FILE: DATA/19/0056/SITE.DWG

SCALE: 1" = 20'

ZONING DATA

ZONE: R2 - SINGLE-FAMILY RESIDENTIAL
LOCATED WITHIN THE HISTORIC DISTRICT
LOT AREA:16,327 SQ.FT.

LOT COVERAGE: 30% (INCLUDING ACCESSORY STRUCTURES) = 4,898 SQ.FT
ACCESSORY BUILDING MAY OCCUPY UP TO 30% OF REAR YARD MAX.
CURRENT LOT COVERAGE: 1,795 SQ.FT.
PROPOSED ADDITION: 1,099 SQ.FT.
PROPOSED LOT COVERAGE: 2,894 SQ.FT.

FLOOR AREA RATIO: 0.4 = 6,531 SQ.FT.
CURRENT FAR: 2,894 SQ.FT. = 0.18
PROPOSED ADDITION: 2,235 SQ.FT.
PROPOSED FAR: 5,129 SQ.FT = 0.31

MAX HEIGHT: 35'2.5 STORIES FOR PRINCIPAL BUILDING
18'1.5 STORIES FOR ACCESSORY STRUCTURE WHICH SHALL NOT INCLUDE AN INHABITABLE 2ND FLOOR.

FRONT YARD SETBACK: AVERAGE OF THE EXISTING FRONT YARD SETBACKS AS MEASURED FROM THE FRONT LOT LINE TO THE PRINCIPAL STRUCTURE ALONG THE SAME SIDE OF THE STREET AND ON THE SAME BLOCK. THE SHORTEST AND LONGEST SETBACKS ALONG THE SAME SIDE OF THE SAME BLOCK SHALL BE ELIMINATED IN THE MAKING OF THE COMPUTATION.

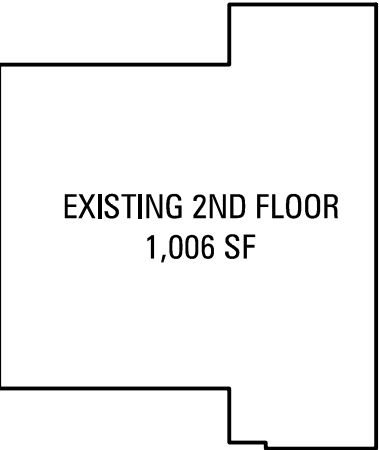
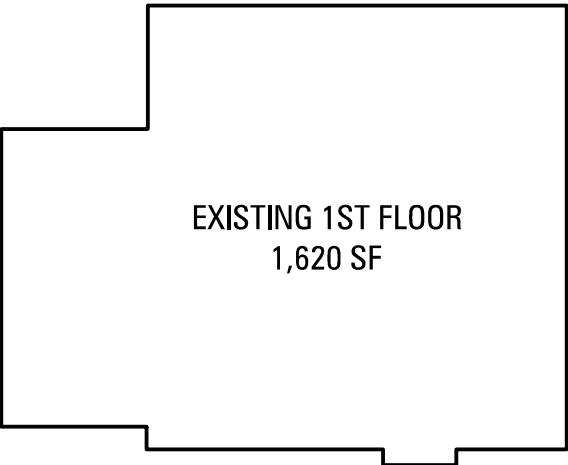
REAR YARD SETBACK: GREATER OF 15% OF LOT DEPTH(32.82') OR 26'-2"
ACCESSORY BUILDINGS MAY BE CONSTRUCTED WITHIN THE REAR YARD BUT NO CLOSER THAN THREE FEET FROM ANY LOT LINE.

SIDE YARD SETBACK: GREATER OF 10% OF LOT WIDTH(7.5') OR 5'.
COMBINED SIDE YARD SETBACK SHALL BE THE GREATER OF 25% OF LOT WIDTH(18.75') OR 10'

PROPOSED VARIATIONS:

SIDE YARD SETBACK:
SOUTH SIDE SETBACK PER ZONING 7'-5"
PROPOSED 3'-9"
NORTH SIDE EXISTING 10'-2 1/2" TO REMAIN

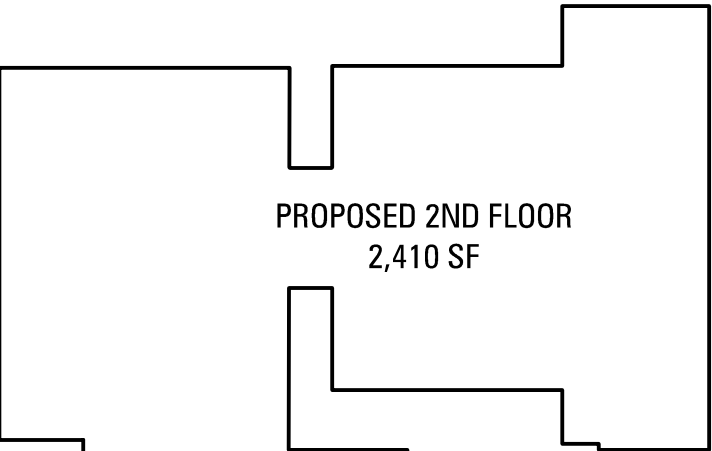
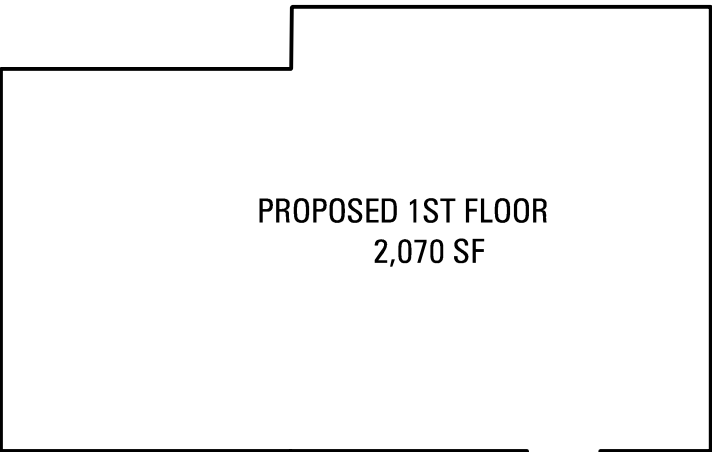
COMBINED SIDE YARD SETBACK:
PER ZONING 18'- 9"
PROPOSED 13'-11 1/2"



