



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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, August 10, 2023 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

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

You may listen to the meeting by clicking here:

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

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

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at cradatz@vrf.us by 12:00 pm on Thursday, August 10, 2023.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on June 8, 2022.
- III. Approval of Findings of Fact for the Text Amendment Request – regarding Accessory Dwelling Units.
- IV. Public Hearing – Zoning Variation Request for 7821 Thomas Street – Rear Yard Setback.
- V. Confirmation of Next Regularly Scheduled Meeting – September 14, 2023.
- VI. Public Comment
- VII. Adjournment

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

June 8, 2023

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, June 8, 2023, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the meeting to order. Meeting started by calling roll. Upon roll call the following persons were:

Present: Members Dombrowski, Plywacz, Shoemaker, Davis, Lucchesi and Chairman Martin.

Absent: Member Smetana

Also present at the meeting:

Luke Masella, Deputy Village Clerk
Anne Skrodzki, Village Attorney,
Clifford Radatz, Secretary.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON May 11, 2023

A **MOTION** was made by Member Davis and seconded by Member Shoemaker to approve the minutes from the May 11, 2023, meeting.

Ayes: Members Dombrowski, Shoemaker, Plywacz, Davis, Lucchesi and Chairman Martin

Nays:

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED VARIATION REQUESTS FOR 7616 VINE STREET – SIDE YARD SETBACK AND FLOOR AREA RATIO.

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to approve the Findings of Fact for the Proposed Variation Requests for 7616 Vine Street from the meeting of the Zoning Board of Appeals on May 11, 2023.

Ayes: Members Dombrowski, Shoemaker, Plywacz, Davis, Luchessi and Chairman Martin

Nays:

Motion passed.

IV. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED VARIATION REQUESTS FOR 7960 CHICAGO AVENUE – LOT COVERAGE, HEIGHT OF AN ACCESSORY BUILDING, AND REAR YARD SETBACK FOR AN ACCESSORY BUILDING.

A **MOTION** was made by Member Davis and seconded by Member Davis to approve the Findings of Fact for the Proposed Variation Requests for 7960 Chicago Avenue from the Meeting of the Zoning Board of Appeals on May 11, 2023.

Mr. Lucceshi noted that he voted no for this variation because he thought the rear yard setback was not needed.

Ayes: Members Dombrowski, Shoemaker, Plywacz, Davis, Luchessi and Chairman Martin

Nays:

Motion passed.

V. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED VARIATION REQUESTS FOR 559 ASHLAND AVENUE – SIDE YARD SETBACK AND ROOF HEIGHT FOR AN ACCESSORY BUILDING.

A **MOTION** was made by Member Lucchesi and Seconded by Member Shoemaker to Approve the Findings of Fact for the proposed zoning variation for 559 Ashland Avenue from the Meeting of the Zoning Board of Appeals on May 11, 2023.

Ayes: Members Dombrowski, Shoemaker, Plywacz, Davis, Luchessi and Chairman Martin

Nays:

Motion passed.

**VI. APPROVAL OF FINDINGS OF FACT FOR THE TEXT AMENDMENT
REQUEST – REGARDING ACCESSORY DWELLING UNITS**

A **MOTION** was made by Member Dombrowski to Approve the Findings of Fact for the proposed text amendment to Sections 10-3, 10-7, and 10-21 in regard to Accessory Dwelling Units from the Meeting of the Zoning Board of Appeals on November 10, 2022.

Chairmen Martin noted having concerns with the contents in the findings of fact.

Village Attorney Skrodzski explained some of the discrepancies in the finding of facts.

Chairmen Martin suggested the commission postpone voting on these finding of facts until the next meeting.

The motion was amended to post-pone the discussion of these findings of fact until the next Zoning Board of Appeals meeting on July 13, 2023.

Ayes: Members Dombrowski, Shoemaker, Plywacz, and Chairman Martin

Nays:

Motion passed.

VII. NEXT MEETING

Next meeting is scheduled for July 13, 2023.

VIII. ADJOURNMENT

A Motion was made by Member Dombrowski, seconded by Member Shoemaker to Adjourn.

Ayes: Chairman Martin, Members Dombrowski, Davis, Lucchesi, Plywacz, Shoemaker.

Nays:

Motion Passed.

Meeting Adjourned at 7:15 p.m.

Respectfully Submitted:

Clifford E. Radatz, Secretary

Date: _____

Frank Martin, Chairman
Zoning Board of Appeals



MEMORANDUM

DATE: August 3, 2023

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 7821 Thomas Street

Alfredo Moreno, owner of the property at 7821 Thomas Street, has submitted the attached application for a variation to the rear yard setback regulations (Section 10-9-7) of the Zoning Code.

The applicant proposes to construct a one story addition onto the existing home with a rear yard setback of 5'-0" to the wall, and a setback of 3'-0" to the fascia board of the roof overhang.

Section 10-9-7 of the Zoning ordinance (10-8-7-B) requires the primary building to maintain a setback from the rear property line not less than fifteen percent of the depth of the lot or twenty-six feet two inches, whichever is greater.

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

Motion to recommend to the Village Board of Trustees the approval of a variation to Section 10-9-7 of the Zoning Code at 7821 Thomas 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, August 10, 2023, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for a major zoning variation submitted by Alfredo Moreno, owner of the property at 7821 Thomas Street, who is proposing to construct a one 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 applicant is requesting a major variation to Section 10-9-7 of the Zoning Ordinance.

Section 10-9-7 of the Zoning Ordinance (10-8-7-B) requires the primary building to maintain a setback from the rear property line not less than fifteen percent of the depth of the lot or twenty six feet two inches, whichever is greater. The proposed addition to the house will have a setback of 5 feet to the western portion of the rear lot line and the roof eave will have a 3 foot setback.

The legal description of the property at 7821 Thomas Street is as follows:

THE EAST 60 FEET OF LOT 22 AND EAST 60 FEET OF THE SOUTH 20 FEET OF LOT 23, THE EAST 80 FEET OF THAT PART OF LOT 23 LYING NORTH OF SOUTH 20 FEET THEREOF AND EAST 80 FEET OF LOT 24 ALL IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST BEING A SUBDIVISION OF PARTS OF SECTIONS 1 AND 2, 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: 7821 Thomas St Date of Application: 6-11-23

Applicant		Architect/Contractor	
Name: <u>Alfredo Moreno</u>		Name: <u>Hernando Moreno</u>	
Address: <u>7821 Thomas St</u>		Address: <u>246 Kimball Ave</u>	
City/State/Zip: <u>River Forest, IL 60305</u>		City/State/Zip: <u>Wauconda, IL 60084</u>	
Phone: <u>708-557-8151</u>	Fax:	Phone: <u>224-766-6654</u>	Fax:
Email: <u>alfredo8000@att.net</u>		Email: <u>nandocchicago-workshop.com</u>	

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

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

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

☒ Zoning Code

☐ Building Code (fence variations only)

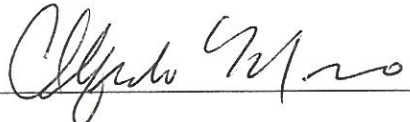
Application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

Also attached for your information are the Zoning Board of Appeals "Rules of Procedure" for their public hearings.

Application Deadline: A complete variation application must be submitted no later than the 15th day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

SIGNATURES:

The undersigned hereby represent for the purpose of inducing the Village of River Forest to take the action herein requested, that all statements herein and on all related attachments are true and that all work herein mentioned will be done in accordance with the ordinances of the Village of River Forest and the laws of the State of Illinois.

Owner:  Date: 6-11-23

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

Application Fee: A non-refundable fee of \$750.00 must accompany every application for variation, which includes the cost of recording the variation with the County. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 7021 Thomas St Date of Application: 6.11.23

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) Example: 10-8-5, lot coverage	Code Requirement(s) Example: no more than 30% of a lot	Proposed Variation(s) Example: 33.8% of the lot (detailed calculations an a separate sheet are required)
10-8-7 Rear Yard Setback	greater than 26'-2"	5'-0"

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.

June 11, 2023

APPLICATION FOR ZONING VARIATION

Village of River Forest Zoning Board of Appeals

This renovation includes enlarging the kitchen, family room, and a bathroom. To accomplish the bathroom work, the existing rear bedroom at the southwest corner of the house must be relocated, pushed to the rear (south).

