



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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, July 14, 2022 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](mailto:cradatz@vrf.us). You may listen to the meeting by clicking here <https://us02web.zoom.us/j/82234664899> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: **822 3466 4899** . 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](mailto:cradatz@vrf.us) by 12:00 pm on Thursday, July 14, 2021.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on June 9, 2022.
- III. Approval of Findings of Fact for the Proposed Variation Requests at 1443 Forest Avenue – Side Yard Setback.
- IV. Continuation of Public Hearing – Zoning Variation Request for 934 Park Avenue – Floor Area Ratio.
- V. Public Hearing – Zoning Variation Request for 138 Keystone Avenue – Off-Street Parking.
- VI. Text Amendment Request – Continuation of the Public Hearing Regarding the Following Proposed Amendments to the Village of River Forest Zoning Ordinance:
  - a. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define solar energy systems; and
  - b. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate solar energy systems as a permitted accessory use in all Zoning Districts.
- VII. Confirmation of Next Regularly Scheduled Meeting –August 11, 2022
- VIII. Public Comment
- IX. Adjournment

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

June 9, 2022

A meeting of the River Forest Zoning Board of Appeals was held on at 7:30 p.m. on Thursday, June 9, 2022 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.

Upon roll call, the following persons were:

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

Absent: None

Also Present: Assistant to the Village Administrator Matthew Walsh, Village Planning Consultant John Houseal, Village Attorney Carmen Forte, Jr., and Secretary Clifford Radatz

Mr. Radatz swore in all parties wishing to speak.

**II. ZONING VARIATION APPLICATION FOR 934 PARK AVENUE**

A MOTION was made by Member Plywacz, second by Member Smetana to continue the hearing for the Application for Zoning Variation for 934 Park Avenue to the meeting of the Zoning Board of Appeals on July 14, 2022, at the request of the applicant.

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

Nays: None

Motion passed.

**III. ZONING VARIATION REQUESTS FOR 1443 FOREST AVENUE – SIDE YARD SETBACK.**

Chris Wollmuth, architect for the project at 1443 Forest Avenue, explained that the owners of the property are building a second floor addition to their garage, so they can install an elevator. The elevator would accommodate the mobility issues of the property owners' elderly relatives, who are currently living at the property. The property owners requested a variation that would allow

the north wall of the home, which has a non-conforming side yard setback of 2.76 feet, to be extended at the first floor level by 5 feet, matching the non-conforming setback of 2.76 feet. They also requested a variation to extend the north wall at the second floor level by 25 feet 2.5 inches, matching the non-conforming setback of 2.76 feet. This variation would be necessary to maintain use of the two-car garage at the property.

Mr. Wollmuth further explained that the property owners plan to construct a handicapped accessible bathroom on the second floor. He stated that the variation would allow the elderly relatives to continue to reside in the home, and ensure that the current owners could reside in the home as they age, benefitting both the current owners and the nearby community.

Mr. Wollmuth believed that the addition met the fundamental goals of the Zoning Ordinance, and would create a safer home for the owners. The project would be completed using non-combustible material. He noted that the overhang on the north end of the home would move upwards 20 feet, increasing fire safety for the neighboring property. He also referenced numerous letters from neighboring homeowners supporting the project.

Member Plywacz noted that the property owners did not provide a letter from the northern neighboring property, who would be most affected by the variation. Mr. Wollmuth responded that according to the property owners, their northern neighbors supported the project, and the property owners would provide a supporting letter from them if necessary.

Chairman Martin asked why a variation was necessary for the first floor wall. Mr. Radatz responded that the particular Zoning Ordinance exception allowing the continuation of a nonconforming wall requires that a wall continuation must match the setback or 3 feet, whichever is greater. The existing house is 2.76 feet from the northern property line at the northeast corner, and the submitted design sought to match the 2.76 feet setback, which is less than the 3 feet. Therefore, under the Ordinance requirement, the continuation should step back to 3 feet.

Chairman Martin reiterated that he did not understand the variance request because the Zoning Ordinance states that a nonconforming wall, built along a nonconforming side yard, may be extended an additional 20 feet as-of-right into the nonconforming side yard. Mr. Radatz responded that his understanding was that they must comply with both. Chairman Martin noted that the inconsistency in the Zoning Ordinance should be reviewed.

A MOTION was made by Member Dombrowski and seconded by Member Lucchesi to approve both variances.

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

Nays: None

Motion passed.

#### **IV. TEXT AMENDMENT REQUEST – PUBLIC HEARING REGARDING AMENDMENTS TO THE VILLAGE OF RIVER FOREST ZONING ORDINANCE**

Mr. Walsh explained that the River Forest Sustainability Committee's goal was to increase the Village's current SolSmart designation from "Bronze" to "Silver" by improving accessibility to solar panel installation. The Sustainability Committee requested that the Zoning Board of Appeals review the language regarding solar energy systems in the Zoning Ordinance.

Mr. Eric Simon, Chairman of the Village's Sustainability Commission explained that the designation allows easier access to solar energy for Village residents and would make installing rooftop solar energy systems easier.

Mr. Houseal explained that the primary objectives are to lower the barrier of entry for as-of-right solar installation by writing Zoning Ordinance language allowing rooftop and ground-mounted solar systems. The language amendment would permit as-of-right rooftop mounted solar panels in every district, ground-mounted solar panels as-of-right for single family districts, and ground-mounted solar panels as a special use in all other districts. These would be the minimum changes in the Zoning Ordinance to accomplish the promotion from the "Bronze" to "Silver" designation under SolSmart. Mr. Houseal stated that any nominal changes to site plans or structural appearance on commercial properties still would have to be approved for a special use application.

Chairman Martin asked if Section A of the proposed text amendment were removed, would there be any limitation on installation of ground solar panels. Mr. Houseal clarified that there is no limitation because the solar panels are restricted to the permitted backyard area of a property, with numerous limitations already in place.

Member Plywacz asked if there is any requirement to install a sprinkler system in case a fire breaks out from the high temperatures in the solar panels or their battery collection systems. Mr. Houseal said that all installations must comply with all Village ordinances, including fire safety. Chairman Martin requested that compliance all Village codes and ordinances be referenced in the proposed text amendment so that there was no language ambiguity.

Chairman Martin asked if the Village would have a later opportunity to increase their designation from "Bronze" to "Silver". Mr. Simon clarified that the request for the Zoning Ordinance change was made off-schedule because it was the only barrier in the way of increasing the Village's accessibility to solar energy systems. Mr. Simon also stated that the Department of Energy conducts these designations once a year, but the Village's Sustainability Committee has been hoping to complete this designation for some time now.



Member Smetana commented that this use should be subject to a special use permit as opposed to being a permitted use. He also commented that the ground mounted system be made a special use in every zoning category. Members Plywacz and Dombrowski agreed. Member Davis asked if this would affect the ability of the Village to rise from the “Bronze” to “Silver” designation.

Member Davis asked if there was high demand for solar collection systems in the Village. Chairman Martin responded that there are no current issues preventing Village residents from installing solar panels.

Chairman Martin asked if this discussion could continue at the July meeting, and if this would affect the Village’s application for the “Silver” designation. Mr. Simon said the matters could be discussed at the next meeting.

Mr. Houseal discussed the requested changes to the proposed text amendments, as discussed by the members.

A MOTION was made by Member Plywacz and seconded by Member Davis to continue the hearing regarding the proposed text amendments to the July 14<sup>th</sup> meeting.

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

Nays: None.

Motion Passed.

## **V. ADJOURNMENT**

Member Plywacz made a MOTION to dismiss, seconded by Member Lucchesi.

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

Nays: None.

Motion Passed.

Meeting Adjourned at 8:16 p.m.

Respectfully Submitted:

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Clifford E. Radatz, Secretary

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Date: \_\_\_\_\_

Frank Martin, Chairman  
Zoning Board of Appeals

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS  
FINDINGS OF FACT AND RECOMMENDATION REGARDING  
SIDE YARD SETBACK VARIATIONS RELATED TO A  
SECOND FLOOR RESIDENTIAL ADDITION AT 1443 FOREST AVENUE**

**WHEREAS**, petitioners Karuna and Viresh Rawal (together the “Petitioners”), owners of the property located at 1443 Forest Avenue in the Village of River Forest (“Property”), requested certain variations from the Village of River Forest’s side yard setback requirements pursuant to Sections 10-9-7 and 10-8-7(C)(2)(b) of the Village of River Forest Zoning Code (“Zoning Ordinance”) related to the construction of a second story addition on the residence at the Property that would result in a side yard setback of two feet and nine inches (2’ 9”) on the first floor of the residence for a length of approximately five feet (5’), and a matching setback of two feet and nine inches (2’ 9”) on the second floor of the residence for a length of approximately twenty-five feet and three inches (25’ 3”), both of which would require a variation of approximately three inches (3”) (together, the “Variations”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District; and

**WHEREAS**, the Village of River Forest Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested Variations should be granted on June 9, 2022, and was held as required by Section 10-5-4(E) of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”). At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the Board; and

**WHEREAS**, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was mailed to surrounding property owners; and

**WHEREAS**, at the public hearing on June 9, 2022, the Petitioners’ architect, Chris Wollmuth, provided information and testimony regarding the requested Variations, testifying, among other things, that the proposed addition will add value to the property and the neighboring properties, and that it would allow the Petitioners, who are long-time residents of the Village, to continue to live in the residence with their aging parents, who will be able to live in the new second-story addition and utilize an elevator at the residence; and

**WHEREAS**, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, by a vote of 7 – 0, recommends to the Village President and Board of Trustees that the requested Variations for the Property be APPROVED.

**NOW, THEREFORE**, the Board makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

## FINDINGS OF FACT

1. **The physical surroundings, shape, or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** The evidence presented at the public hearing established the unique characteristic of the Property that constitutes a specific hardship on the Petitioners, as building the addition with an elevator without the setback variations would prevent the garage from being fully utilized by two vehicles. Further, the current footprint of the residence would not allow the addition to be built with standard room sizes should the variations not be granted. The Board finds this standard has been met.
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 the Village's Zoning Regulations, for which no compensation was paid.** The Board finds this standard has been met, as the location of the home on the Property was established when the home was built, well before the Petitioners purchased it.
3. **The conditions of the Property upon which the petition for Variations is based may not be applicable generally to other property within the same zoning classification.** The Board found that the conditions on the Property are unique, as the residence is already situated over the current minimum setback on the sideyard. Construction of an addition on other properties of the residence's character may be more easily achieved if the structure sits further away from the lot line. The Board finds this standard has been met.
4. **The purpose of the Variations is not based predominately upon a desire for economic gain.** The Petitioners noted that their desire for the Variations is not predominantly for economic gain, but instead to allow for them to continue to inhabit the residence with their parents who are of advanced age and cannot traverse stairs well. The installation of an elevator will allow the Petitioners' parents, and themselves when they reach an advanced age, to more fully utilize the residence, in which the Petitioners indicated they intend to continue to inhabit. The Board finds this standard has been met.
5. **The granting of the Variations is not 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 addition would be adequately set back from the properties to the either side of the residence, due to driveways separating the properties, which would not be detrimental to the value of those surrounding properties. The Board finds this standard has been met.
6. **The granting of the Variations 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 spacing between the adjoining properties, due to the

driveways between them, would not impair an adequate supply of light to the properties. The Board finds this standard has been met.