01

EXISTING FLOOR PLAN

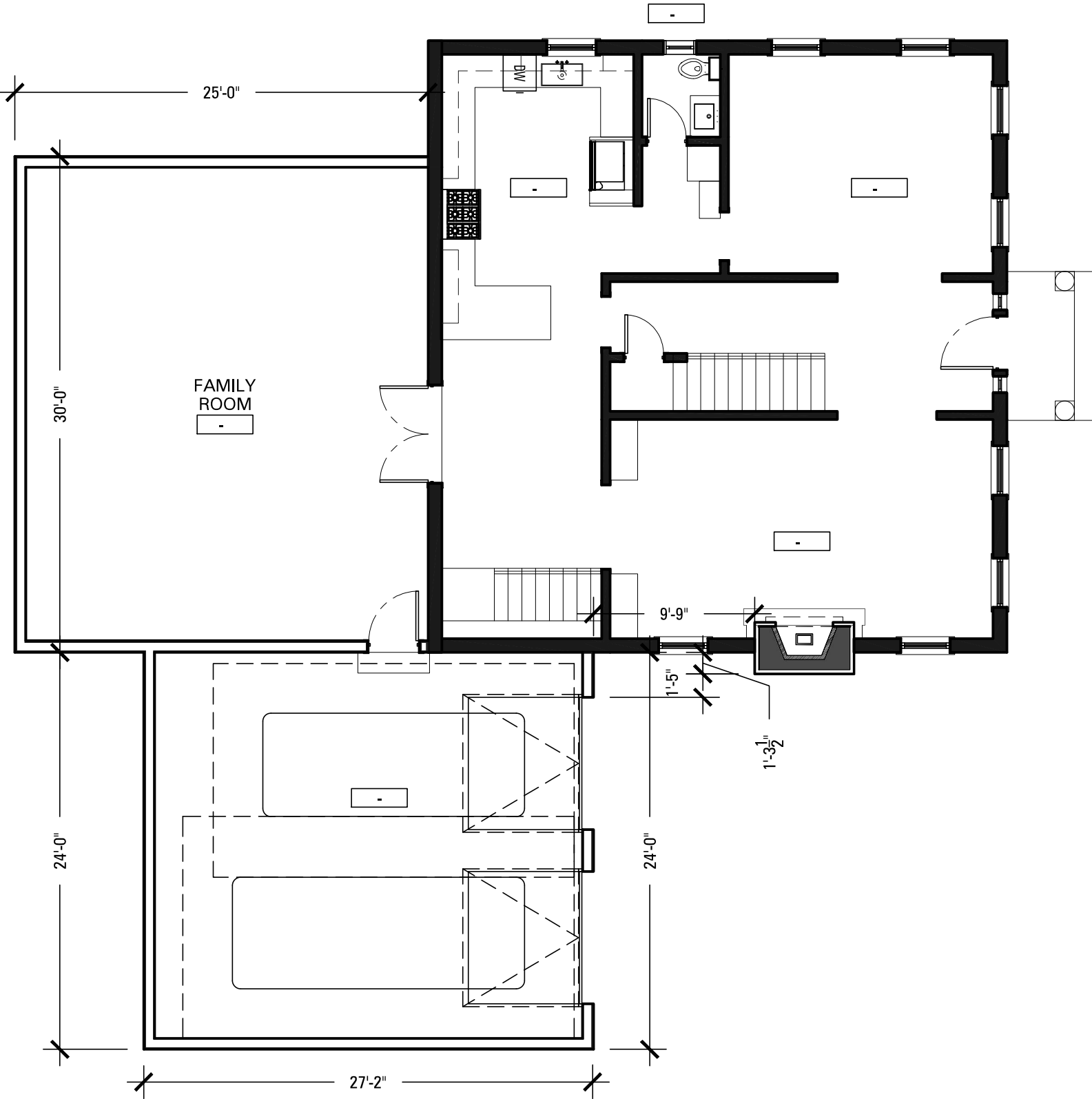
SCALE: 1/16" = 1'-0"



02

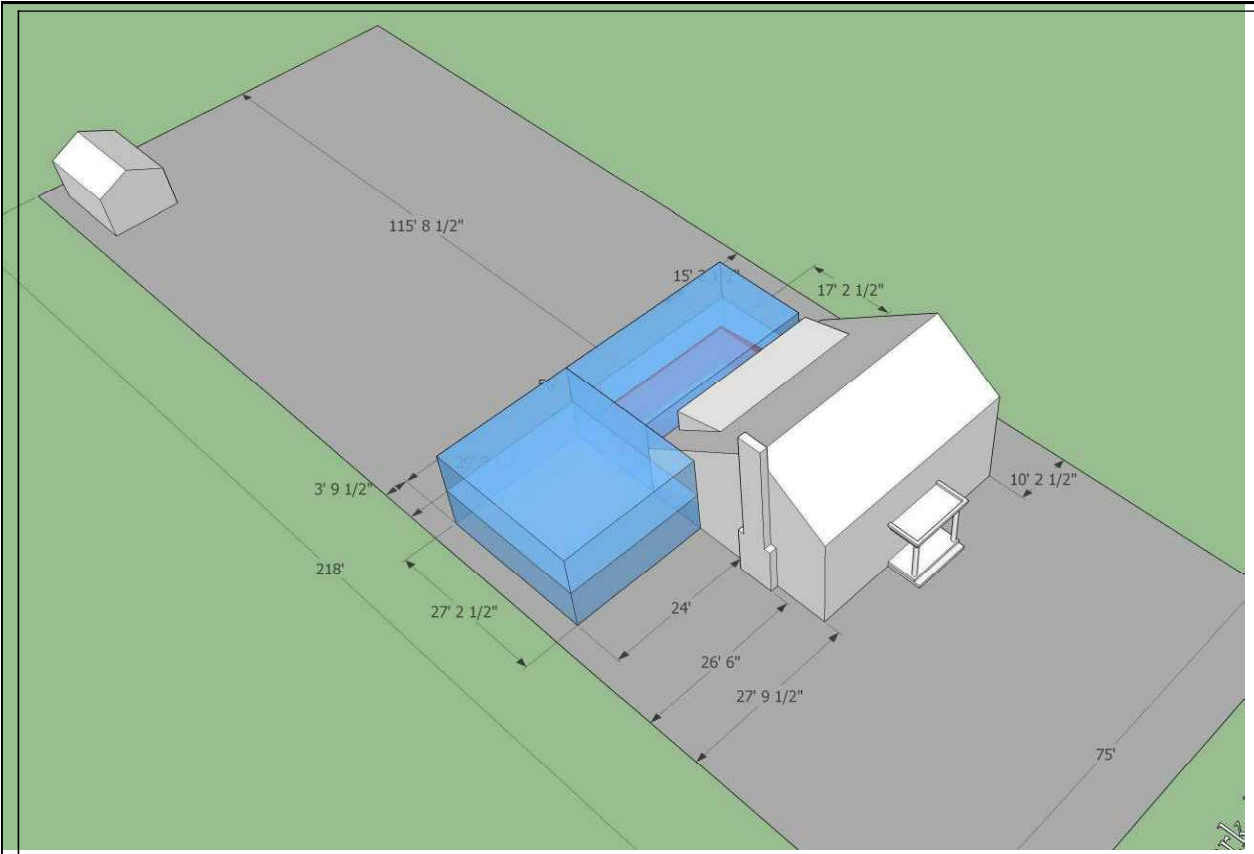
PROPOSED FLOOR PLAN

SCALE: 1/16" = 1'-0"



B SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



B	AERIAL SITE PLAN	
	NTS	

A	FRONT (EAST) ELEVATION	
	SCALE: 1/8" = 1'-0"	



FRONT VIEW



REAR VIEW



VIEW OF SOUTH SIDE YARD



SIDE YARD VIEW



SOUTH SIDE YARD - VIEW 1



BACK YARD - FLOODING



VIEW LOOKING SOUTH TO 1010 PARK



VIEW LOOKING NORTH TO

Re: Variance Request
1018 Park Avenue
River Forest, IL, 60305

To Whom It May Concern:

I live to the south of the Palivos Family and do not have any objection to the proposed addition and variance request for their home. I understand that the variance request is to accommodate a setback variance in order for the family to build closer to my home and do not have any issue with their plans. I see the need for a two-car garage, because the Palivos family has two cars parked in their driveway every day and which cannot fit in a single garage. I do not see any other way for the family to have an attached garage other than the proposed variance being allowed.