Due to the geometry of the lot, this southwest corner (portion) of my existing home does not comply with the rear yard setback requirement.

When my property was created by subdividing the lot on the southeast corner of Forest and Park in the 1950's the current (existing) as built setbacks were considered okay, and my house was constructed.

By squaring off the southwest corner of my house, the proposed new south portion of the southwest corner would be in line with the existing rear portion of the home that is currently considered non-compliant, as it is approximately 5 feet from the property line; less than the 26' - 2" required by code.

SPIEWAK CONSULTING

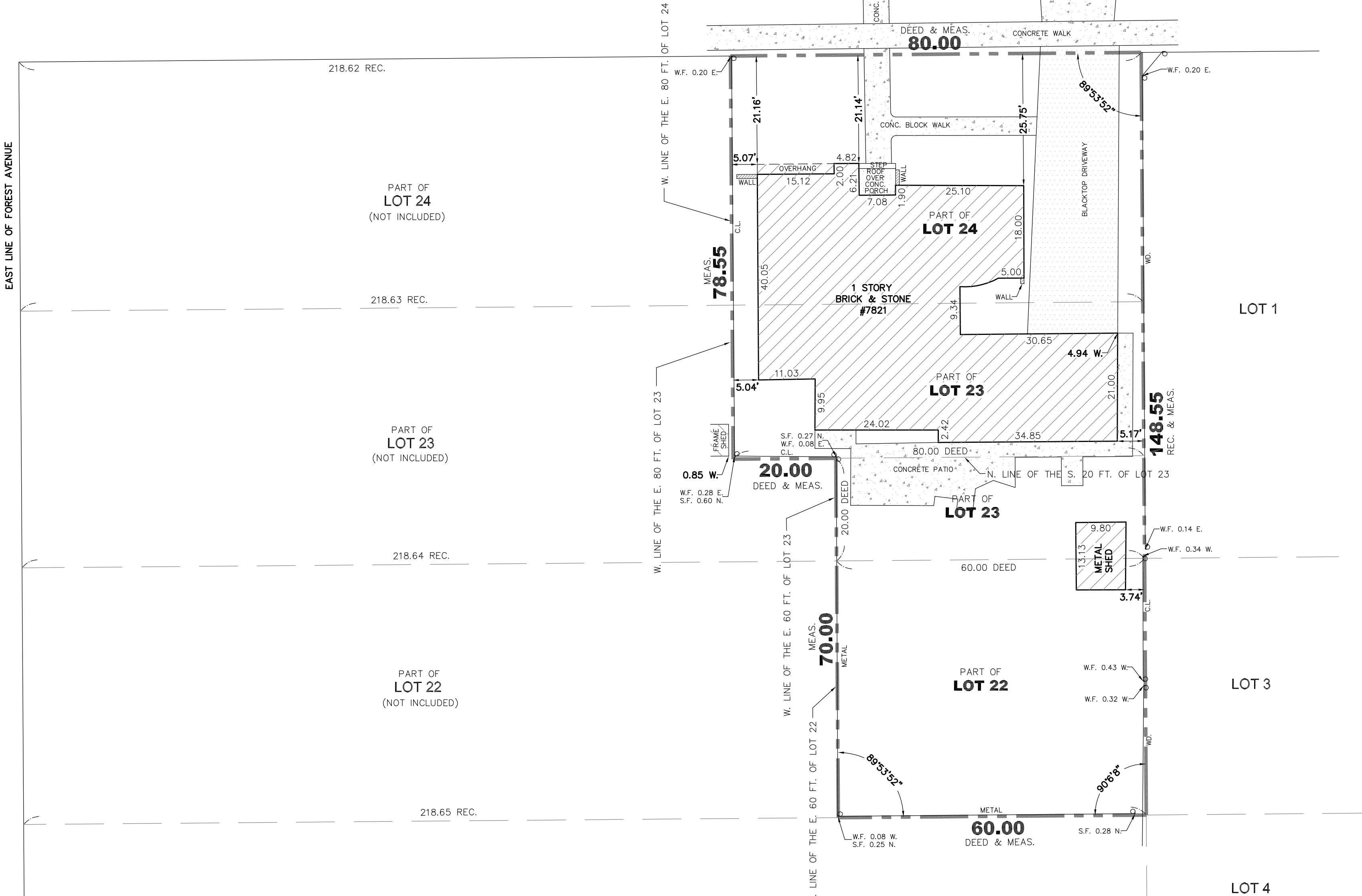
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218 PARK RIDGE, IL 60068
phone: (773) 853-2672
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

THOMAS ST.

THE EAST 60 FEET OF LOT 22 AND EAST 60 FEET OF THE SOUTH 20 FEET OF LOT 23, THE EAST 80 FEET OF THAT PART OF LOT 23 LYING NORTH OF SOUTH 20 FEET THEREOF AND EAST 80 FEET OF LOT 24 ALL IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST BEING A SUBDIVISION OF PARTS OF SECTIONS 1 AND 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



COMMONLY KNOWN AS:
7821 THOMAS ST.
RIVER FOREST, IL 60305
P.I.N. 15-01-308-038-0000
LAND AREA ± 10,484 sq. ft.

Legend
FENCE
WD = WOOD FENCE C.L. = CHAIN LINK
N.F. = NORTH FACE S.F. = SOUTH FACE
W.F. = WEST FACE E.F. = EAST FACE
I.P. = IRON PIPE I.R. = IRON ROD
I.F. = IRON FENCE
MEAS = MEASURED REC = RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
+ CROSS FOUND & SET ----- PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: ALFREDO MORENO

COMPANY OR ORGANIZATION:

SURVEYED BY: JG & BS

DRAWN BY: AM & BS

CHECKED BY: AFS

PROJECT No: 391-18 UD 20

LOT 21

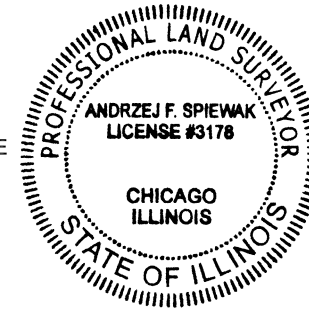
STATE OF ILLINOIS
COUNTY OF COOK

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE NO.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 18TH DAY OF DECEMBER A.D. 2020
CHICAGO, ILLINOIS, DATE OF PLAT 17TH DAY OF DECEMBER A.D. 2020

BY
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE NO.: 035.003178
LICENSE EXPIRES 11/30/2022

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 04/30/2021



REVISIONS ARE SHOWN FOR ANNUAL REFERENCE ONLY
AND ARE NOT RELATED TO THIS SURVEY



THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

1030 W. HIGGINS RD. SUITE 218 PARK RIDGE, IL 60068
phone: (773) 853-2672
www.landsurveyors.pro
andrew@landsurveyors.pro

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

THE EAST 60 FEET OF LOT 22 AND EAST 60 FEET OF THE SOUTH 20 FEET OF LOT 23, THE EAST 80 FEET OF THAT PART OF LOT 23 LYING NORTH OF SOUTH 20 FEET THEREOF AND EAST 80 FEET OF LOT 24 ALL IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST BEING A SUBDIVISION OF PARTS OF SECTIONS 1 AND 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THOMAS ST.

EAST LINE OF FOREST AVENUE

218.62 REC.

PART OF
LOT 24
(NOT INCLUDED)

218.63 REC.

PART OF
LOT 23
(NOT INCLUDED)

NOTES:

Proposed structure's
height to match existing
approx. 14'-6"

Death of caves:

West Side : 3'-0"
South Side : 2'-0"

* See copies of
elevations attached

PART OF LOT 22 *
(NOT INCLUDED) elevations, attached
brick construction to
match existing

218.65 REC

LOT 21

COMMONLY KNOWN AS:
7821 THOMAS ST.
RIVER FOREST, IL 60305
P.I.N. 15-01-308-038-0000
LAND AREA \pm 10.484 sq. ft.