7. **The granting of the Variations will not unduly tax public utilities and facilities in the area of the Property.** If granted, the Variations would not unduly burden public utilities or facilities in the area of the Property. This Board finds this standard was met.

8. **There are no means other than the requested Variations by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The testimony and evidence presented at the public hearing showed that an addition to the residence constructed without the Variations would require demolition of a significant portion of the first floor of the home, and would significantly alter and impeded the use of the first floor of the residence. The Board finds this standard has been met.

### **RECOMMENDATION**

The Board, by a vote of 7-0, for the reasons stated above, recommended to the Village President and Board of Trustees that the proposed Variations for construction to build a second floor addition on the Property in the R-2 Single-Family (Detached) Residential Zoning District be APPROVED.

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**Frank Martin**  
**Chairman**

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**Date**



## MEMORANDUM

**DATE:** July 8, 2022

**TO:** Zoning Board of Appeals

**FROM:** Clifford E. Radatz *ceR*  
Building Official

**SUBJECT:** Variation Request – 934 Park Avenue

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Janet and Curtis Helwig, owners of the property at 934 Park Avenue, have submitted an application for a variation to the Floor Area Ratio regulations (Section 10-9-5) of the Zoning Code. The applicants propose to construct a two story addition onto the existing residence which will increase the Floor Area Ratio (F.A.R.) to 0.47.

Section 10-9-5 of the Zoning Code requires that the floor area ratio not exceed 0.40.

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

*Motion to recommend to the Village Board of Trustees the approval of the variation to Section 10-9-5 of the Zoning Code at 934 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, June 9, 2022 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 Janet and Curtis Helwig, owners of the property at 934 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 a major variation to Section 10-9-5 that would allow the home with the proposed addition to have a Floor Area Ratio of 0.467.

The Zoning Ordinance allows a maximum Floor Area Ratio of 0.40.

The legal description of the property at 934 Park Avenue is as follows:

LOT 9 AND THE SOUTH 2.90 FEET OF LOT 10 AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS IN SKILLINS SUBDIVISION OF BLOCK 11 IN SNOW AND DICKINSON ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF PARTS OF SECTION 1 AND SECTION 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](http://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](http://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](http://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? <sup>1</sup>	Standard
Yes  No	<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>
Yes  No	<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>
Yes  No	<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>
Yes  No	<p>4. The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>Notes: _____                      _____                      _____</p>
Yes  No	<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>

<sup>1</sup> 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?

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

Address of Subject Property: 934 PARK Date of Application: 7/8/22

Applicant		Architect / Contractor	
Name: <u>JANET &amp; CURTIS HELWIG</u>		Name: <u>STEVE RYNIEWICZ / STUDIO R</u>	
Address: <u>934 PARK</u>		Address: <u>810 HIGHLAND</u>	<u>ARCHITECTURE</u>
City/State/Zip: <u>RIVER FOREST IL 60305</u>		City/State/Zip: <u>OAK PARK IL 60304</u>	
Phone: <u>708-822-8221</u>	Fax: <u>—</u>	Phone: <u>312-446-0133</u>	Fax: <u>—</u>
Email: <u>jhelwig@dom.edu / cchelwig@dom.com</u>		Email: <u>Steve@studioRarchitecture.com</u>	

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

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 15<sup>th</sup> 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: 7/8/22  
Applicant (if other than Owner): [Signature] Date: 7/8/22

**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: 934 PARK Date of Application: 7/8/22

## Summary of Requested Variation(s):

<b>Applicable Code Section (Title, Chapter, Section)</b> <i>Example:</i> 10-8-5, lot coverage	<b>Code Requirement(s)</b> <i>Example:</i> no more than 30% of a lot	<b>Proposed Variation(s)</b> <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-5 F.A.R.	F.A.R. OF NO MORE THAN 0.4 FOR LOTS LESS THAN 20,000 SF	PROPOSED F.A.R. OF 0.47

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.

Village of River Forest  
Zoning Board of Appeals  
400 Park Avenue  
River Forest, IL 60305

Re: Zoning Variation application at 934 Park Avenue,  
Standards for major variations: Floor Area, Section 10-8-5 and applicant response

Project 21-015

July 7, 2022

Zoning Board of Appeals members,

We, Curtis and Janet Helwig, residents of the 1895 Stick-style Victorian at 934 Park Avenue for the last 28+ years, are requesting a variance to allow us to build a two-story addition to the back of our home to add a primary bedroom suite to the second floor, and a new kitchen with an expanded family room, and screened-in porch to the first floor. We have engaged Steve Ryniewicz, Oak Park owner of Studio R Architecture, to develop a plan we love which will enable us to enjoy our home for hopefully many years to come.

Our Victorian home (which is the second oldest structure north of Chicago Avenue in River Forest) has 3 full floors above ground level of which we rarely use the third-floor attic. We spend most of our time in our 1960's kitchen and small adjacent family room - which is in overdue need of renovation. It's not that we haven't wanted to maintain these spaces - it's just never been clear how to fix the layout of this small space which includes 6 doorways (to the back yard, front foyer, basement, second floor, pantry and dining room.) Currently, there are obstacles to resolving the design issues for the back portion of our house including blocking our backyard view with a staircase, bathrooms, brick chimney and a laundry room. Over the years, we have had multiple designers and architects look at the space to give us ideas about how we could renovate the space. None had answers that solved the flow needs of the house. The proposed design allows our kitchen, family room, and primary bedroom, to look out on our backyard and for our house flow to be much improved.

Our 'hardship' is that our home and garage are both tall structures. The zoning ordinance requires the attic spaces, which account for over 1200 square feet, to be included in our allowable buildable area. The imbalance of vertical living does not translate well to aging in place or to modern home living requirements that newer buyers are looking for in a house.

Currently, our home's small footprint into the backyard ends 25 to 35 feet *in front of* our immediate north & south neighbors. Even with the proposed addition, our home will project less than our neighbors' homes while maintaining a sizable backyard. We have reviewed the proposed addition with our neighbors and have included their letters of support. Our proposed addition will not impair neighboring views or sunlight and we have a permeable paved driveway and front walk, as to mitigate any water concerns. The back of the house will be visually improved by removing a 2<sup>nd</sup> floor sunporch and replacing it with a beautifully designed and well-suited exterior. And for the broader neighborhood, the addition is not visible from the street so there will be no change to the historic look and feel of the house.

Finally, we understand the concern about precedent. That is why we suggest that you consider our unique conditions:

- 1) Our 1895 Victorian was here before any of the other homes on our block (our 'sister' home at the corner of Augusta and Park was built for our home's original owner's sister and brother-in-law around the same time). *The character of our neighborhood is intertwined with our home.*
- 2) River Forest's current zoning code was not developed with homes built in the 1800's in mind. As evidence, our current home would not pass today's zoning code's building height restriction. *The F.A.R. max poses an inappropriate limit for our tall Victorian home.*

For our house to be maintained for the next 100 years, it will need to be improved to meet 21<sup>st</sup> century standards. We can point to four teardowns in the last 20 years one block away on the 800 block of Park, which include an architecturally significant Drummond home. Our neighborhood is desirable, but buyers are looking for homes that are livable by modern standards. They are willing to tear down and rebuild, altering the rich history of the neighborhood. This addition would allow Curtis & I to age-in-place and make our home desirable for future owners.

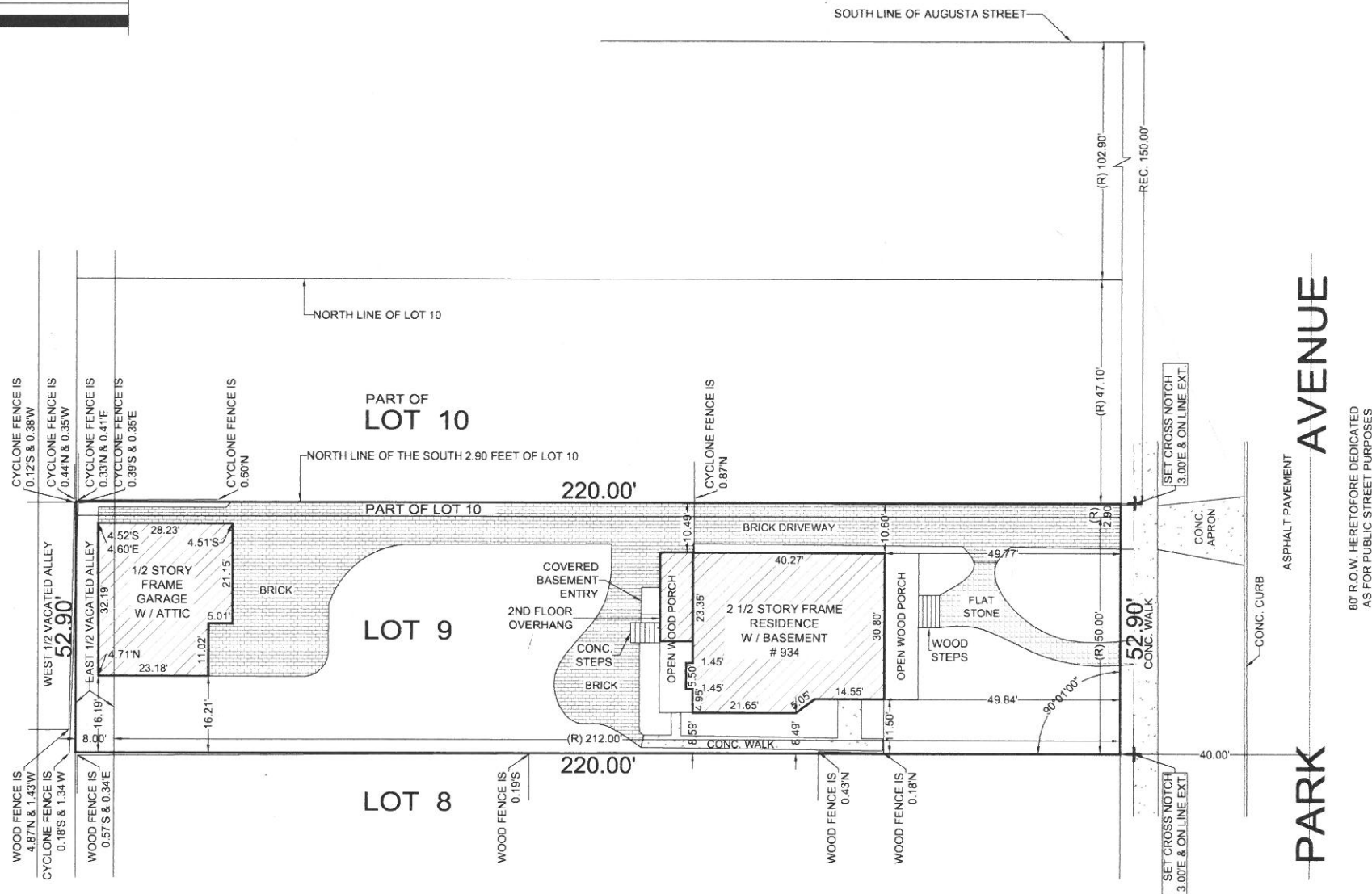
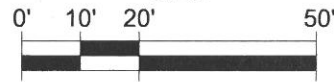
We are willing to invest what it takes to bring this home into the 21<sup>st</sup> century while still maintaining its historic nature. We respectfully ask that you allow us to do this by granting our variance request.