As I have lived in my home for over 55 years, I have witnessed large amounts of flooding in the the Palivos backyard when there is heavy rainfall. For that reason, I do not think it would be safe for the family to build a detached garage at their property.

Sincerely,

Anita Grizaffi
Anita Grizaffi (Mar 2, 2011 11:47 EST)

Anita Grizaffi
1010 Park Avenue
River Forest, IL, 60305

Re: Variance Request
1018 Park Avenue
River Forest, IL, 60305

To Whom It May Concern:

I live to the north of the Palivos Family and do not have any objection to the proposed addition and variance request for their home. I can also testify that I have witnessed large amounts of pooling in the entire backyard of their land when there is heavy rainfall due to their land being the lowest point on the block.

I know that they have a growing family and can understand the need for an attached garage with our city's extreme weather conditions, having 3 children ourselves.

Sincerely,


Mar 2, 2021 11:08 CST

Rita Fioravanti
1022 Park Avenue
River Forest, IL, 60305



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: March 4, 2021

To: Frank Martin, Chairman, Zoning Board of Appeals

From: Lisa Scheiner, Assistant Village Administrator

Subj: Proposed Text Amendment

Issue:

The Village Board of Trustees adopted a Comprehensive Plan which recommended that the Village prepare and adopt an Affordable Housing Plan that meets state requirements pursuant to Public Act 093-0595.

The State of Illinois adopted Public Act 093-0595, the Affordable Housing Planning and Appeals Act of Illinois (referred to as the "AHPAA" and "the Act"), which went into effect on January 1, 2004 and was recently updated in 2013 per Public Act 098-0287. The AHPAA is intended to address the lack of moderately-priced housing that exists in many communities. The Act is premised on a finding that "there exists a shortage of affordable, accessible, safe and sanitary housing in the State". The Act's purpose is to "encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community." It requires counties and municipalities with less than 10% affordable housing to adopt a Plan. The Act also provides an appeal procedure for aggrieved developers to seek relief from local decisions that inhibit the construction of affordable housing. According to the Illinois Housing Development Authority's (IHDA) 2018 report, the Village of River Forest affordable housing share is 9.0%.

As set forth in the AHPAA, the components of an Affordable Housing Plan must include a specification of incentives the Village may provide to encourage the creation of affordable housing. The River Forest Affordable Housing Plan that was adopted by the Village, which has been attached for your reference, also includes possible additional considerations and possible amendments to the Village's Zoning Ordinance, including:

- (1) Allow for taller and denser development in designated commercial/mixed-use areas, consistent with the recommendations of the Comprehensive Plan, in order to better accommodate possible inclusion of affordable housing as part of new development.

- (2) Explore possible strategies and means with which to preserve and enhance existing affordable housing in the Village, such as possible funding or programs aimed at assisting with upkeep, maintenance, and improvements to identified properties.
- (3) Explore amending the zoning ordinance to accommodate Accessory Dwelling Units (ADU) as a conditional use in the R1 and R2 zoning districts. An ADU is essentially a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger, primary house, either in an accessory or primary structure.
- (4) Consider amending the Planned Development standards (section 10-19-3) to specifically identify consistency with the goals and policies the Affordable Housing Plan as a standard of review.
- (5) It is important to note that TIF funds are eligible for the provision of affordable housing, and when appropriate, the Village should consider leveraging TIF funds to support affordable housing initiatives.

Items 1, 3 and 4 necessitate a text amendment to the River Forest Zoning Ordinance, which requires a public hearing. The purpose of the public hearing in March will be to consider a text amendment that amends the Planned Development standards to specifically identify consistency with the goals and policies of the Affordable Housing plan as a standard of review. Notice of this hearing has been posted in accordance with the requirements of the Zoning Ordinance.

Petition:

Pursuant to Section 10-5-5 of the River Forest Zoning Ordinance, the Village Board of Trustees has petitioned the Zoning Board of Appeals to consider a text amendment to amend the following section of the Zoning Ordinance as follows:

10-19-3: STANDARDS FOR REVIEW:

An application for approval as a planned development shall be granted by the Board of Trustees only if it finds that the applicant has demonstrated that at a minimum the proposed use or combination of uses complies with the following standards:

- A. The proposed use or combination of uses is consistent with the goals and policies of the comprehensive plan and the affordable housing plan;

Attachment:

- Legal Notice
- Affordable Housing Plan



**PUBLIC HEARING 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, Cook County, Illinois, on Thursday, March 11, 2021 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois, to consider amendment(s) to the Village's Zoning Ordinance which include, but may not be limited to, the following:

1. A Text Amendment to Chapter 10-19-3(A) of the Zoning Ordinance regarding changes to the standards for review for Planned Developments to consider whether a proposed planned development is consistent with the goals and policies of the Affordable Housing Plan.

The petitioner for the Text Amendment(s) is the Village of River Forest, 400 Park Avenue, River Forest, IL 60305

This public hearing is being held pursuant to direction given by the Village Board of Trustees for the Zoning Board of Appeals to consider this amendment. For additional information visit www.vrf.us.

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.**

Physical attendance at this public meeting is limited due to COVID-19, with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be ready into the public meeting record. You may submit your public comments via email in advance of the meeting to: Cliff Radatz at cradatz@vrf.us. You may listen to the meeting by clicking here or participating in a telephone conferences call as follows, dial-in number 1-312-626-6799 with meeting id: 850 7980 8303. If you would like to participate over the phone, please contact Cliff Radatz by telephone at (708) 714-3557 or by email at cradatz@vrf.us by 12:00 pm on Thursday, March 11, 2021.