Legend

FENCE
WD. = WOOD FENCE CL. = CHAIN LINK
N.F. = NORTH FACE S.F. = SOUTH FACE
W.F. = WEST FACE E.F. = EAST FACE
LP. = IRON PIPE LR. = IRON ROD
LF. = IRON FENCE
MEAS. = MEASURED REC. = RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
CROSS FOUND & SET DO NOT USE PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: ALFREDO MORENO

COMPANY OR ORGANIZATION:

SURVEYED BY: JG & BS

DRAWN BY: AM & US

CHECKED BY: AFS

PROJECT No: **391-18 UD 20**

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

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

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE NO.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 16TH DAY OF DECEMBER A.D. 20 20
CHICAGO, ILLINOIS, DATE OF PLAT 17TH DAY OF DECEMBER A.D. 20 20.

BY Amos F. Spicard

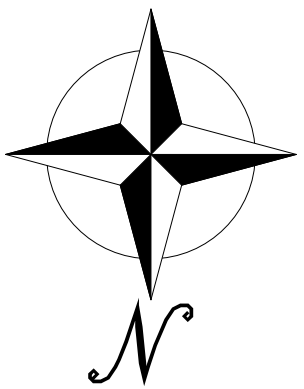
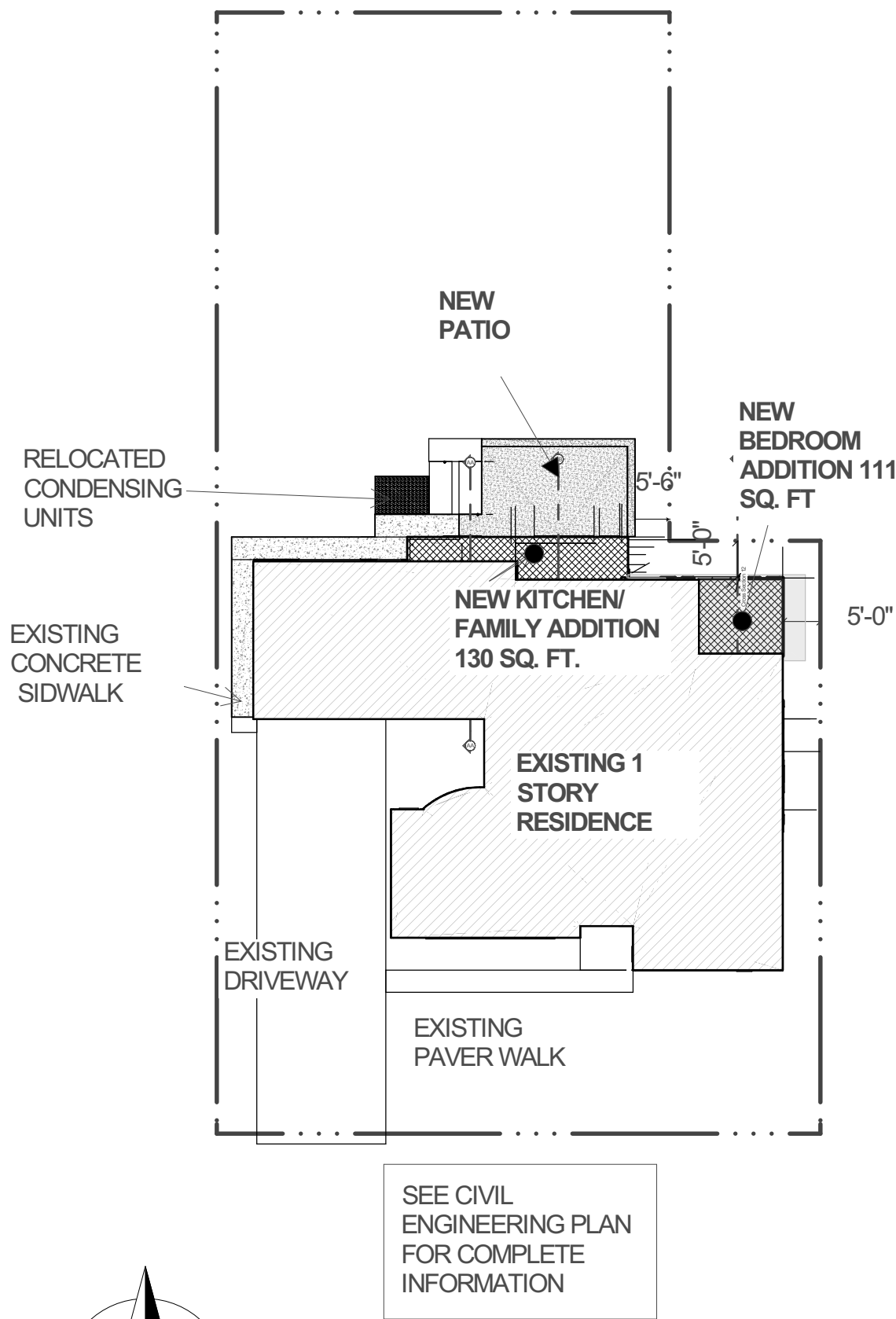
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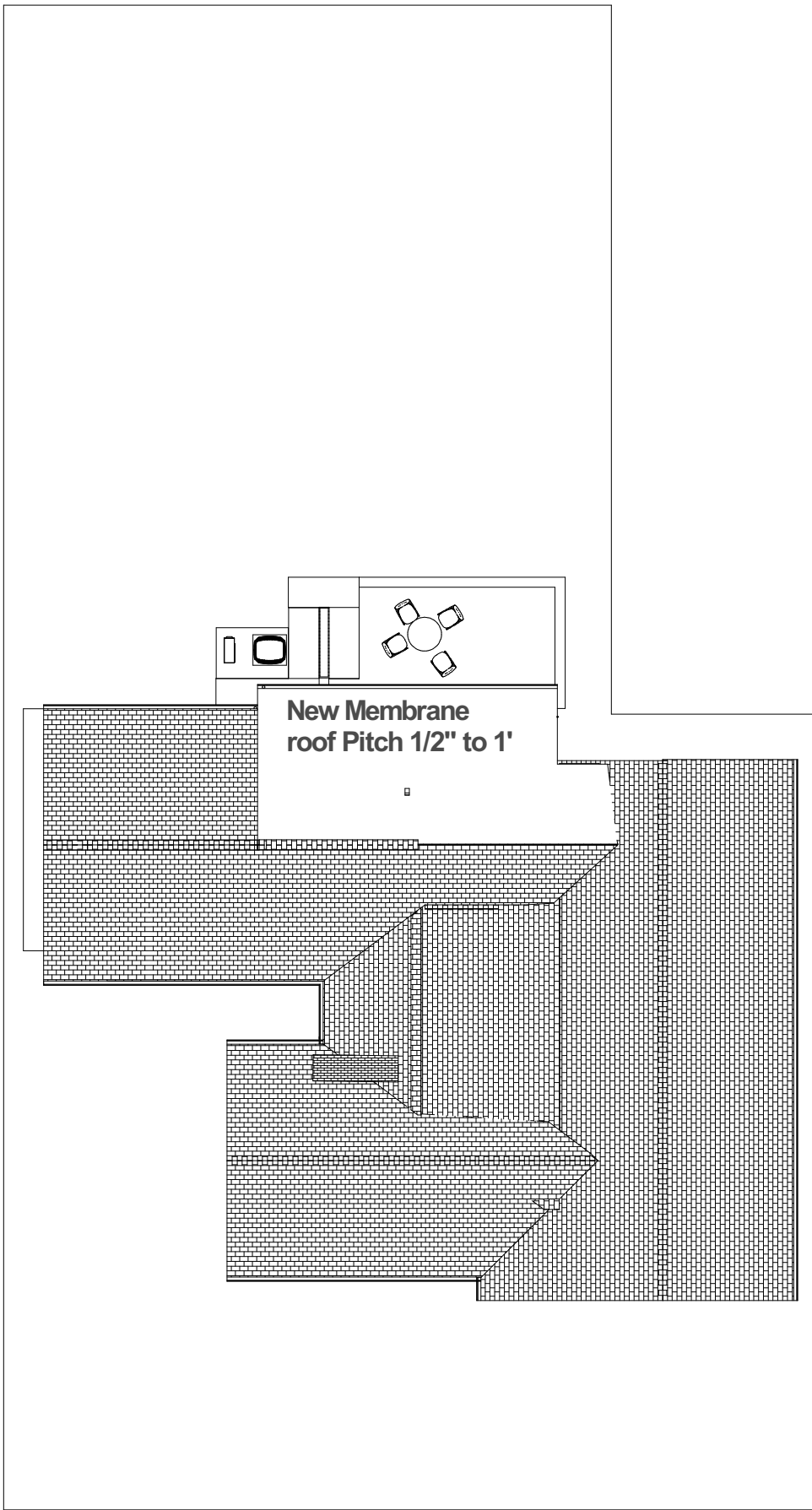


BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY

7821 Thomas St - River Forest IL Addition



ARCHITECTURAL SITE PLAN
1"=20'



ROOF PLAN
1/16"=1'0"

LIST OF DRAWINGS

- A1 SITE PLAN & ROOF PLAN
- A2 ELEVATIONS
- A3 FOUNDATION PLAN
- A4 FLOOR PLAN
- A5 SECTIONS
- A6 INTERIOR ELEVATIONS
- A7 MEP PLAN
- A8 SPECIFICATIONS
- CIVIL ENGINEERS PLAN

BUILDING CODES

The drawings and related construction to conform with the following with local amendments.