Thank you!

Kind Regards,

Janet & Curtis Helwig





UNITED SURVEY SERVICE, LLC  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

# PLAT OF SURVEY

OF  
LOT 9 AND THE SOUTH 2.90 FEET OF LOT 10 AND THE EAST HALF OF  
VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS IN SKILLINS  
SUBDIVISION OF BLOCK 11 IN SNOW AND DICKINSON ADDITION TO RIVER  
FOREST, BEING A SUBDIVISION OF PARTS OF SECTION 1 AND SECTION 2,  
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 934 PARK AVENUE, RIVER FOREST, ILLINOIS

PERMANENT INDEX NUMBERS:  
15 - 01 - 314 - 016 - 0000  
15 - 01 - 314 - 025 - 0000

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE  
SURVEYED 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 A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE  
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY  
MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT  
ANY DISCREPANCIES TO THE SURVEYOR.

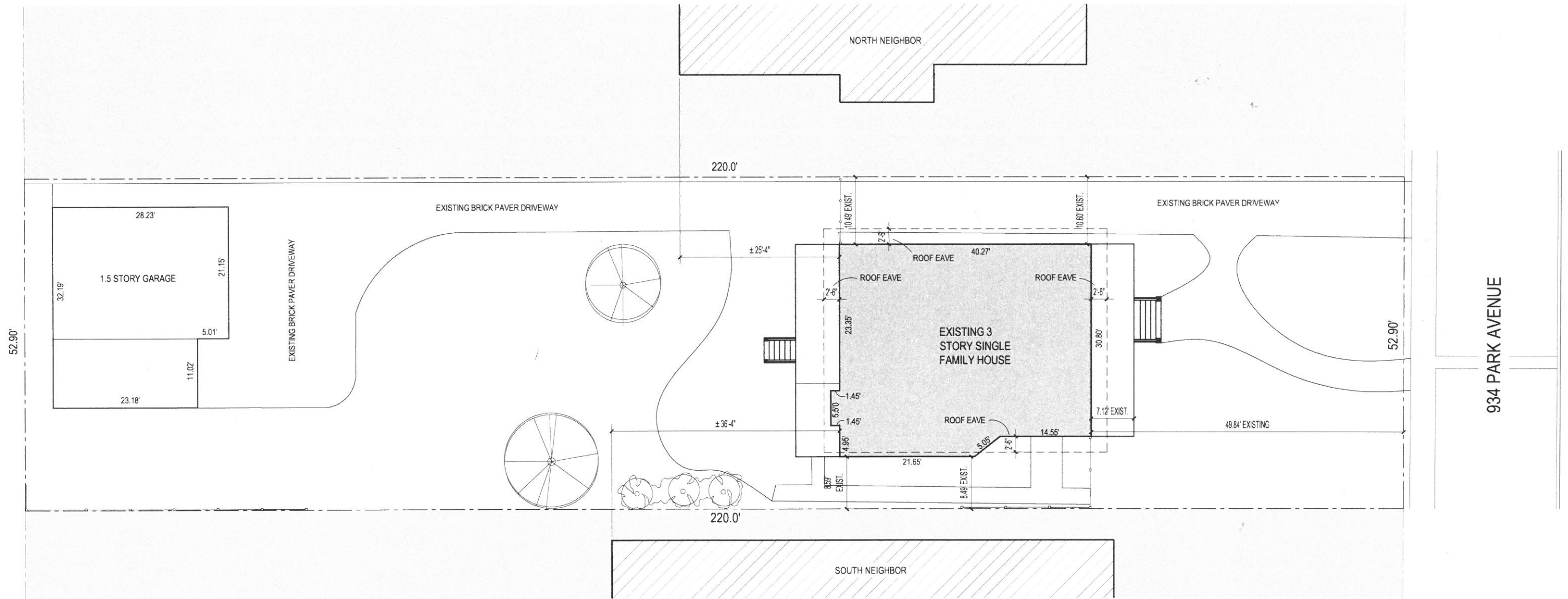
RIVER FOREST, ILLINOIS, MAY 5, A.D. 2022.

BY:  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2023



NOTE:  
THE LEGAL DESCRIPTION IS FOUND ON  
THE EXISTING DEED TO THE REAL ESTATE.