For further information or for a copy of the proposed text amendments, please contact Acting Village Administrator Lisa Scheiner at (708) 714-3520 or at lscheiner@vrf.us or visit www.vrf.us.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

River Forest, IL

AFFORDABLE HOUSING PLAN

- 1. Introduction**
- 2. The Affordable Housing Need**
- 3. What is “Affordable”?**
- 4. Potential Lands and Buildings for Affordable Housing**
- 5. Incentives**
- 6. The Goal**

1. INTRODUCTION

In August 2003, the State of Illinois adopted Public Act 93-0595, the Affordable Housing Planning and Appeals Act of Illinois (“the Act”). The Act is premised on a finding that there exists a shortage of affordable, accessible, safe and sanitary housing in the State. Its purpose is to “encourage” counties and municipalities to “incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community.” It requires counties and municipalities with less than 10% affordable housing to adopt an Affordable Housing Plan (“Plan”) by April 1, 2005. It also contains an appeal procedure for aggrieved developers to seek relief from local decisions that inhibit the construction of affordable housing.

As set forth in the Act, the components of a Plan include: 1) a calculation of the total number of affordable housing units that are necessary to exempt the local government from the operation of the Act (*i.e.*, the number necessary to bring the percentage of affordable housing units to 10% of the total housing stock); 2) an identification of opportunities for the development of affordable housing in the Village; 3) a specification of incentives the Village will provide to encourage the creation of affordable housing; and 4) a statement of a goal for increasing affordable housing units in the Village.

The Act identifies three alternative goals from which a municipality may select to achieve compliance. The first is to make 15% of all new residential construction or residential redevelopment within the Village affordable. The second is to increase the percentage of affordable housing within the Village from its current level to a level 3% higher. The third is to bring the percentage of affordable housing units in the Village to 10% of the total housing stock.

Context Limitations

If River Forest had large areas of vacant land readily available for residential development, rather than being a fully built out, land-locked community, the Village could more easily implement an affordable housing plan that would achieve the 10% standard set forth in the Act. If large amounts of vacant land yet to be developed existed within the community, the Village could establish that at least 10% of the units must be affordable and implement this standard by adopting land use regulations which would provide a “sufficient number” of affordable units as new development came online. In the marketplace, these land use regulations would be a factor in the valuation of the land, and the cost of providing the affordable housing would be absorbed by landowners on a Village-wide basis.

However, this is not reflective of the existing character and development pattern in River Forest today. The Village is fully developed. Approximately 70% of the Village’s developable land area is zoned R1 and R2, consisting of single-family detached homes that provide the essence of River Forest’s character. Because of this character and other desirable features that have evolved over the Village’s 139-year history, real estate in River Forest, when available, is very expensive. There are few, if any, single family detached homes in River Forest that meet the Act’s definition of affordable housing.

The relatively high value of land in River Forest makes it impractical to achieve the goal of this Plan by creating new affordable single-family detached dwellings. Rather, the only conceivable way of achieving the Plan’s goal is to create new affordable units as part of multi-family and mixed-use development. (In this Plan, the term “multi-family and mixed-use development” refers to a development that includes a number of separate living quarters such as apartments or condominiums.) And finally, appropriate sites in the Village for multi-family and mixed-use development, as established by the Village’s Zoning

Ordinance and Comprehensive Plan, are limited, and the pace of development of multi-family units, even in a receptive financial and regulatory environment, is relatively slow.

This Plan takes these unique circumstances into account. It does not ignore economic realities. The goal of this Plan is recognized as a goal to be pursued in good faith, not a quota to be achieved at all costs.

2. THE AFFORDABLE HOUSING NEED

As Defined by the Act

The Act defines the need for affordable housing by establishing a standard that 10% of a municipality's total housing stock should be affordable. Municipalities that already meet this standard or achieve it after the effective date of the Act are "exempt" from the Act. In addition, municipalities with populations under 1,000 (almost half of all Illinois municipalities) are exempt.

Non-exempt municipalities must establish a goal to pursue the 10% standard. According to the *Affordable Housing Planning and Appeal Act: 2018 Non-Exempt Local Government Handbook*, River Forest provides only 340 affordable units out of its year-round total units of 3,788, for an overall affordable housing share of 9.0%. This number fails to meet the minimum 10% affordable units of the total housing stock. According to the AHPAA Handbook, River Forest requires an additional 39 affordable units to comply with the 10% standard.

As Defined by the Community

Having affordable housing in River Forest makes our community better for everyone, not just for those living in affordable units. The Village understands the importance of affordable housing in our community to accommodate the needs of current and future residents. Only by providing a full range of housing types at different price points, including the provision of affordable units, can the Village truly meet the housing needs of the community, for people of all ages, incomes, and abilities.

The Village currently provides a wide range of housing types, including single-family detached, single-family attached, duplex, multi-family (apartments and condominiums), senior facilities, and more. Both owner-occupied and rental housing exists in the Village. The Village recognizes the value of providing a diverse range of housing types to meet the needs of residents at all stages of life and across the spectrum of socioeconomic status.

The population of the Village is aging, and some older residents with fixed or diminishing incomes may wish to continue living among their family and friends but in housing commensurate with their means. Non-resident parents of current residents may wish to move to the Village to be close to their adult children during their golden years. Our community also includes persons with disabilities whose incomes and resources limit their housing options. The provision of affordable housing, including integrated supportive housing, can significantly increase the livability of the River Forest community for so many.

Additionally, there are persons with low or moderate incomes who work in the Village and whose residency here would enhance the overall makeup and spirit of our community. While the Village lacks the ability to accommodate all such persons and potential residents with affordable housing needs, it intends to continue to address these needs by increasing the number of affordable units, in the manner set forth in this Plan.

3. What is “Affordable”?

According to the Illinois Housing Development Authority (IHDA) website, affordable rental and owner-occupied units are as follows for the Chicago Metro Area (including River Forest):

Owner Occupied Affordability Chart for Chicago Metro Area

	2018 Income Limit (80% AMI)	Affordable Purchase Price
1 person	\$47,400	\$131,667
2 person	\$54,200	\$150,556
3 person	\$60,950	\$169,306
4 person	\$67,700	\$188,056
5 person	\$73,150	\$203,194
6 person	\$78,550	\$218,194
7 person	\$83,950	\$233,194
8 person	\$89,400	\$248,333

Affordable Rental Units for Chicago Metro Area

	2018 Affordable Rent Limits for HH @ 60% AMI
0 bedroom	\$889
1 bedroom	\$952
2 bedroom	\$1,143
3 bedroom	\$1,320
4 bedroom	\$1,475
5 bedroom	\$1,625

River Forest Housing “Snapshot”

In addition, to information provided by the IHDA as shown above, income and housing information for River Forest is provided in Appendix A: River Forest “Snapshot”. This “snapshot” is intended to provide context for the River Forest community at the time this plan was being developed, based on best available data from the U.S. Census; 2014-2018 American Community Survey 5-Year Estimates.

4. POTENTIAL LANDS AND BUILDINGS FOR AFFORDABLE HOUSING

It is highly unlikely that any new, rehabbed or existing single-family detached home in the R1 or R2 zoning districts would ever meet the definition of “affordable,” unless it were in some way subsidized by government or a not-for-profit entity. Even if there were several such subsidized units, this approach will not effectively address the need for additional affordable housing in the Village and is not the approach adopted by this Plan. Accordingly, this discussion is limited to types of housing that could reasonably include affordable living arrangements.