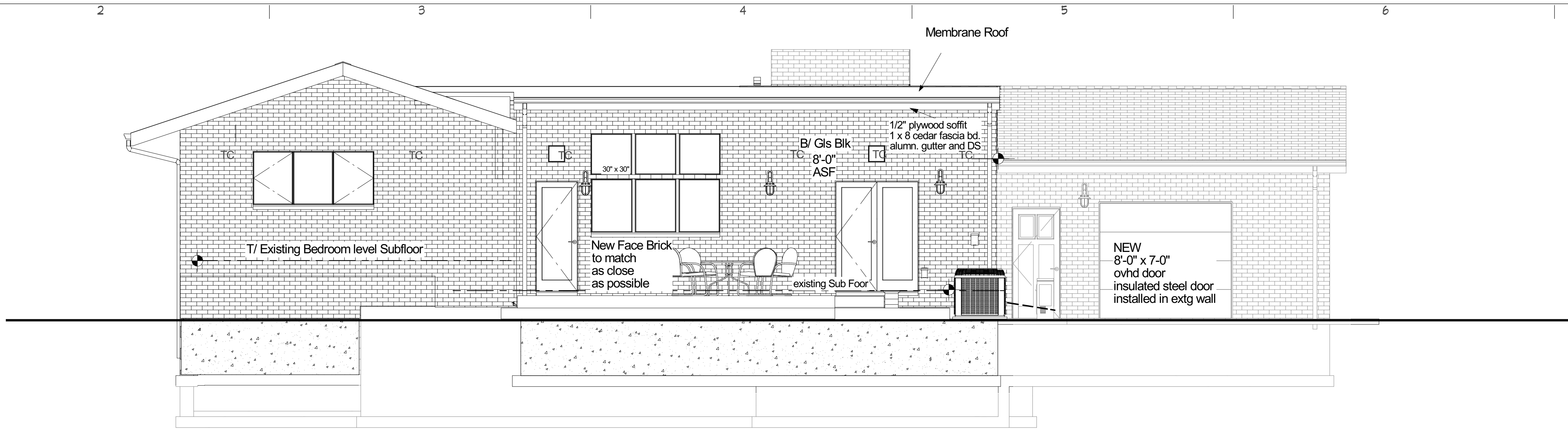
- 2018 International Building Code
- 2018 International Property Maintenance Code
- 2018 International Mechanical Code
- 2018 International Fire Code
- Plumbing Code
- 2017 National Electrical Code
- 2018 International Residential Code
- 2018 International Fuel Gas Code
- 2018 International Wildland Urban-Interface Code
- 2019 Illinois Assessability Code
- Illinois Energy Conservation Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Solar Energy Provisions
- 2018 International Existing Building Code

"I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES WHICH I AFFIX MY SIGNATURE AND SEAL AS A REGISTERED PROFESSIONAL."

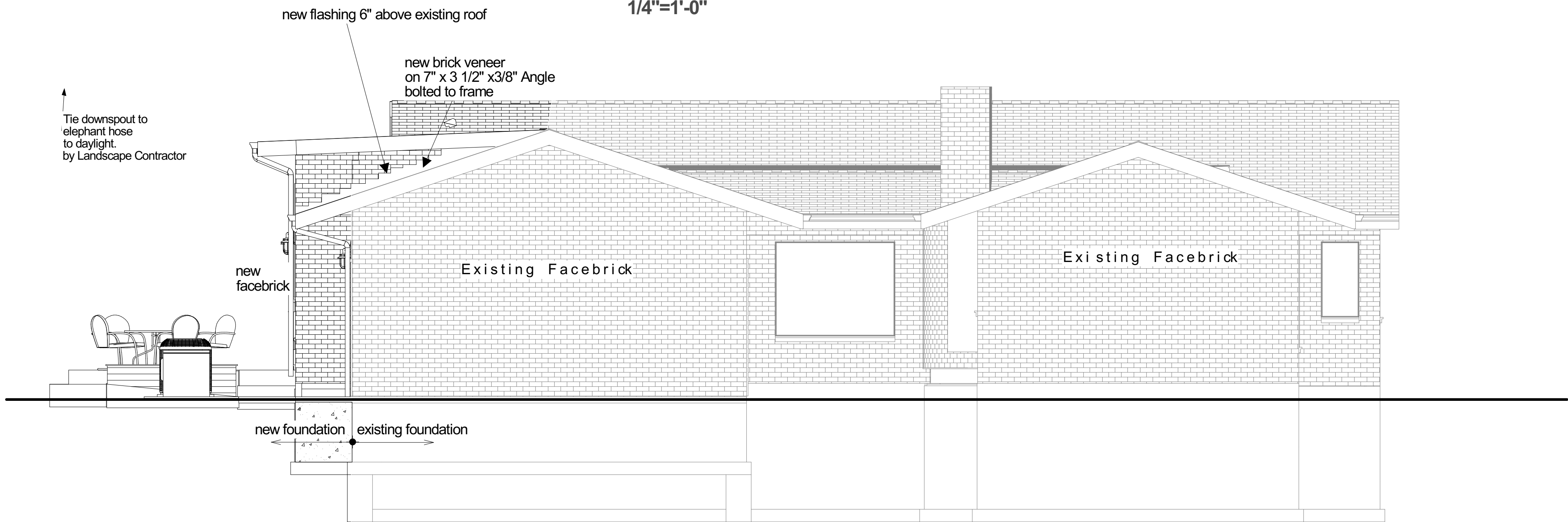
J. Scott MacKay

001-017598 11/20/24 3/17/2023
REGISTRATION NO. EXPIRATION DATE

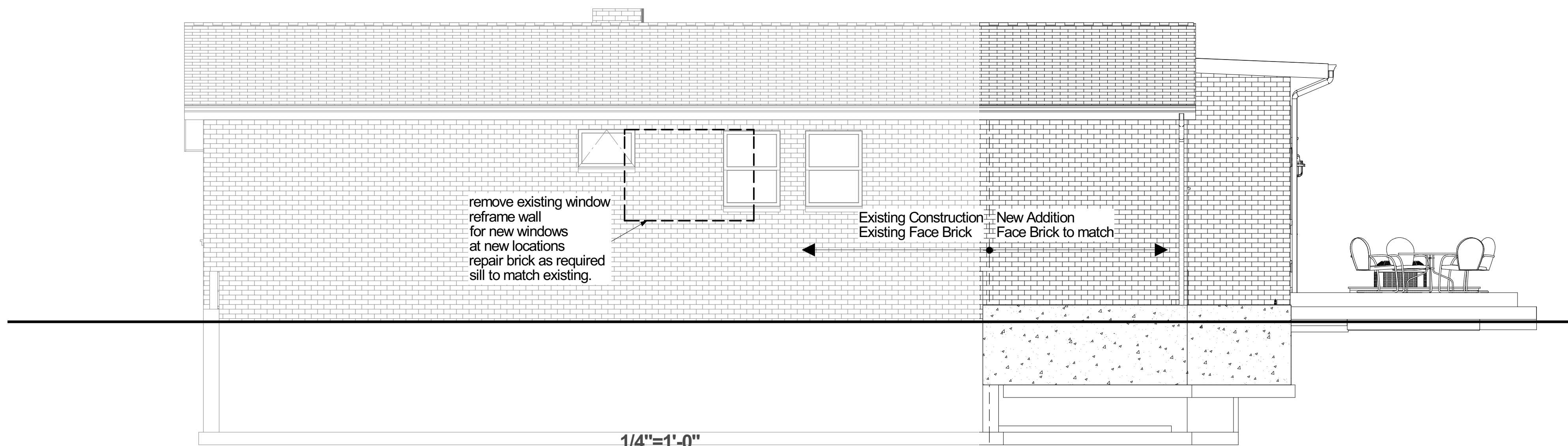
A	NO.	DATE	ISSUED
	1	9/11/2020	Drawn By HM Checked By SM
B	 GREENSHELL construction management		
C	MORENO RENOVATION 7821 THOMAS STREET RIVER FOREST, IL 60305		
D	J. Scott MacKay, Architect 546 Kintail ave Nauvoo, IL 60084 Tel: 224-766-6654 Nauvoo@chicago-workshop.com		
E	J. Scott MacKay, Architect Residential, Commercial, Industrial, Equestrian Architecture Interiors, Virtual Modeling, Renewable resources and Alternative Energy Solutions		
F	Cad Drawing		
G	Project Number 8037		
H	Sheet Number A1		