ORDERED BY: ARCHITECTURE STUDIO		
SCALE : 1" = 20'		
DATE : MAY 5, 2022		
FILE No.:		
2022 - 30074	DATE	REVISION







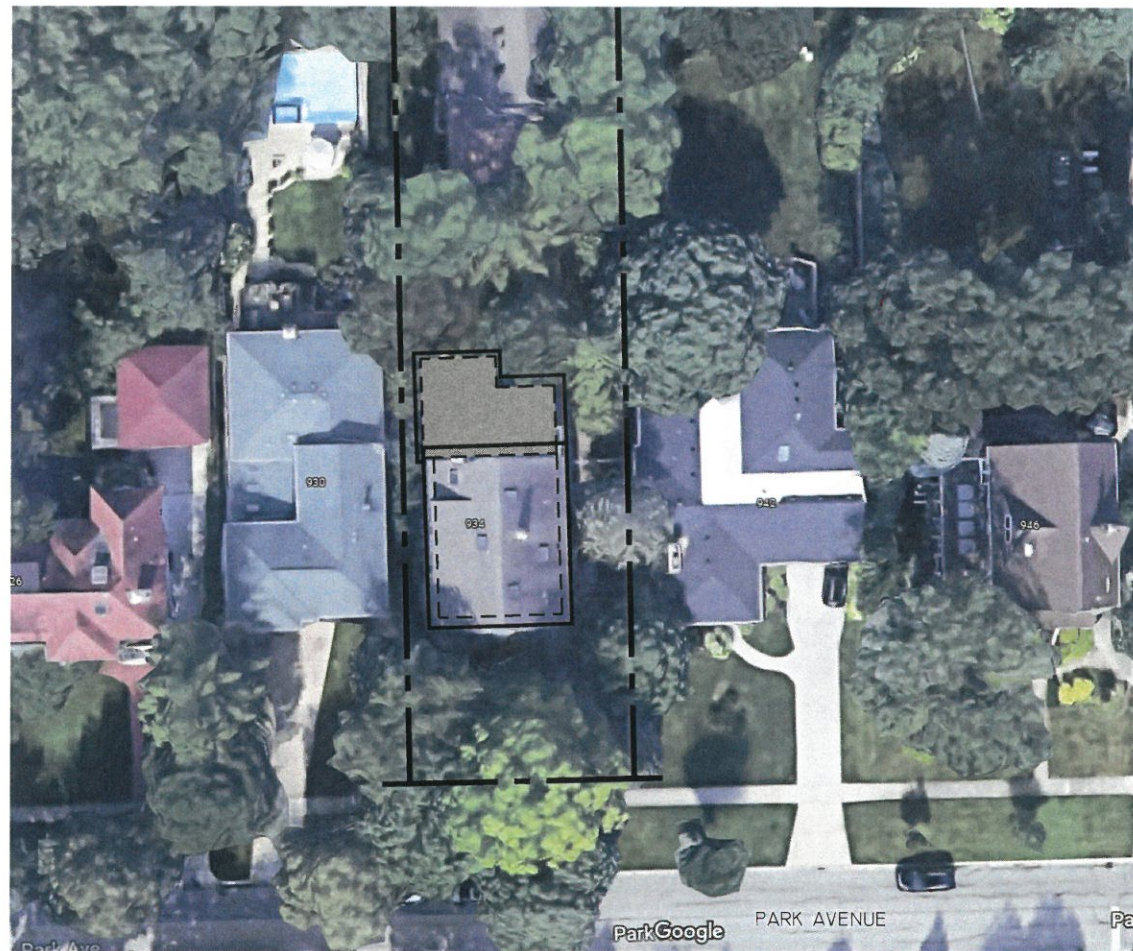
934 PARK ORIGINAL  
HOUSE ON THE BLOCK

ORIGINAL HOUSE  
ON THE BLOCK



VARIANCE DOES NOT  
CHANGE STREET VIEW

**3** STREET VIEW - EXISTING  
NOT TO SCALE

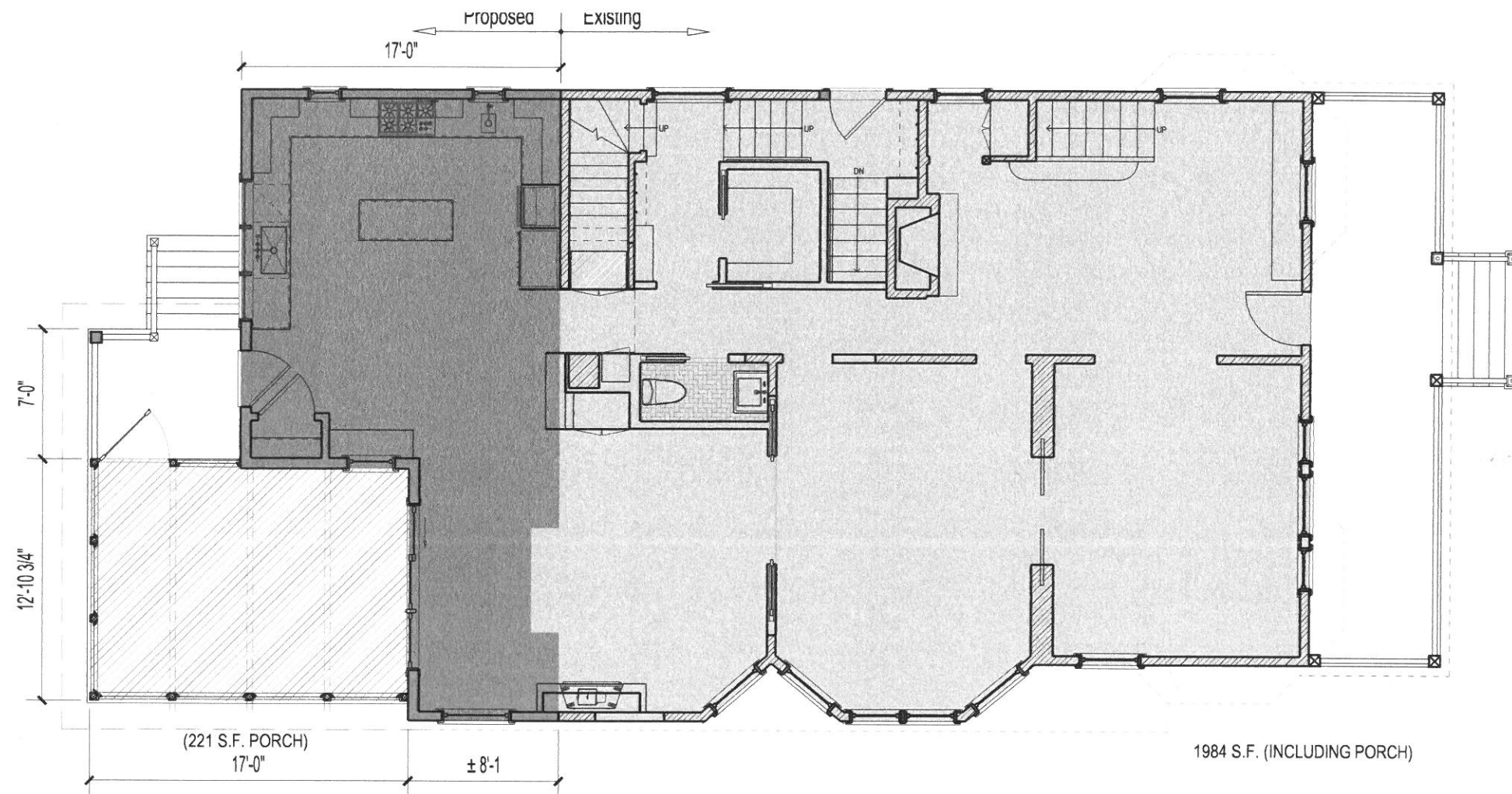


**2** AERIAL SITE VIEW - PROPOSED  
NOT TO SCALE



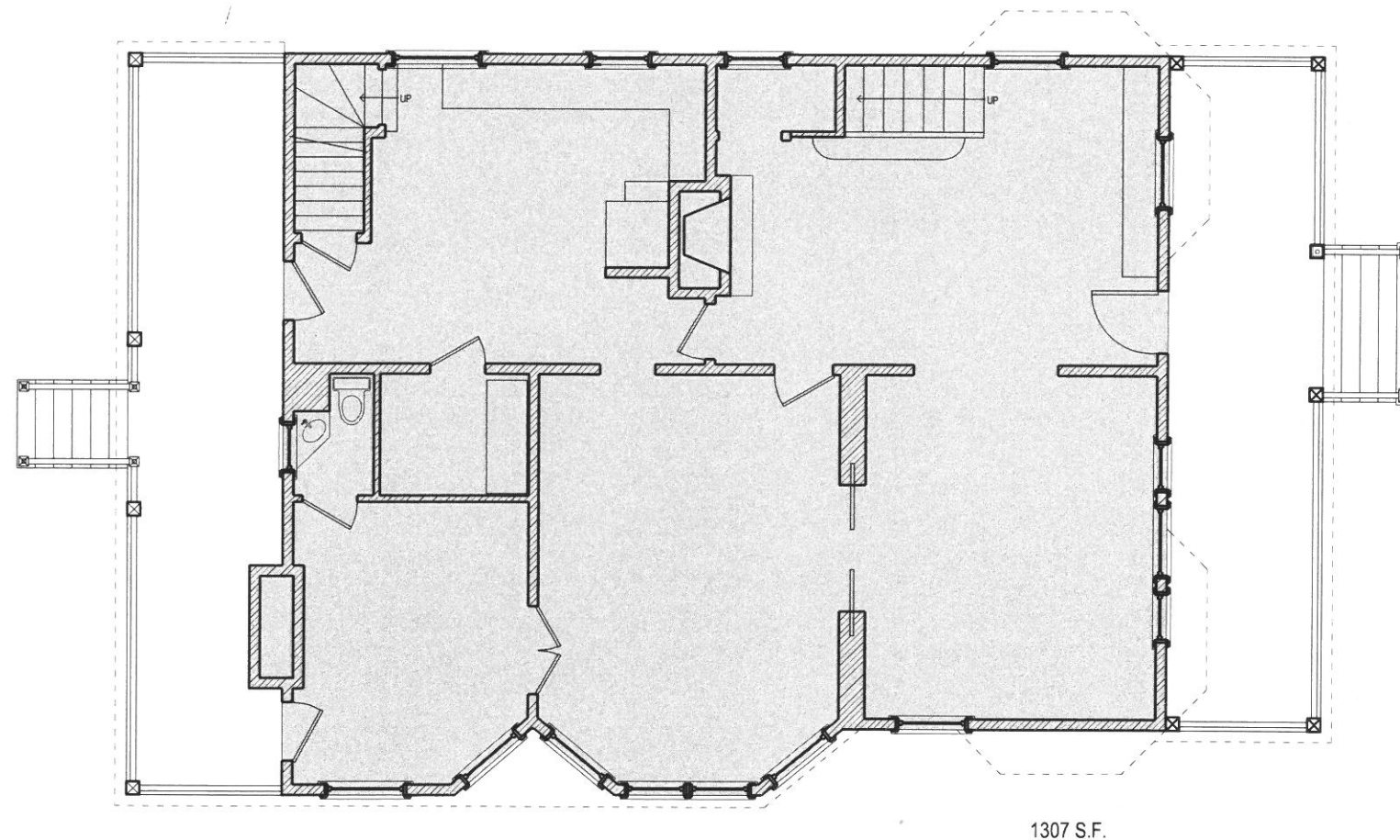
**1** AERIAL SITE VIEW - EXISTING  
NOT TO SCALE





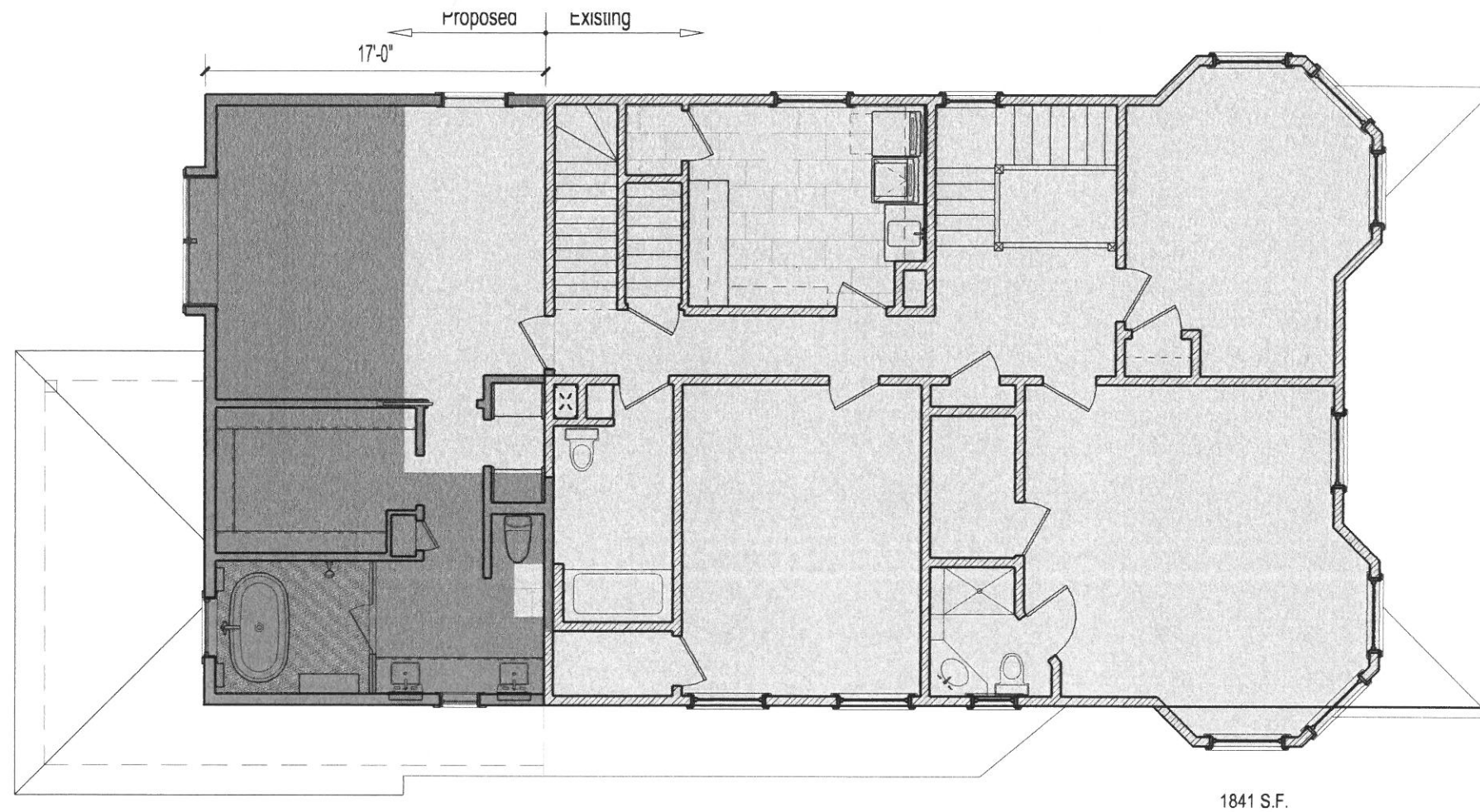
## PROPOSED First Floor Plan

Scale: 1/8" = 1'-0"