The best opportunities for creating additional affordable housing are primarily on properties along the Village's perimeter corridors (Madison Street, North Avenue, and Harlem Avenue), and possibly other locations that are designated as appropriate for multi-family and mixed-use development by the River Forest Comprehensive Plan.

Each site that presents itself will require careful review through the Planned Development process, involving a public hearing with the River Forest Development Review Board. Ultimately, any such development would need to be approved by the Village Board of Trustees and would need to be in the community's best interests.

5. INCENTIVES

The Options

Because of the high value of land in River Forest, it is likely that any new ownership or rental units, to be affordable, will be sold or rented at a below-market rate. When affordable housing is sold or rented at a below-market rate, someone must pay the differential. Stated differently, an owner or developer must have an offsetting financial incentive to sell or rent property at a below-market rate. Where will the value come from to compensate the owner or developer for the differential? Before identifying the preferred incentives, it is useful to examine possible sources of this value.

Zoning mandates: The Village could adopt a zoning regulation that requires developers of multi-family buildings to set aside a certain percentage of the units for affordable housing. This would be an extreme form of "incentive." The Village government would incur no cost in this approach. However, there would be a cost. It would be reflected immediately in a lower value for the land covered by the regulations since the development potential has been diminished. The landowner and/or developer would pay the cost.

Zoning bonuses: The Village could provide "zoning bonuses" for buildings incorporating a certain percentage of affordable units. These bonuses would be in the form of relaxations to height, setback, parking, and similar regulations. Again, the Village government would incur no cost in providing this type of incentive. However, the regulations being relaxed were presumably adopted for the protection of the community, especially the neighboring property owners. Allowing more intense development therefore may adversely affect the character of the neighborhood and possibly diminish the value of the neighboring properties, and the neighboring property owners would bear the cost. However, it is possible that "bonuses" could be provided through the Planned Development Process without adversely affecting neighboring properties.

Dedicated taxes and fees: The Village could adopt a tax or a fee, the proceeds of which would be utilized to create financial incentives in the form of subsidies for the development of affordable housing. For example, a "teardown tax" could be levied on the act of demolishing an existing structure and failing to replace it with affordable housing. Other ideas, like dedicated condominium conversion fees, new construction fees, and an increased real estate transfer tax, would have a similar narrow financial impact, focused on individual property owners involved in these activities.

Village subsidies: The Village could provide financial incentives for the development of affordable housing by direct subsidies. For example, the Village could participate in a project by acquiring property and reselling it to a private developer for multi-family housing that includes affordable housing units.

Because the acquisition cost may be higher than the subsequent resale price (given the affordable housing requirements accompanying the resale), the cost in this case is borne by the taxpayers at large through whatever tax resources the Village utilizes. Techniques with a similar broad cost sharing impact are property tax abatements, financing assistance through municipal bonds or low-cost loans, reduced fees for permits and services (e.g., zoning and building permits, or water/sewer fees), and outright grants.

Subsidies through a not-for-profit entity: The Village could sponsor or assist in the creation of a not-for-profit affordable housing entity that would seek funds from a variety of sources (e.g., grants from private foundations, contributions from individuals and corporations, revolving loans) and either engage in development activities itself or provide incentives for others.

The Preferred Incentives

This Plan adopts the policy of spreading the cost of affordable housing broadly, rather than placing the cost on targeted landowners or those involved in specific activities. Accordingly, this Plan does not adopt ***zoning mandates or dedicated taxes and fees*** as methods for creating incentives for affordable housing. Instead, this Plan adopts zoning “bonuses” as a means of encouraging and accommodating developers to include affordable housing units in new multi-family buildings, as follows:

First, developers coming to the Village with plans for multi-family buildings will need to seek zoning approval of their projects as Planned Developments and will have the opportunity to include affordable housing units in their plans. The Planned Development process, already part of the Zoning Ordinance, provides the Village with a degree of flexibility regarding development standards that may be sufficient to make it attractive for developers to include affordable housing units without diminishing the value of neighboring properties.

Possible Additional Considerations

The Village could also consider the following possible amendments to the Village’s Zoning Ordinance:

- (1) Allow for taller and more dense development in designated commercial/mixed-use areas, consistent with the recommendations of the Comprehensive Plan, in order to better accommodate possible inclusion of affordable housing as part of new development.
- (2) Explore possible strategies and means with which to preserve and enhance existing affordable housing in the Village, such as possible funding or programs aimed at assisting with upkeep, maintenance, and improvements to identified properties.
- (3) Explore amending the zoning ordinance to accommodate Accessory Dwelling Units (ADU) as a conditional use in the R1 and R2 zoning districts. An ADU is essentially a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger, primary house, either in an accessory or primary structure.
- (4) Consider amending the Planned Development standards (section 10-19-3) to specifically identify consistency with the goals and policies the Affordable Housing Plan as a standard of review.
- (5) It is important to note that TIF funds are eligible for the provision of affordable housing, and when appropriate, the Village should consider leveraging TIF funds to support affordable housing initiatives.

6. THE GOAL

The Goal of this Plan

This Plan adopts the goal of bringing the percentage of affordable housing units in the Village to 10% of the total housing stock. This goal will be pursued by: 1) protecting and enhancing the existing affordable housing that currently exists in the Village, primarily the multi-family residential along the Village's perimeter corridors, and 2) concentrating attention on new multi-family and mixed-use buildings and providing developers of such buildings the opportunity of including affordable housing units. While this plan focuses on multi-family and mixed-use buildings, other affordable living arrangements could possibly be added to the Village's housing stock as the number of group homes, accessory living units, and specialized senior housing units increase in the ordinary course to meet a growing need. Overall, it is believed that concentrating on maintaining and improving the existing affordable housing and focusing on new multi-family and mixed-use buildings, in a manner consistent with the Comprehensive Plan and Zoning Ordinance, is a reasonable approach for pursuing the goal of bringing the percentage of affordable housing units in the Village to 10% of the total housing stock.

The Alternative Goals Allowed by the Act

This Plan does not adopt the Act's alternative goal of increasing the affordable housing stock in the Village by 3.0%, for the following reason. This goal would require the Village to increase the affordable housing stock from its current 9% to 12%, or from 340 units to 455 units, or by a total of 115 additional units. The Village can conceive no reasonable way in which this number of new affordable housing units could be provided in the foreseeable future. For example, to increase the number of affordable housing units by 115 in multi-family or mixed-use buildings consisting of 15% affordable units, it would take a total of 766 units in new multi-family buildings to achieve this goal. This number of new units would increase the Village's total housing stock by 20%.