REAR -SOUTH- ELEVATION
1/4"=1'-0"



EAST - LEFT- ELEVATION
1/4"=1'-0"



RIGHT SIDE -WEST-ELEVATION
1/4"=1'-0"

NO.	DATE	ISSUED
1	9/11/2020	Drawn By HM
2		Checked By SM



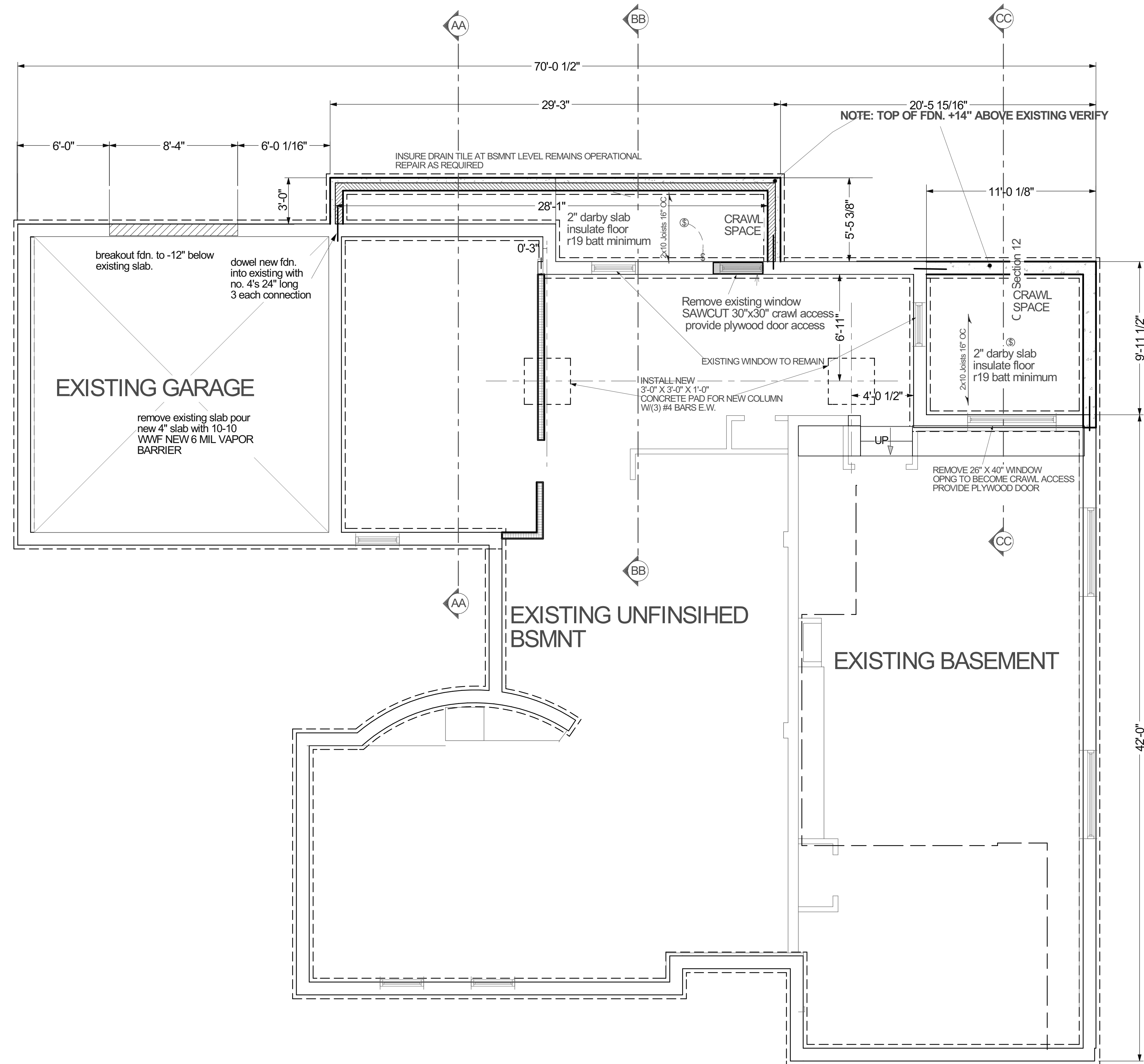
MORENO RENOVATION
7821 THOMAS STREET
RIVER FOREST, IL 60305

J. Scott MacKay, Architect
546 Kintail ave
Mauconda, IL 60084
Tel: 224-766-6654
Nando@chicago-workshop.com

J. Scott MacKay, Architect
Residential, Commercial, Industrial, Equestrian Architecture
Interiors, Virtual Modeling, Renewable resources and
Alternative Energy Solutions

Cad Drawing

Project Number
8037
Sheet Number
A2



FOUNDATION PLAN
1/4"=1'-0"