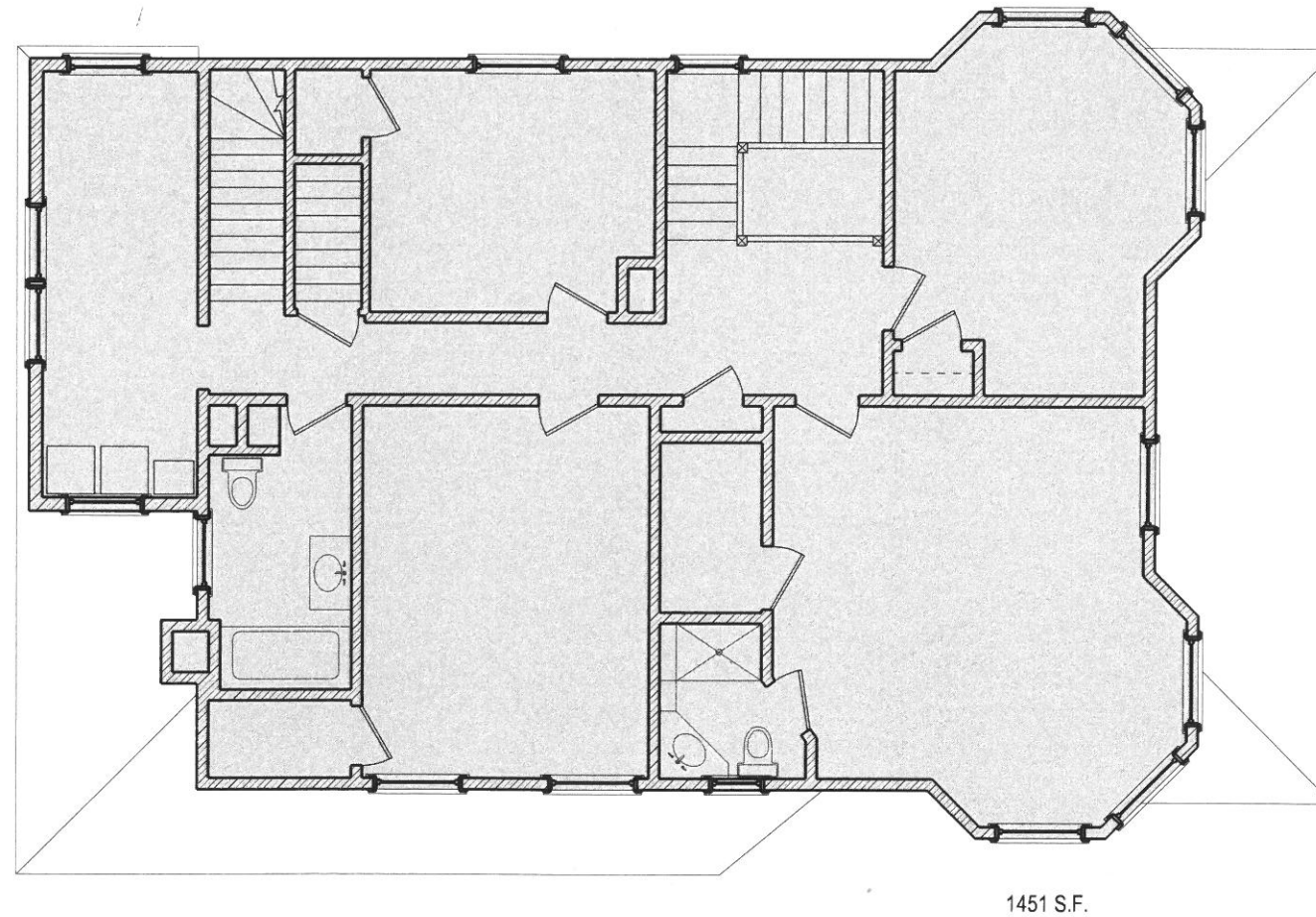
## EXISTING First Floor Plan

Scale: 1/8" = 1'-0"



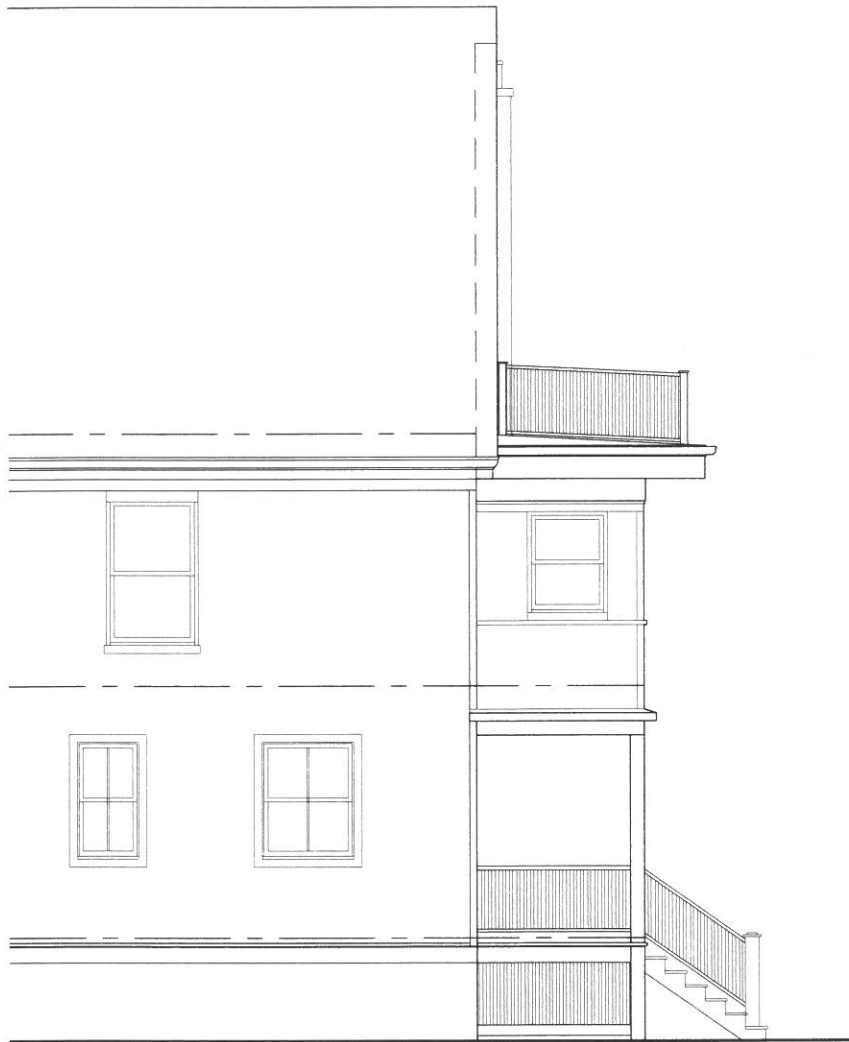
## PROPOSED Second Floor Plan

Scale: 1/8" = 1'-0"



## EXISTING Second Floor Plan

Scale: 1/8" = 1'-0"



NORTH (partial)



WEST



SOUTH (partial)

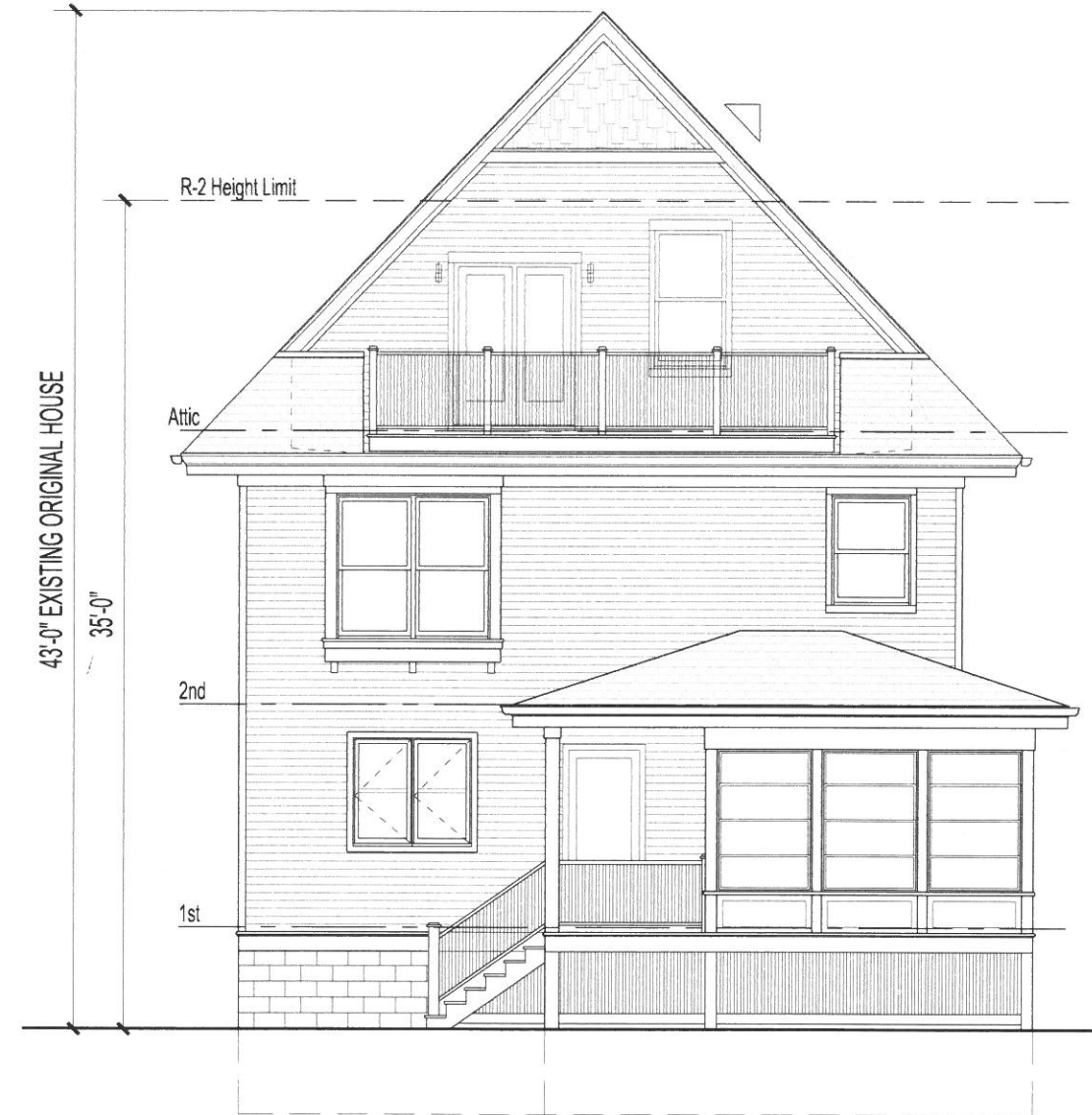
EXISTING  
Exterior Elevations

Scale: 1/8" = 1'-0"





NORTH (partial)



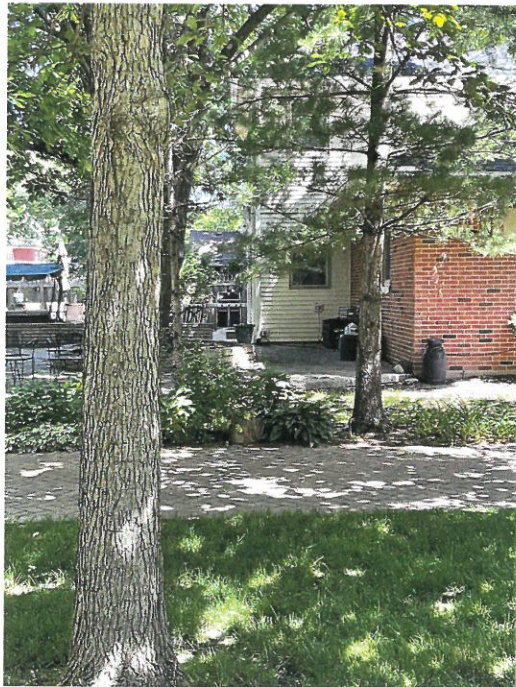
WEST



SOUTH (partial)