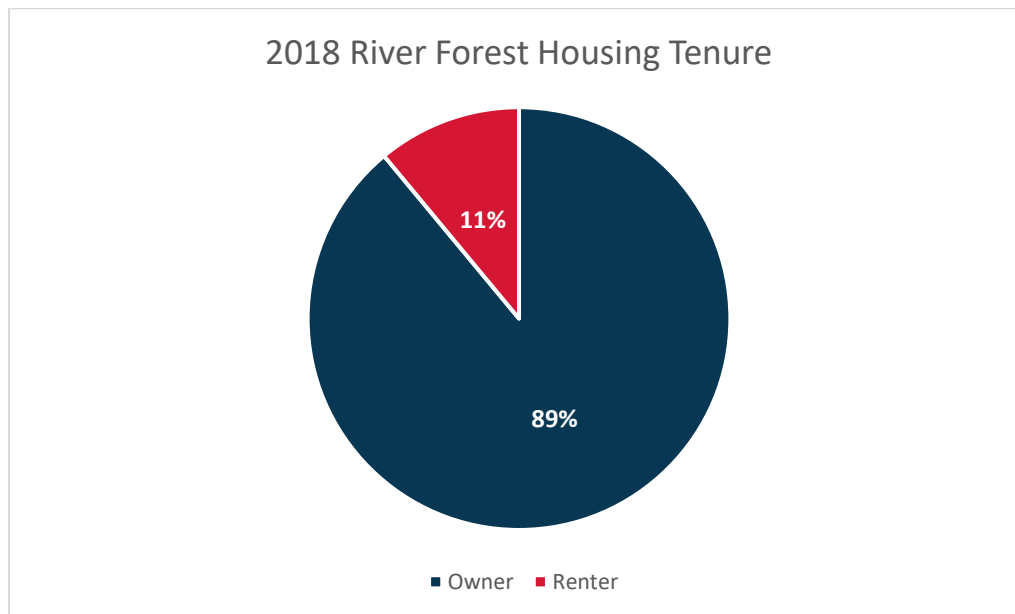
The other alternative goal in the Act, making 15% of all new residential construction or residential redevelopment within the Village affordable, is rejected because of its potential impact on the single-family residential market and the existing economic realities of the land value for single-family residential land in River Forest. The strategy of this plan is to focus on creating the opportunity for affordable housing as a component of multi-family and mixed-use development.

Appendix A: River Forest Housing Snapshot

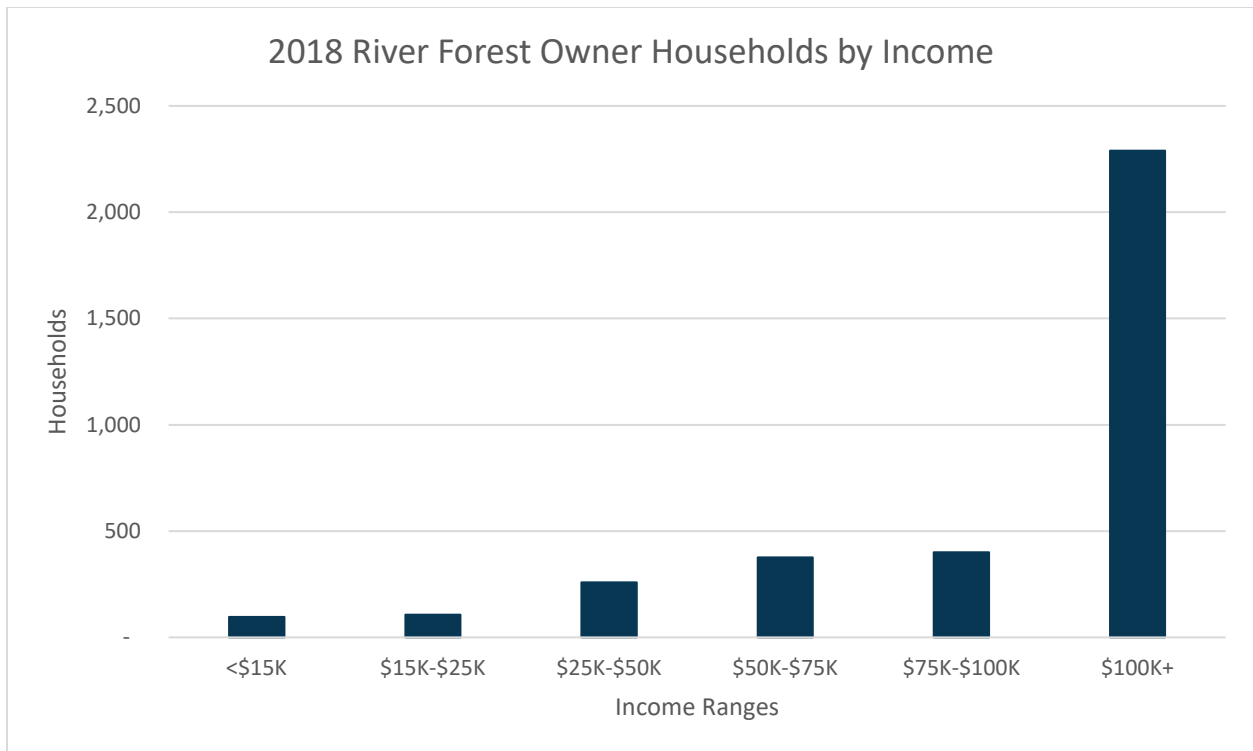
The source of the data provided in this appendix is from U.S. Census; 2014-2018 American Community Survey 5-Year Estimates.