NO.	DATE ISSUED
1	9/19/2020
2	
3	
4	
5	
6	
7	

GREENSHELL
construction management

MORENO RENOVATION
7821 THOMAS STREET
RIVER FOREST, IL 60305

J. Scott MacKay, Architect
 546 Kintail ave
 Maudsland, IL 60084
 Tel: 224-766-6654
 Nando@chicago-workshop.com

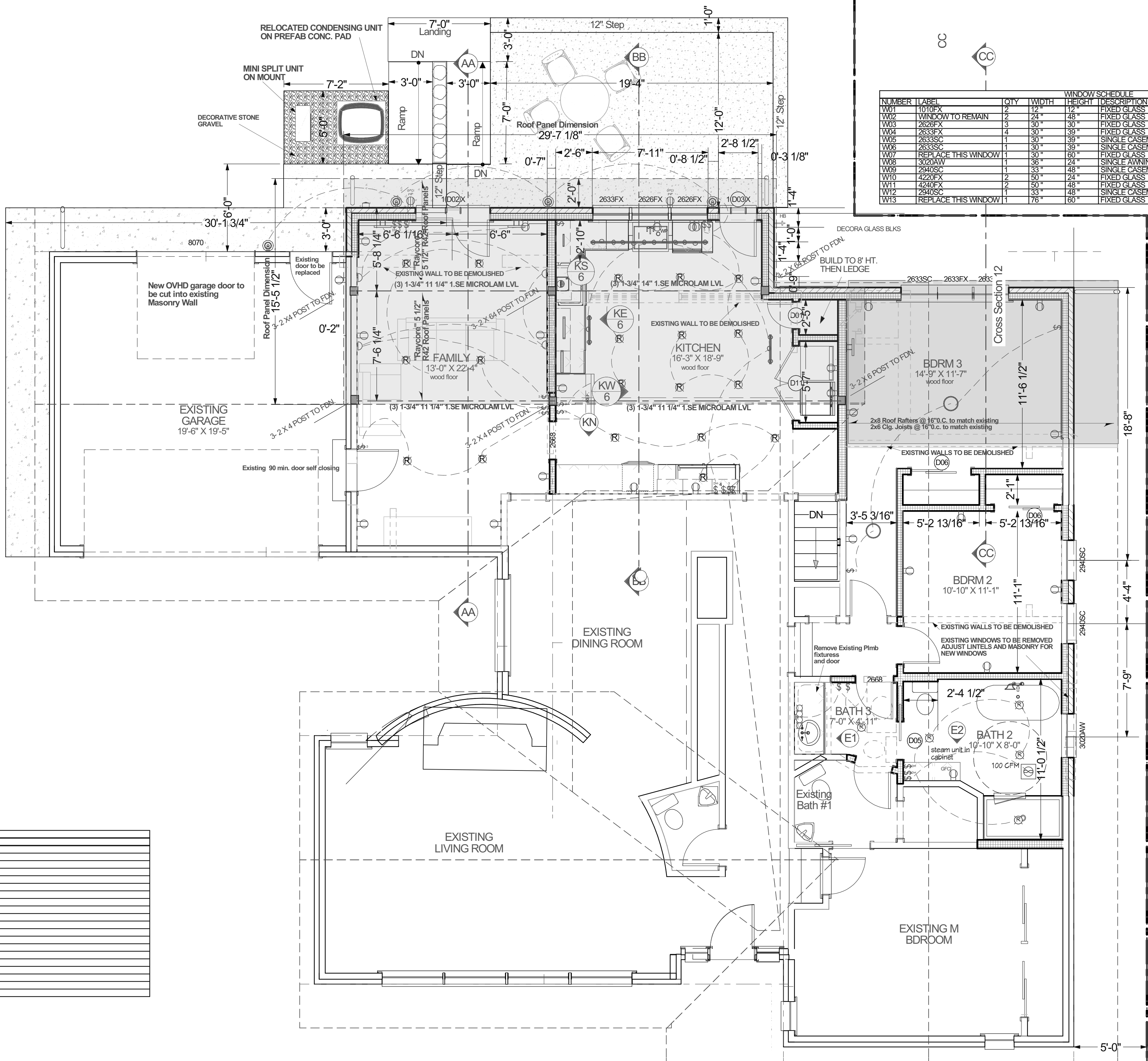
J. Scott MacKay, Architect
 Residential, Commercial, Industrial, Equestrian Architecture
 Interiors, Virtual Modeling, Renewable resources and
 Alternative Energy Solutions

III	Cad Drawing
	Project Number 8037
	Sheet Number A3

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDELIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT
	110V WEATHERPROOF RECEPTACLE W/ WEATHERPROOF COVER
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	DOOR CHIME
	FIRE ALARM PANEL
	COMPUTER POINT

ELECTRICAL SCHEDULE			
QTY	ATTACHED TO	DESCRIPTION	COMMENTS
3	CEILING	TUBE CABINET LIGHT	
1	CEILING	EXHAUST	
2	CEILING	COMMON FLUSH MOUNT	
11	WALL	3-WAY SWITCH	
5	WALL	SINGLE POLE DIMMER	
19	CEILING	RECESSED LIGHT	
2	CEILING	TRACK LIGHTING (24W)	
1	CEILING	TRACK LIGHTING (36W)	
2	WALL	220V GFCI	
5	CEILING	RECESSED DOWN LIGHT 8	
3	WALL	ART LIGHT	
4	WALL	CAGED LANTERN	
1	WALL	GFCI	
31	WALL	DUPLEX	
1	WALL	NARROW SCONCE 4	
1	WALL	FOUR WAY	
4	WALL	SHADE SCONCE	
1	WALL	SINGLE POLE	
1	WALL	TELEPHONE JACK	
1	WALL	DUPLEX (WEATHERPROOF)	

DOOR SCHEDULE						
NUMBER	LABEL	QTY	SIZE	THICKNESS	HANDLE, INTERIOR	HANDLE, EXTERIOR
D01	1988	1	1988 R IN	1 3/8"	KNOB	KNOB
D02	5088	1	5088 L EX	1 3/4"	KNOB	LEVER
D03	2688	1	2688 L EX	1 3/4"	KNOB	LEVER
D04	2688	1	2688 L IN	1 3/4"	KNOB	KNOB
D05	2688	1	2688 R	1 3/8"		
D06	4088	2	4088 L IN	1 3/8"		
D07	2688	1	2688 R IN	1 3/8"	KNOB	KNOB
D10	EXISTG 1 HR Z10"	1	210681 L EX	1 3/8"	KNOB	LEVER
D11	5088	1	5088 LR IN	1 3/8"	KNOB (2)	KNOB (2)



FIRST FLOOR PLAN
1/4"=1'-0"

WINDOW SCHEDULE		QTY		WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W01	1010FX	2	12	12	12	FIXED GLASS	DECORA GLASS BLKS
W02	WINDOW TO REMAIN	2	24	48	48	FIXED GLASS	
W03	2626FX	3	36	30	30	FIXED GLASS	
W04	2633FX	4	36	36	36	FIXED GLASS	
W05	2633SC	1	36	36	36	SINGLE CASEMENT-H/L	
W06	2633SC	1	36	36	36	SINGLE CASEMENT-H/R	
W07	REPLACE THIS WINDOW	1	36	60	60	FIXED GLASS	
W08	3021AW	1	36	24	24	SINGLE AWNING	
W09	2940SC	1	33	48	48	SINGLE CASEMENT-H/R	
W10	4220FX	2	50	24	24	FIXED GLASS	
W11	4240FX	2	50	48	48	FIXED GLASS	
W12	2940SC	1	33	48	48	SINGLE CASEMENT-H/L	
W13	REPLACE THIS WINDOW	1	76	60	60	FIXED GLASS	

E1 - ELEVATION
1/4"=1'-0"

E2 - ELEVATION
1/4"=1'-0"