## PROPOSED Exterior Elevations





6 VIEW NORTH



5 REAR YARD - SOUTHEAST



4 EXISTING REAR YARD - NORTHWEST

END OF NORTH  
NEIGHBOR'S HOUSE



3 REAR YARD - VIEW NORTH

END OF SOUTH  
NEIGHBOR'S HOUSE

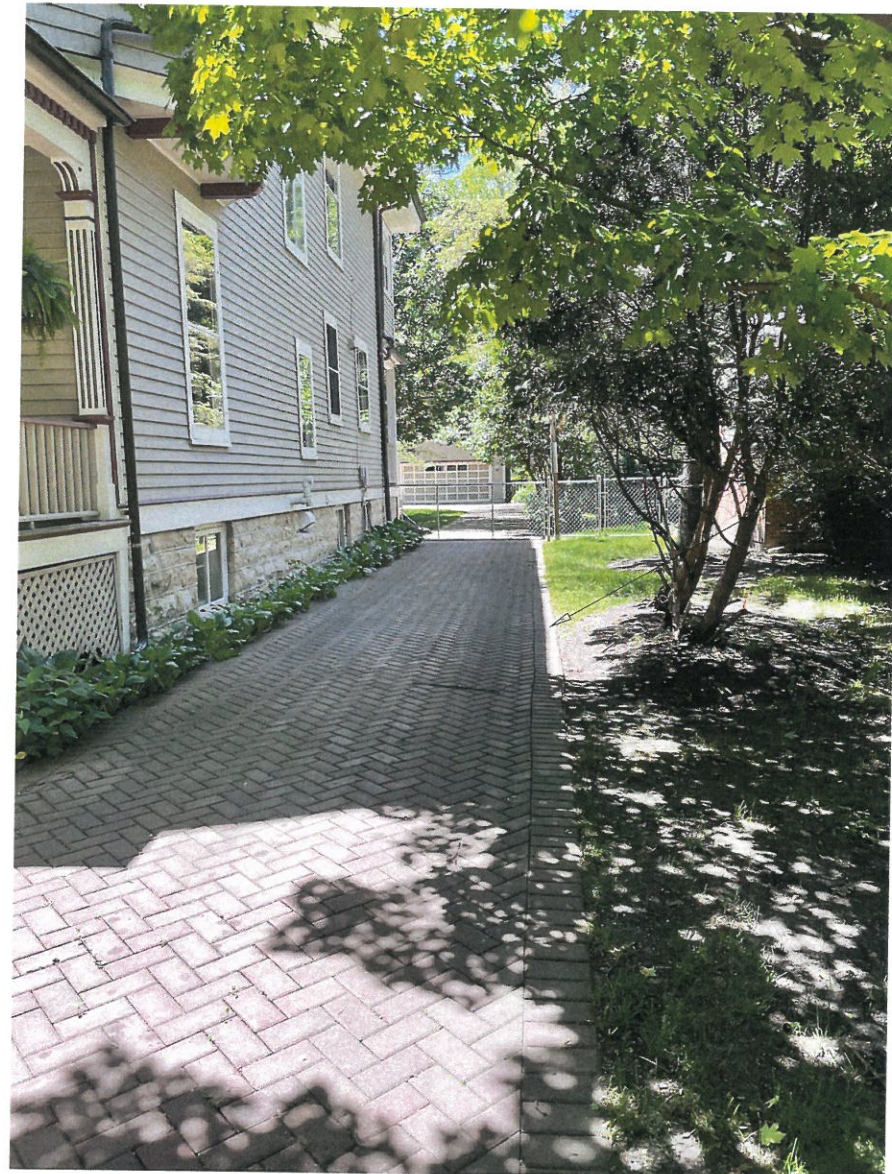


2 EXISTING REAR YARD - SOUTH



1 EXISTING REAR YARD - WEST





HOUSE SHADOW  
LINE - 2PM

ADJACENT NORTH  
NEIGHBOR

THE SHADOW LINE HAS  
NOT MOVED LATER IN  
THE AFTERNOON. THE  
PROPOSED ADDITION  
ALIGNS WITH THE NORTH  
WALL OF THE HOUSE  
AND WOULD NOT CAST A  
SHADOW ON THE  
NEIGHBORING PROPERTY

**2** SHADOW STUDY - LATE AFTERNOON  
NOT TO SCALE



HOUSE SHADOW  
LINE - 11AM

ADJACENT NORTH  
NEIGHBOR

EXISTING HOUSE DOES  
NOT CAST A SHADOW ON  
THE NEIGHBORING  
PROPERTY

**1** SHADOW STUDY - LATE MORNING  
NOT TO SCALE



ZONING INFORMATION & SUMMARY			
ZONING		R-2 SINGLE FAMILY, HISTORIC DISTRICT	
GROSS SITE AREA		11,638 S.F.	
LOT COVERAGE	30% LOT AREA	3,491 S.F. MAX. > 3,136 S.F. PROPOSED (26.9%)	
F.A.R.	.40 FAR MAX	4,655 S.F. < 5,472 S.F. (.47 FAR) (.45 FAR w/o PORCH)	
BUILDING AREA (F.A.R.)		EXISTING	PROPOSED
	FIRST FLOOR	1316 S.F.	1984 S.F. (1773 + 211 PORCH)
	SECOND FLOOR	1439 S.F.	1841 S.F.
	ATTIC FLOOR	892 S.F.	892 S.F.
	GARAGE BASE	854 S.F.	854 S.F.
	GARAGE ATTIC	401 S.F.	401 S.F.
	GARAGE FAR AREA ALLOWANCE	-500 S.F.	-500 S.F.
	TOTAL	4,402 S.F.	5,468 S.F.
BUILDING HEIGHT		35' ALLOWED < EXISTING 43' - NO CHANGE	
ACCESSORY BUILDING HEIGHT		NO CHANGE	
FRONT SETBACK		NO CHANGE	
SIDE SETBACK	15% OF LOT WIDTH	7.9'REQ'D. < 8.63' PROVIDED	
REAR SETBACK	15% OF LOT DEPTH	31.8' REQ'D. < 104.88' PROVIDED	
EXISTING LOT AREA / IMPERV. AREA / RATIO		11,638 S.F. LOT / 2,832 S.F. IMPERV. AREA = 24.3%	
PROPOSED LOT AREA / IMPERV. AREA / RATIO		11,638 S.F. LOT / 3,627 S.F. IMPERV. AREA = 28.5%	



EXISTING HOUSE AREA SUMMARY	
-----------------------------	--

[illegible]

EXISTING GARAGE AREA SUMMARY	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

LOCATION	DIMENSION E-W	DIMENSION N-S	AREA
	IN FEET	IN FEET	
G1	28.23	21.15	597.06
G2	23.18	11.04	255.91
G3	28.23	10.66	300.93
G4	19.00	5.27	100.13
	Garage total - EXISTING		1254.0

## PROPOSED HOUSE AREA SUMMARY

LOCATION	DIMENSION E-W	DIMENSION N-S	AREA
	IN FEET	IN FEET	
A	7.83	3.06	23.96
B	4.06	3	12.18
C	4.06	3	12.18
D	6.54	3	19.62
E	4.06	3	12.18
F	40.27	30.8	1240.32
G	-1.45	5.5	-7.98
H	2.00	2.00	4.00
I	5.48	2.00	10.96
J	2.00	2.00	4.00
K	1.87	1.87	3.50
L	1.87	5.48	10.25
M	1.87	1.87	3.50
N	1.87	1.87	3.50
O	1.87	5.48	10.25
P	1.87	1.87	3.50
Q	2.00	2.00	4.00
R	5.48	2.00	10.96
S	2.00	2.00	4.00
T	40.27	30.8	1240.32
U	-7.06	18.96	-133.86
V	-1.45	2.66	-3.86
W	-1.45	2.66	-3.86
X	12.40	2.96	36.70
Y	17.06	5.33	90.93
Z	42.27	18.00	760.86
AA	17.00	12.41	210.97
BB	8.06	13.45	108.41
CC	17.00	20.25	344.25
DD	1.00	7.42	7.42
EE	17.00	30.62	520.54
	House total WITH VARIANCE		4713.2