Key Takeaways

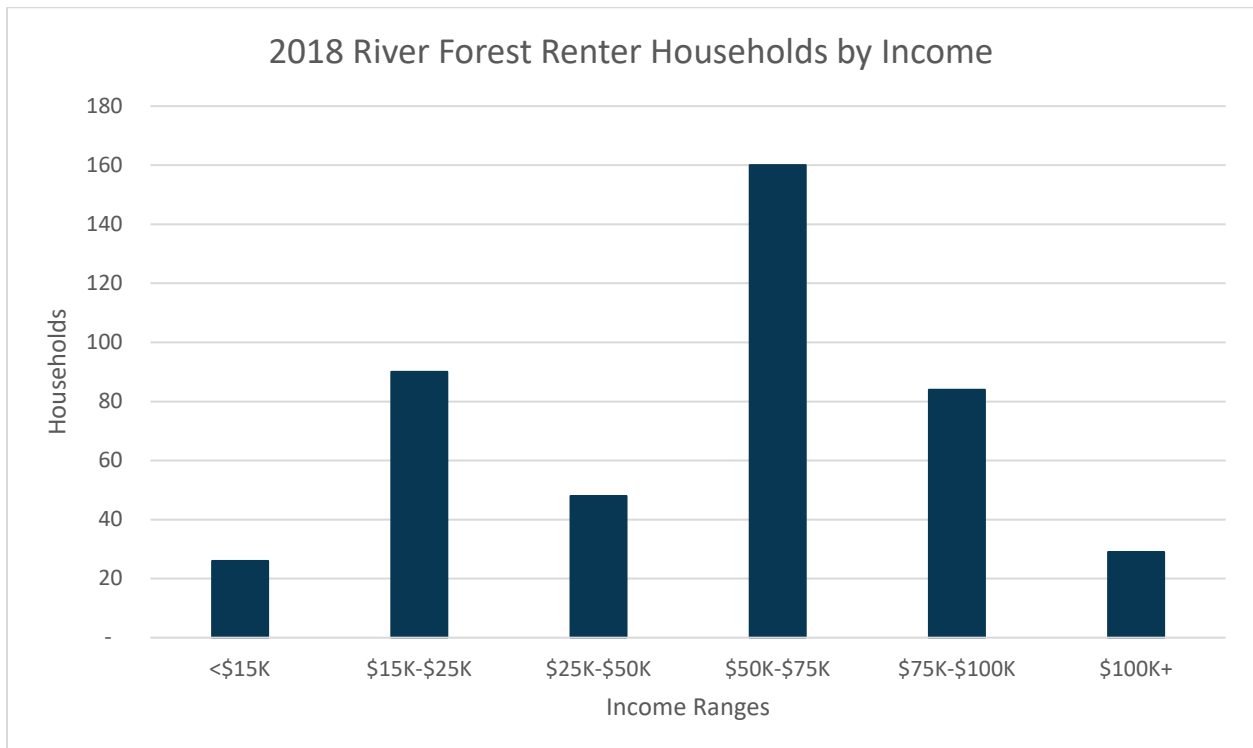
- The Village's total population is 11,064, a total decline of 108 people from 2010.
- Nearly 90 percent of River Forest's households are owner-occupied. Of the 3,528 owner-occupied households, 65 percent earn more than \$100,000 a year.
- Only seven percent of renter households earn \$100,000 annually, whereas 37 percent earn between \$50,000 and \$75,000.
- The majority of the Village's housing stock is single-family detached homes, however it is not a large majority at 66 percent. This suggests that a sizeable portion of owner-occupied housing units are multifamily condominiums.
- The median home value in the Village is \$581,900 with nearly 50 percent of households owning a home valued at \$500,000-\$1 M.
- The median gross rent in River Forest is \$1,182 per month, with 36 percent of households spending \$1,000-\$1,249 each month on rent.
- Owner-occupied households are experiencing an undersupply of market-rate, affordable housing options across nearly all income ranges, except the highest. This indicates that owner-occupied households at the lower income ranges are often spending more than thirty percent of income on housing. This indicates that owner-occupied households at the lowest income range often spends more than thirty percent of income on housing.
- Alternatively, renter households are experiencing a surplus of affordable housing across most income ranges, except for the lowest and highest ranges.



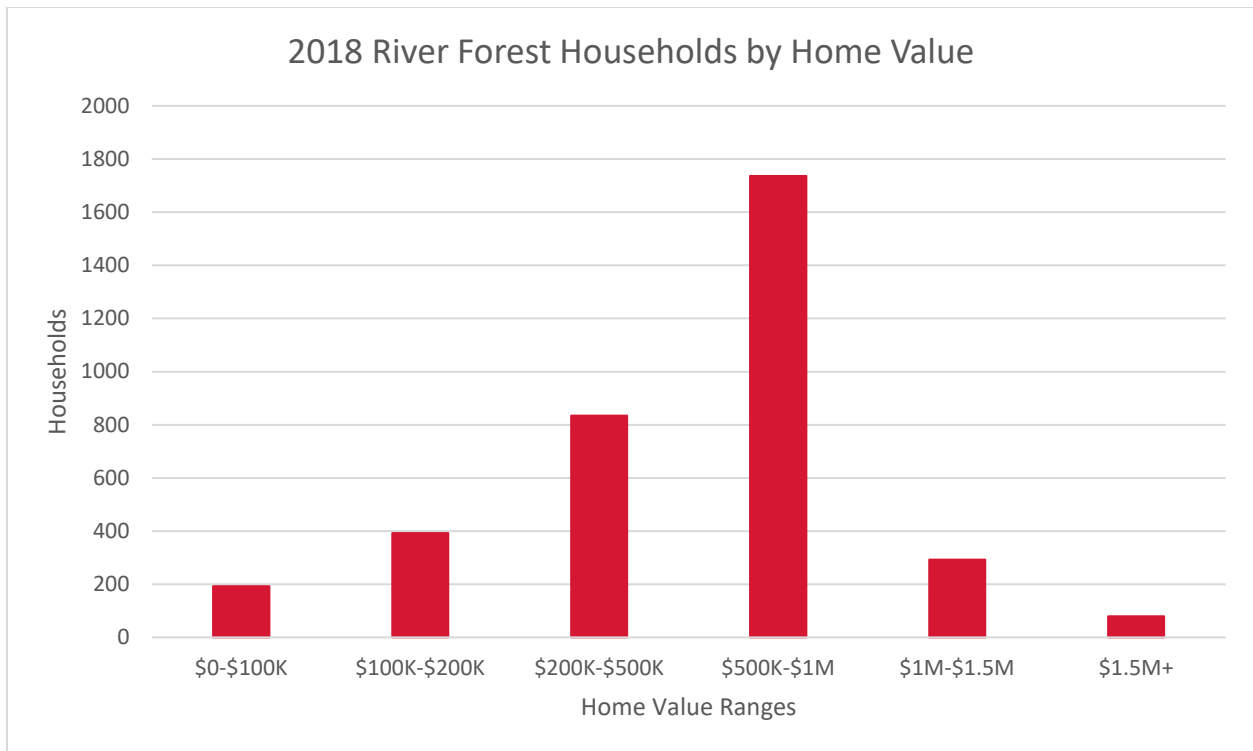
Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



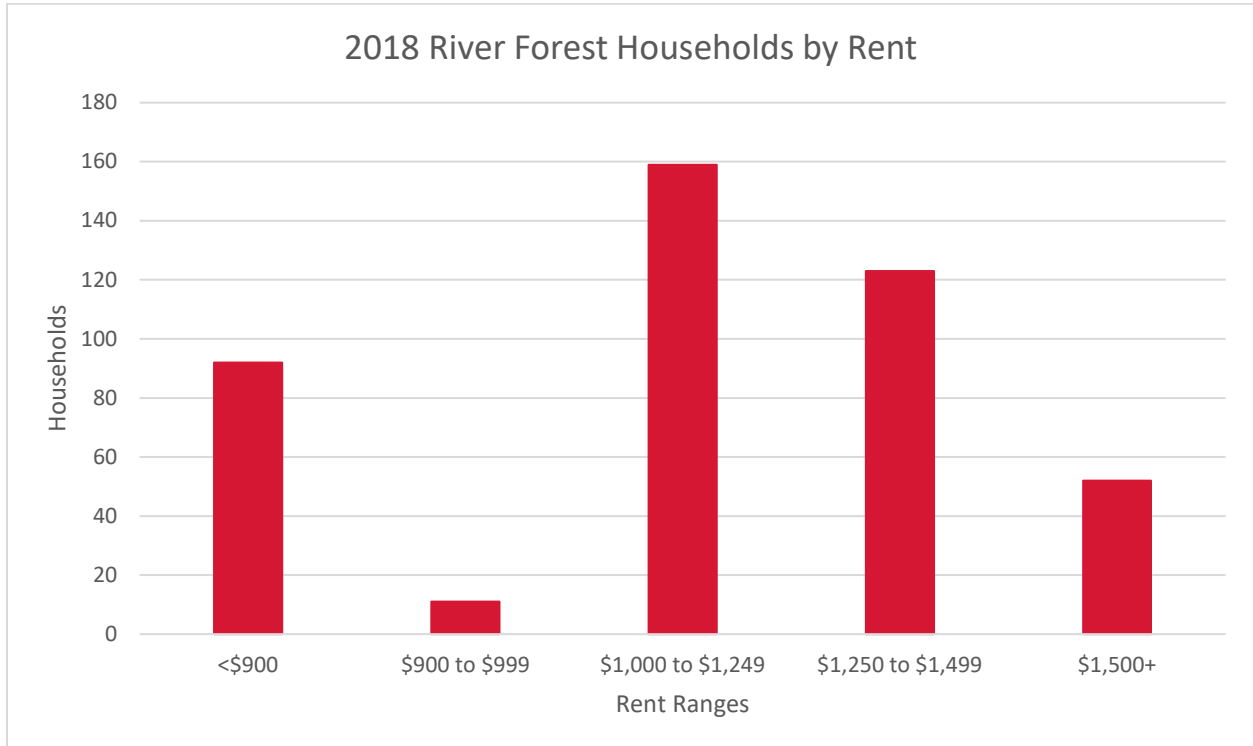
Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