NO DATE ISSUED

9/11/2020

Drawn By HM

Checked By SM

GREENSHELL

construction management

MORENO RENOVATION

7821 THOMAS STREET

RIVER FOREST, IL 60305

J. Scott MacKay, Architect

546 Kintail ave

Nauvoo, IL 60084

Tel: 224-766-6654

Nando@chicago-workshop.com

J. Scott MacKay, Architect

Residential, Commercial, Industrial, Equestrian Architecture

Interiors, Virtual Modeling, Renewable resources and

Alternative Energy Solutions

Cad Drawing

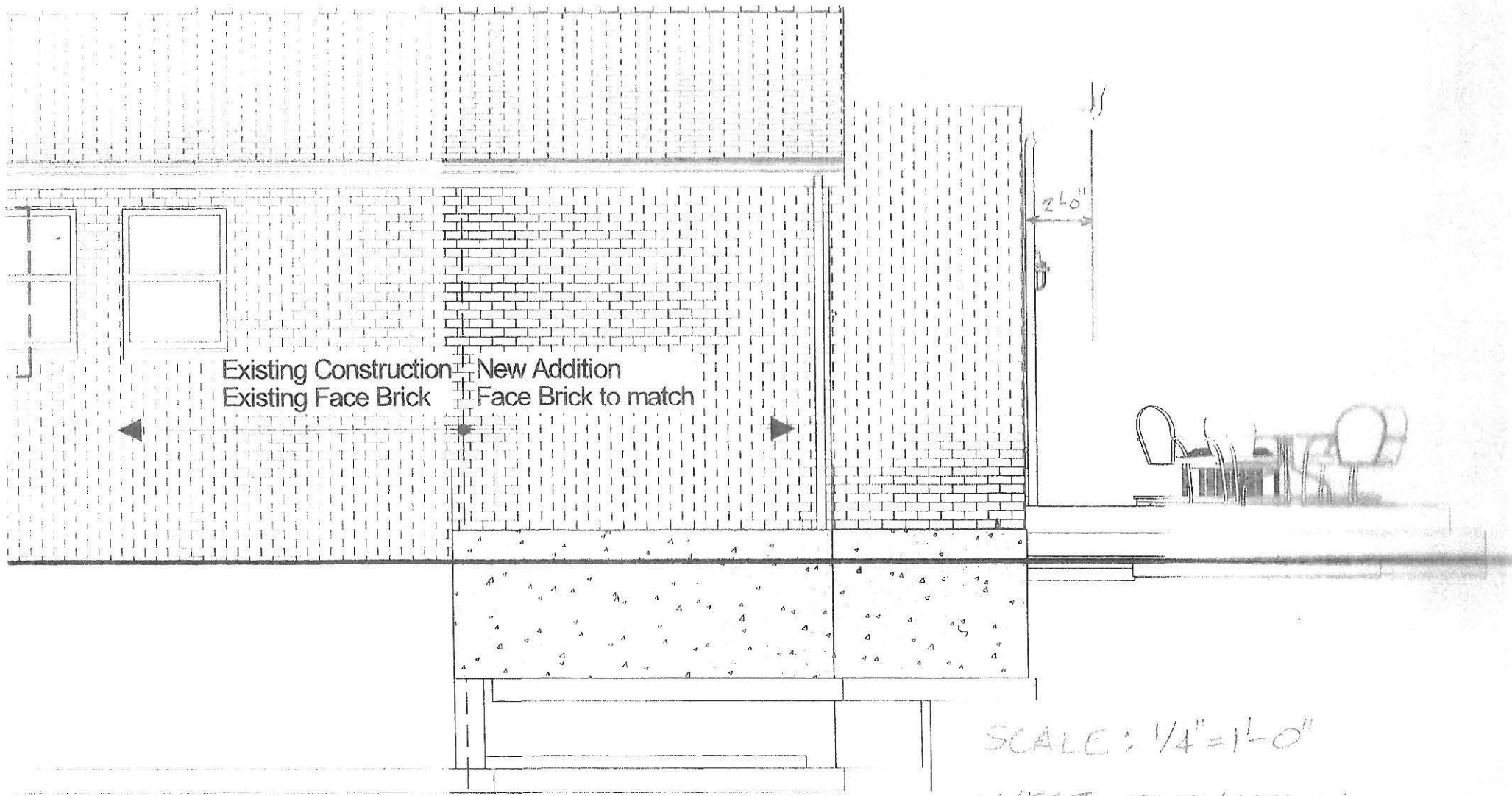
Project Number

8037

Sheet Number

A4

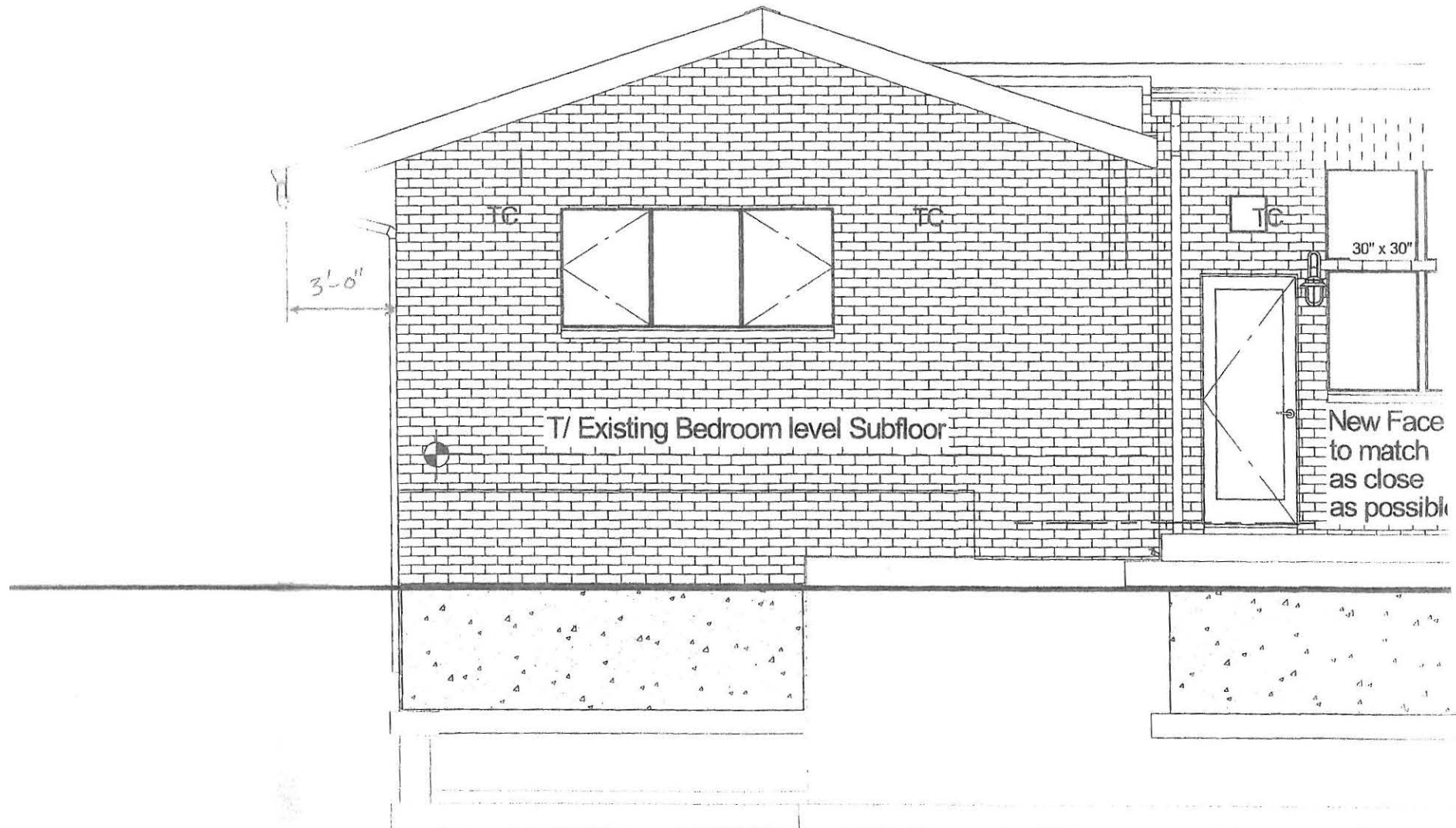
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LEVATION

22

3



SCALE: $\frac{1}{4}'' = 1'-0''$
SOUTH ELEVATION

READ SOUTH

Zoning Review Checklist

Address: 7821 Thomas Street

Date of Review: 4/30/2023

Date of Submission: 4/5/2023

Contact:

Telephone #:

Zoning District:

R2

Use:

Addition to a Single Family Residence

Permitted Use

Lot Area

irregular lot

Lot Width

80.00

Lot Depth

148.55

Lot Area

10484.17

Lot Coverage

30% allowed for the R2 District

Allowed

3145.25

Existing

2768.35

26.41%

Proposed

3001.87

28.63%

☒

Floor Area Ratio

40% allowed for the R2 District

Allowed

4193.67

Existing

2426.35

23.14%

Proposed

2659.87

25.37%

☒

Net additional floor area added to the residence

233.52

s.f.

Setbacks

Required

Existing

Proposed

Front Yard

North

Average of block, see 10-8-7 A

21.5833

Eave Length

1.0000

No Change

Setback to Eave

0.0000

20.5833

0.0000

☐ ~~✗~~

Proposed setback

Side Yard

East

at addition

10% of Lot Width for the R2 District

8.0000

4.8438

25.1719

☒

Eave Length

1.3333

0.1250

No Change

Setback to Eave

3.0000

3.5105

25.0469

☒

Side Yard

West

NC SYSB

10% of Lot Width for the R2 District

8.0000

5.0000

5.0833

☒

☒

Eave Length

2.6667

2.6667

Setback to Eave

3.0000

2.3333

2.4167

☒

☒

Combined Side Yard

25% of Lot Width for the R2 District

20.0000

9.8438

30.2552

☒

No Change

Rear Yard - East

South

15% of Lot Depth or 26'-2" minimum

72.1146

69.1146

Eave Length

2.6667

2.0000

Setback to Eave

26.1667

69.4479

67.1146

☒

Addition

Zoning Review Checklist

Rear Yard - West

South

15% of Lot Depth or 26'-2" minimum

4.9480

4.9480

Eave Length

Setback to Eave

26.1667

4.9480

4.9480



Building Height Ridge

Allowed

Existing

Proposed Ht.
at addition

Height above grade in feet

35'

18'

18'