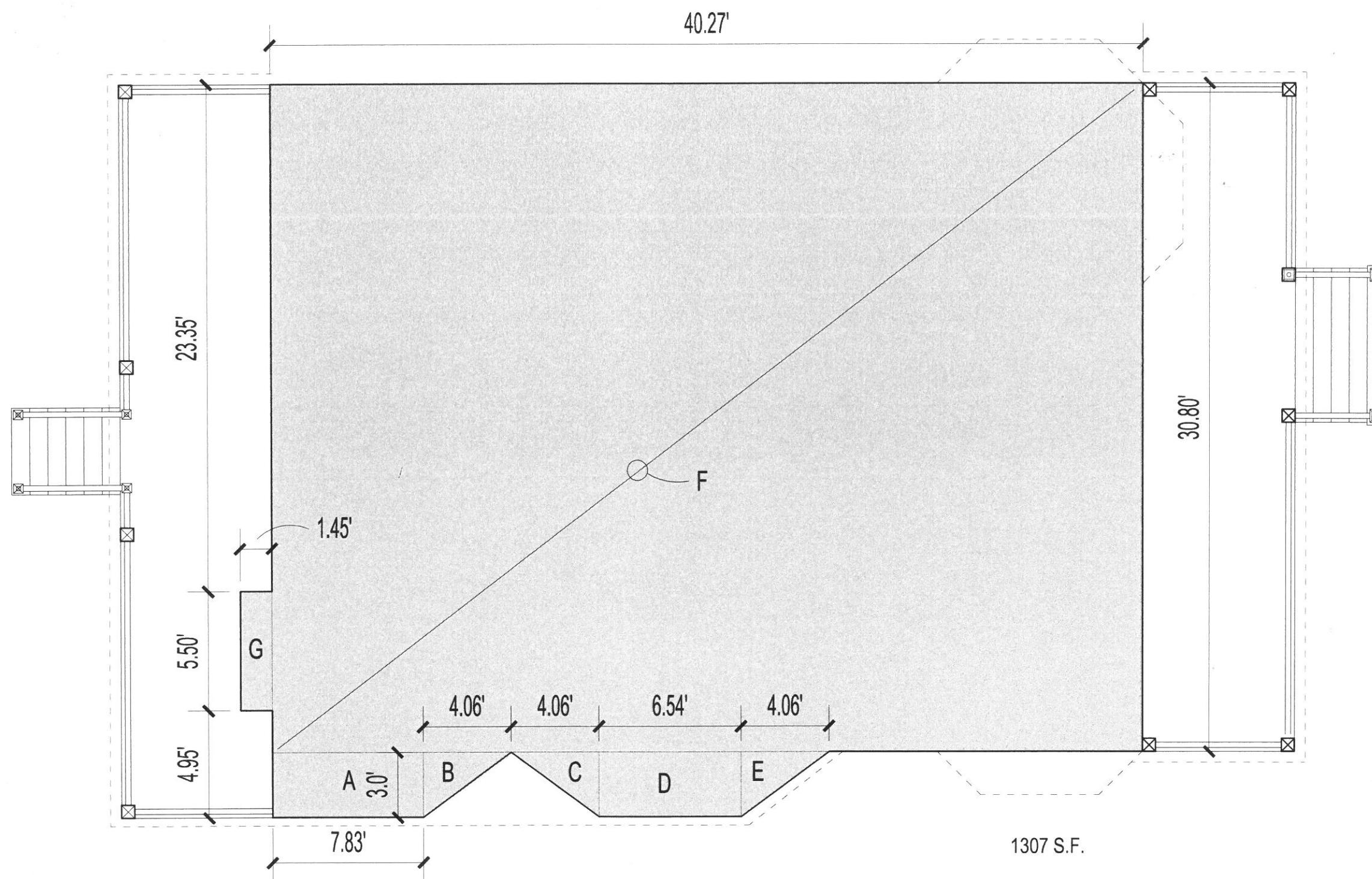
REMOVED

REMOVED

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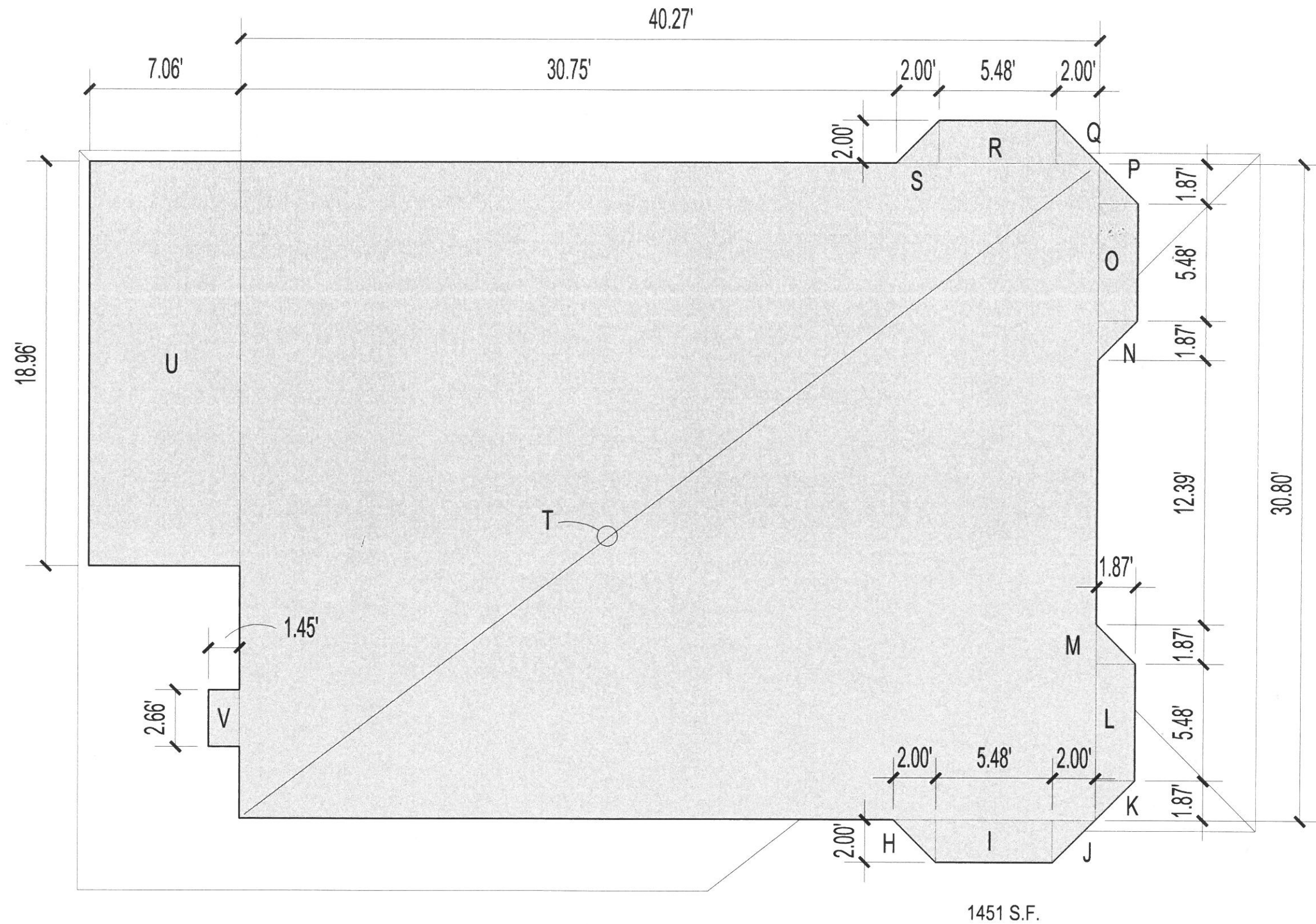
REMOVED