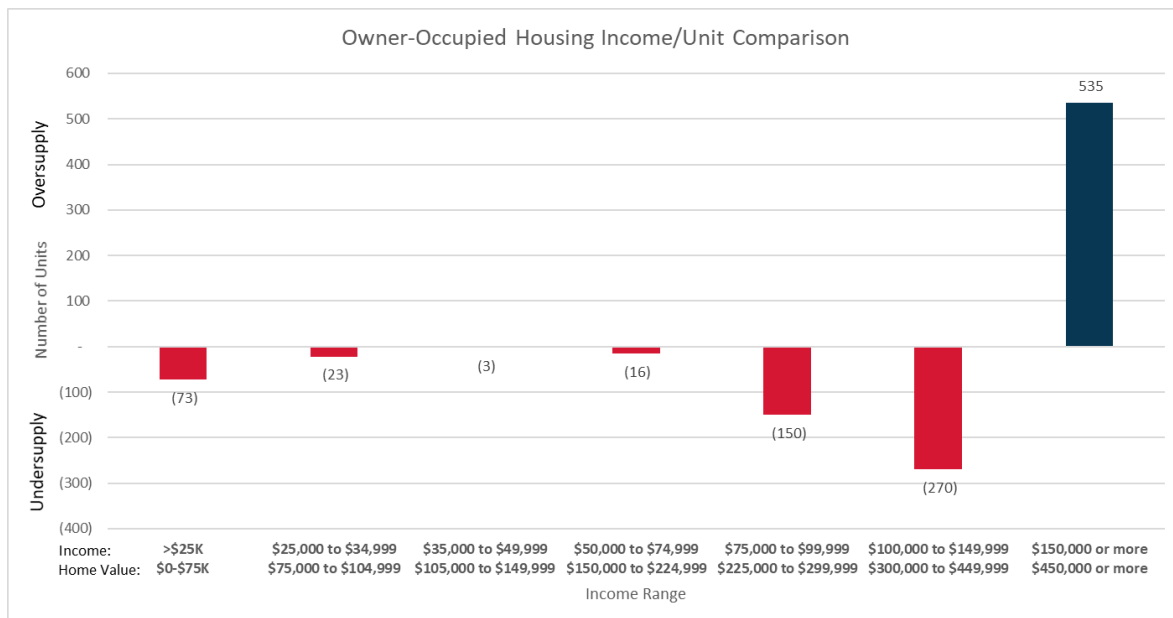
Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



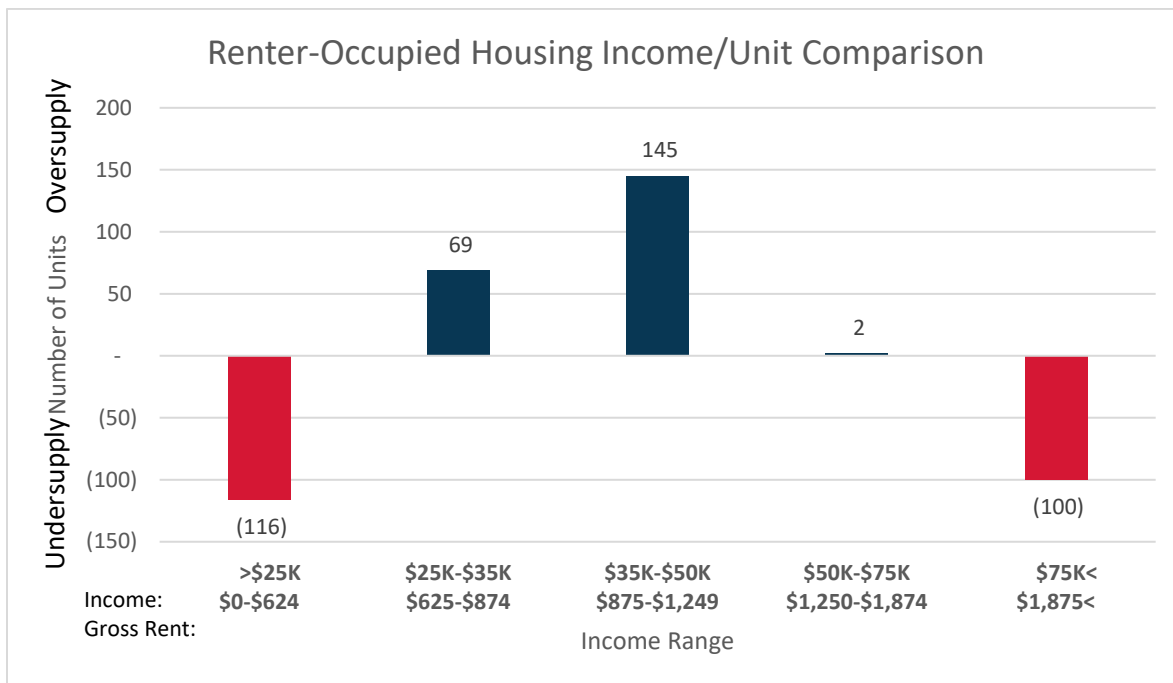
Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates

Housing Cost Burden

For this analysis, an established benchmark of thirty percent of income allotted to housing is utilized in determining the relationship between cost and income (for both renters and owners). This relationship is used to determine the number of “affordable housing units” in the Village. The Department of Housing and Urban Development (HUD) established the 30-percent standard as a means of examining affordable housing needs across the country.



Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates



Source: U.S. Census; 2014-2018 American Community Survey 5-Year Estimates; Houseal Lavigne Associates