Story Height

2.5

1

1



Off-Street Parking

Required

Existing

Existing +
Proposed

Garage spaces

2

2

2



Addition

7821 Thomas Street**4/30/2023**

Area Calculations

Date of Submission **4/5/2023**

Lot Area	80.0000	78.5521	6284.1680
irregular lot	60.0000	70.0000	4200.0000
			10484.1680

Allowed Coverage	0.3000	3145.2504
Allowed FAR	0.4000	4193.6672

Lot Coverage - Existing

First Floor Area	Existing	2726.3477
		0.0000
Covered Front Entrance	Existing	42.0000
		0.0000
	Total	2768.3477

Lot Coverage - New

First Floor Area	Proposed	2959.8675
		0.0000
Covered Front Entrance	Existing	42.0000
		0.0000
	Total	3001.8675

Floor Area - Existing

Floor Area - existing	1st floor	2726.3477
	2nd floor	0.0000
	Attic	0.0000
		0.0000
garage allowance (up to 500 s.f)		-300.0000
		2426.3477

Floor Area - Proposed

Floor Area - Proposed	1st floor	2959.8675
	2nd floor	0.0000
	Attic	0.0000
		0.0000
garage allowance		-300.0000
		2659.8675

House - 1st floor - **Existing per Plat**

	A	4.8333	0.1250	0.6042
	B	19.9375	5.8750	117.1328
	C	25.0833	1.6979	42.5890
	D	52.0208	15.3021	796.0280
	E	34.9479	2.4479	85.5490
	F	59.0313	9.9583	587.8514
	G	70.0729	8.6355	605.1145
	H	2.6667	1.0833	2.8889
	I	39.4479	12.0938	477.0750
0.75	J	5.6042	2.7396	11.5149
Existing First Floor Area				2726.3477

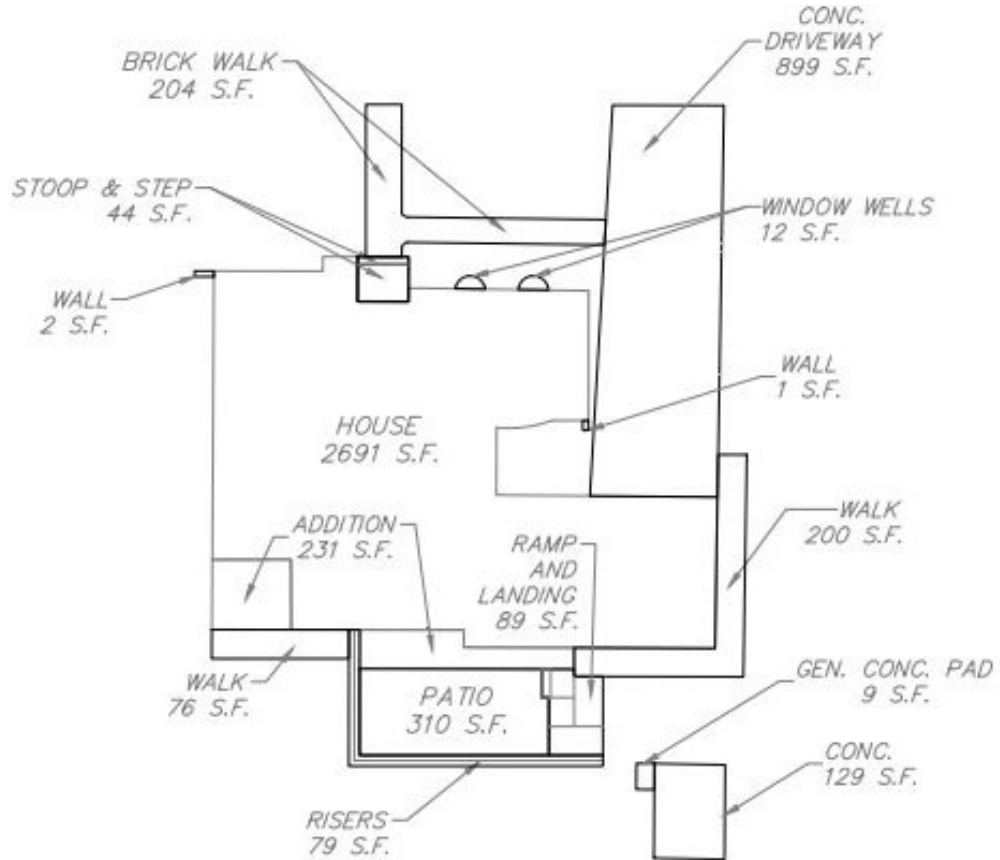
House - 1st floor - **Proposed**

Existing				2726.3477
Additions				
	m	11.0417	9.9583	109.9566
	n	14.6302	5.4479	79.7039
	o	14.6198	3.0000	43.8594
Proposed First Floor Area				2959.8675

Cover Front Entrance - **Existing**

	cfe	7.0000	6.0000	42.0000
				0.0000
Covered Front Entrance Area				42.0000

PROPOSED IMPERVIOUS AREAS



7821 THOMAS, RIVER FOREST

LOT SIZE:

10,484 SF

	EXISTING IMPERVIOUS AREA ENTIRE LOT (s.f.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (s.f.)
HOUSE	2,691	2,922
DRIVEWAY	899	899
PATIO	538	310
STOOPS, STEPS, WALKS, CONC. AREA	380	742
A/C, GAS, WALL, W/W, RISERS	65	103
TOTALS	4,573	4,976
% OF LOT	43.62%	47.46%

INCREASE IN IMPERVIOUS

403 SF

Standards for Major Variations

Address: 7821 Thomas Street

Section 10-5-4 Variations

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

1. The physical surroundings, shape, or 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;

The property has an odd shape. It is not a regular rectangle. Due to this odd shape, the west portion of the lot would be unusable, given the required rear yard setback. If it remains unusable, the existing bathroom would remain inaccessible to me, as I use a wheelchair. This is a hardship for me.

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;

Unbeknown to me, I inherited this rear yard setback non-conformity of the west portion of my home when I bought it.

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

Very few properties in River Forest have a shape like mine. Most are rectangles, which do not have a problem complying with the setback zoning ordinance.

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

The purpose of this variation request is to render my home more accessible to my wheelchair usage.

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,

The granting of this variation impacts only those living within my home. The public is not affected in any way. Please see attached letters from my neighbors.

Standards for Major Variations

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 room (the minimum distance) between my home and the White residence to the west does not change. To the south, the addition only faces the Hoke's garage. As such, this variation does not impair in any way the adjacent properties supply of light or air, nor endanger the public safety or substantially diminish or impair property values within the neighborhood.

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

The granting of this variation does not change my utility usage and as such does not unduly tax public utilities and facilities in the area.

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.

The only way to make the existing bathroom accessible is to enlarge it. Given the unique dimensions of the property, and maintaining the integrity, use of the two bedrooms, this can only be accomplished by squaring off the southwest corner of my home. Myself or anyone who uses a wheelchair cannot use this bathroom unless this variation is granted.















June 9, 2023

To: Village of River Forest Zoning Board of Appeals

Re: Rear Yard Setback Variation for 7821 Thomas Street

We have discussed with Mr. Moreno, the owner of 7821 Thomas St., his renovation proposal that includes an addition to/squaring off of the existing southwest corner of his house.

We, the owners of 1037 Forest Ave., which is directly adjacent to Mr. Moreno's property, support his request to complete this construction project. This project will not adversely impact our property, since it is occurring next to a relatively unused portion of our yard, to the north and east of our garage.

Should you have any questions or concerns, please contact Jennifer Hoke at: hokegc@gmail.com; (312) 806-1328.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Hoke".

Jennifer Hoke

A handwritten signature in cursive script, appearing to read "Stephen Hoke".

Stephen Hoke

June 26, 2023

To: Village of River Forest Zoning Board of Appeals

Re: Rear Yard Setback Variation for 7821 Thomas Street

I have discussed with Mr. Moreno, the owner of 7821 Thomas St., his renovation plans that involve an addition at the southwest corner of his house.

I live directly to the west of Mr. Moreno at 1045 Forest Ave., I support his request for a variance, as the squaring off of his existing home does not affect me in a detrimental way.

Sincerely,

A handwritten signature in cursive script that reads "Sandra J. White". The signature is written in dark ink and is positioned below the word "Sincerely,".

Sandy White