**EXISTING**  
**First Floor Plan - F.A.R. Calculations**

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

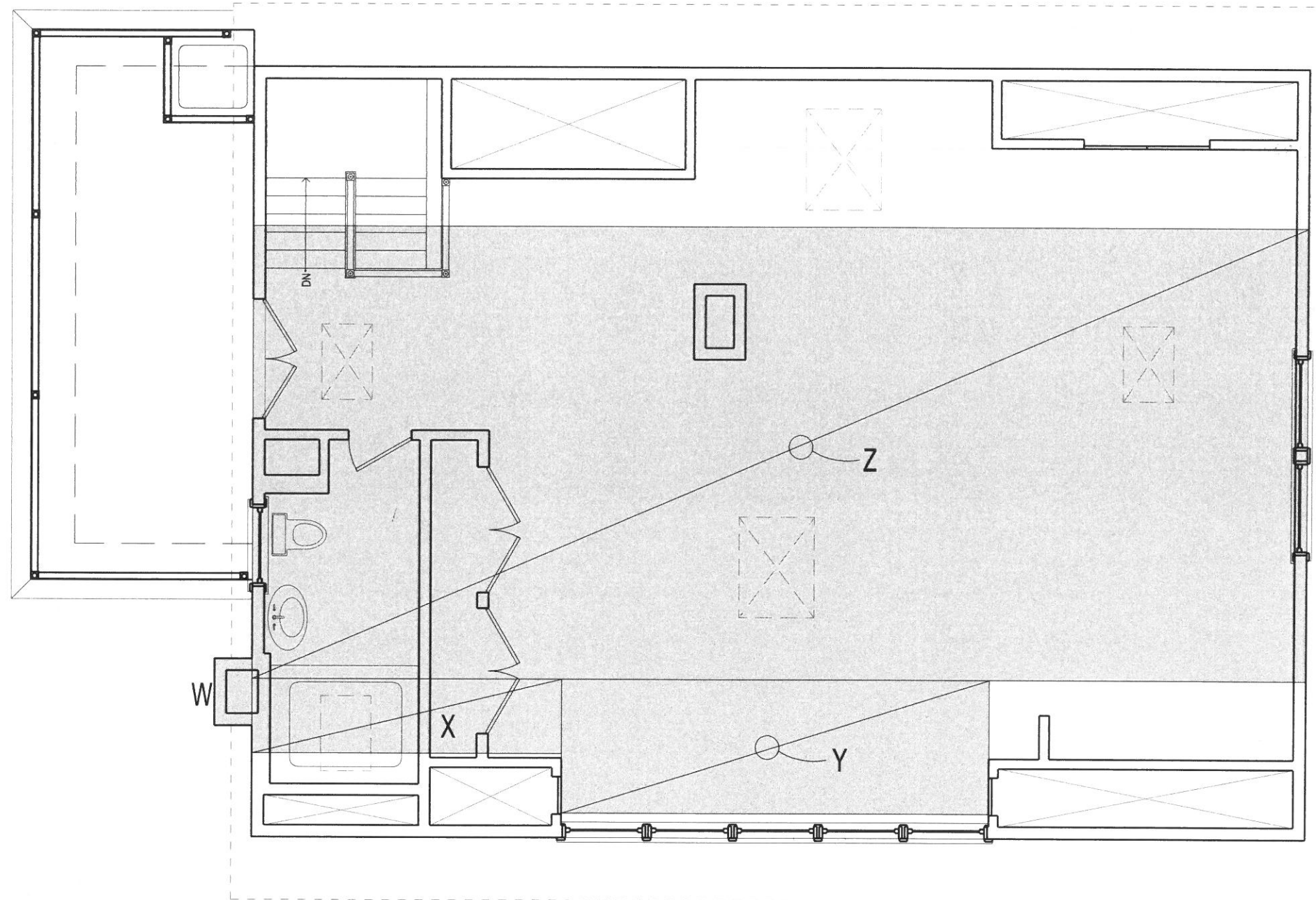


# EXISTING Second Floor Plan - F.A.R. Calculations

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



Area averaging 7' or greater

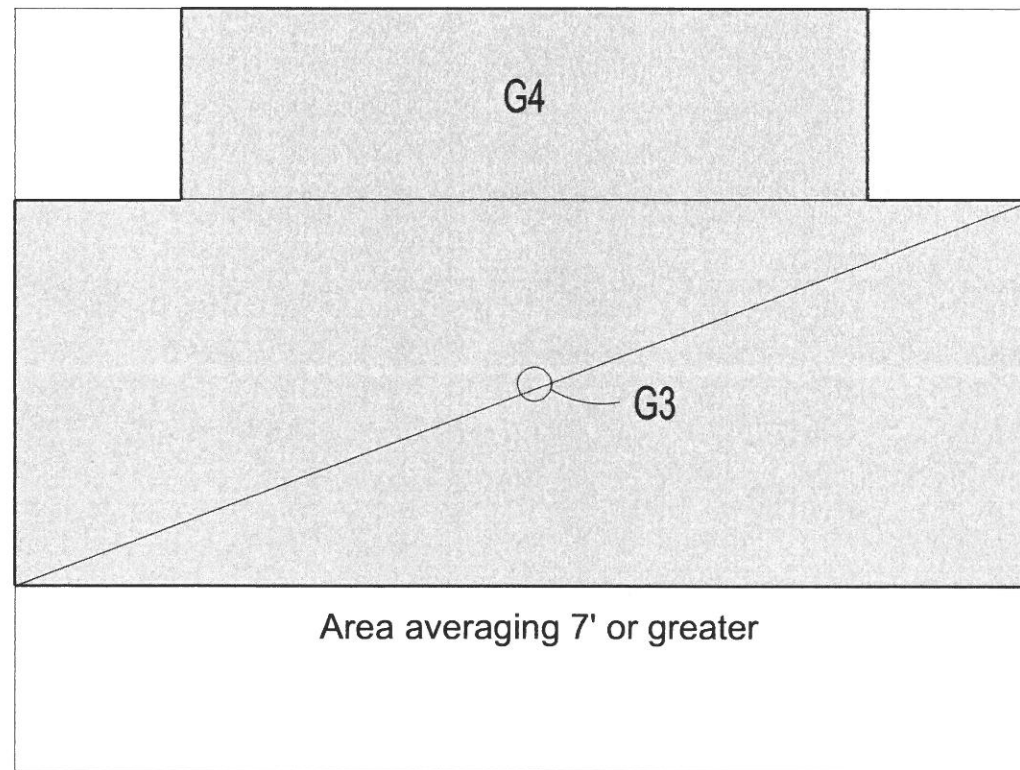


892 S.F.

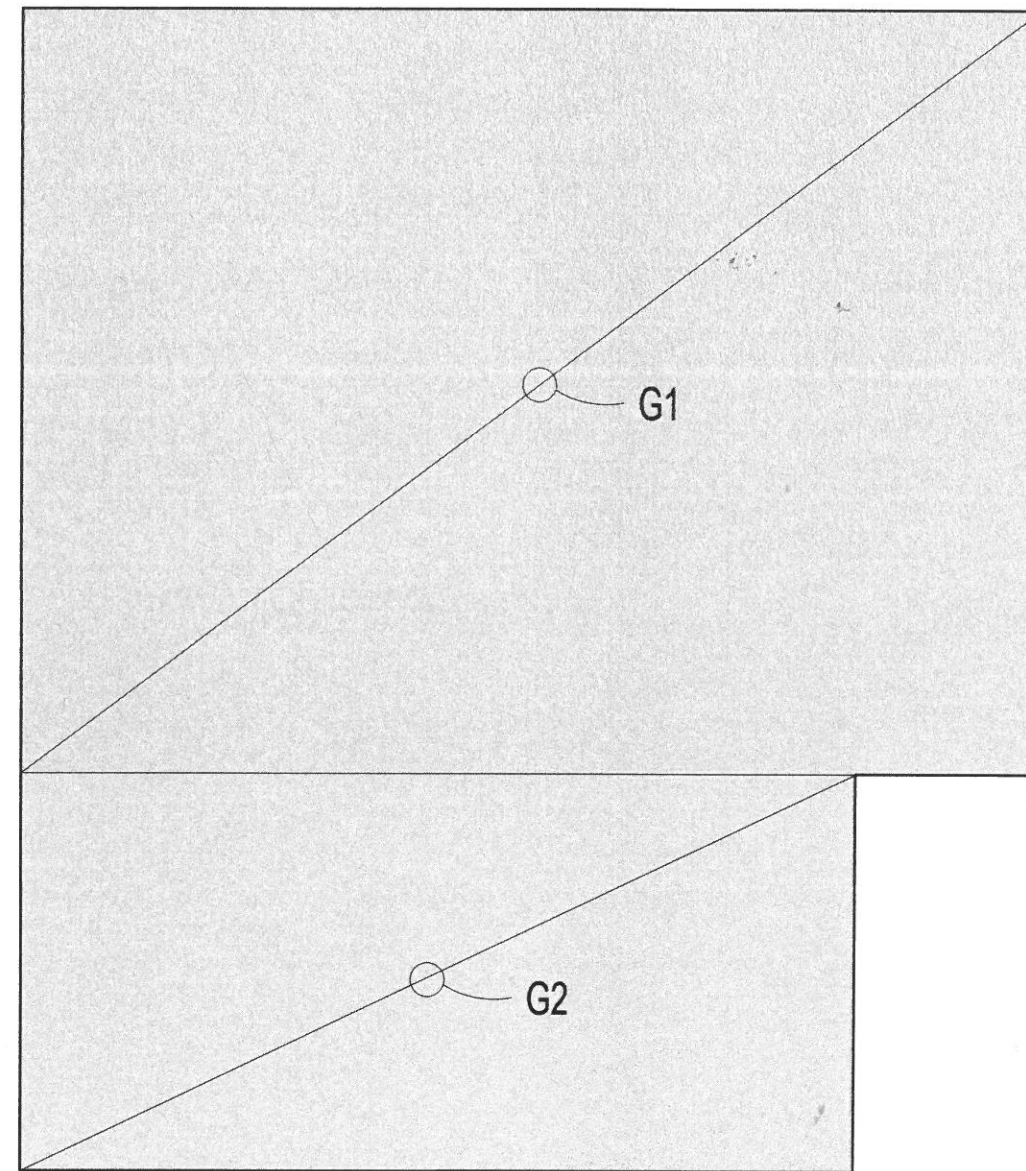
# EXISTING Attic Plan - F.A.R. Calculations

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





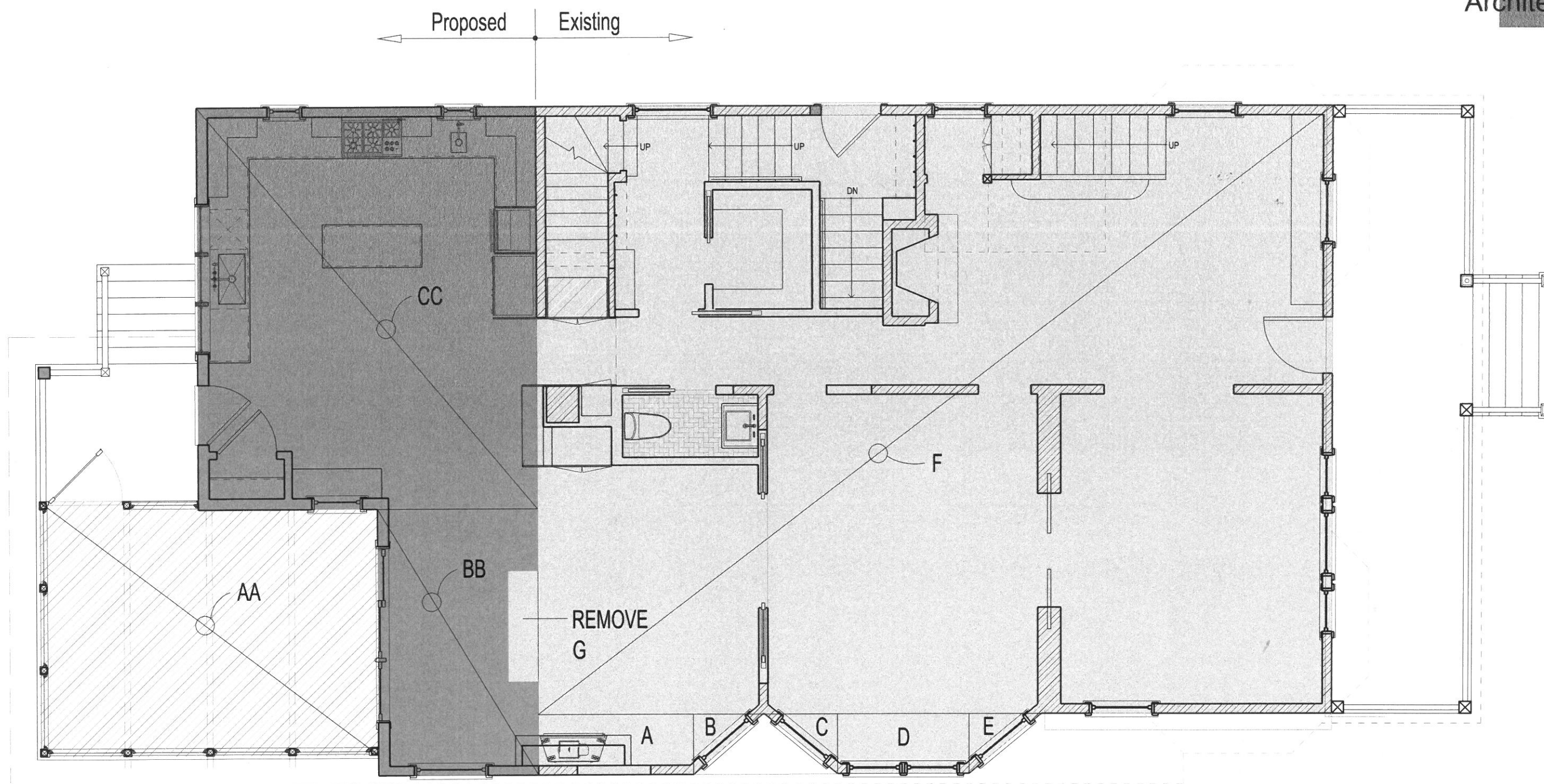
ATTIC PLAN 401 S.F.



FIRST FLOOR PLAN 854 S.F.

## EXISTING Garage Plans - F.A.R. Calculations

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



1773 S.F. + 211 S.F. PORCH

# PROPOSED First Floor Plan - F.A.R. Calculations

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

HELWIG RESIDENCE

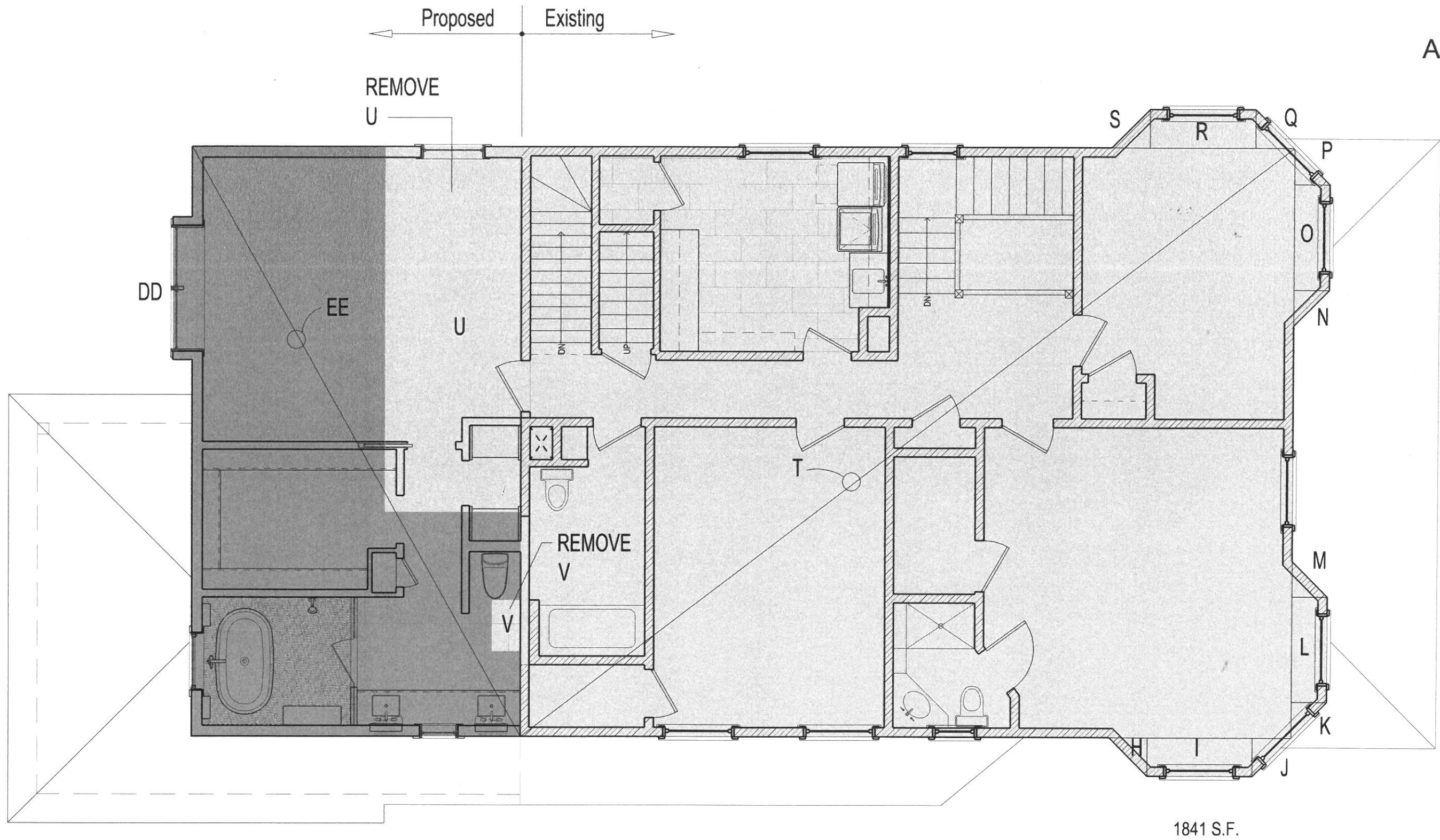
July 5, 2022



A2.7

SRA Project 21-015



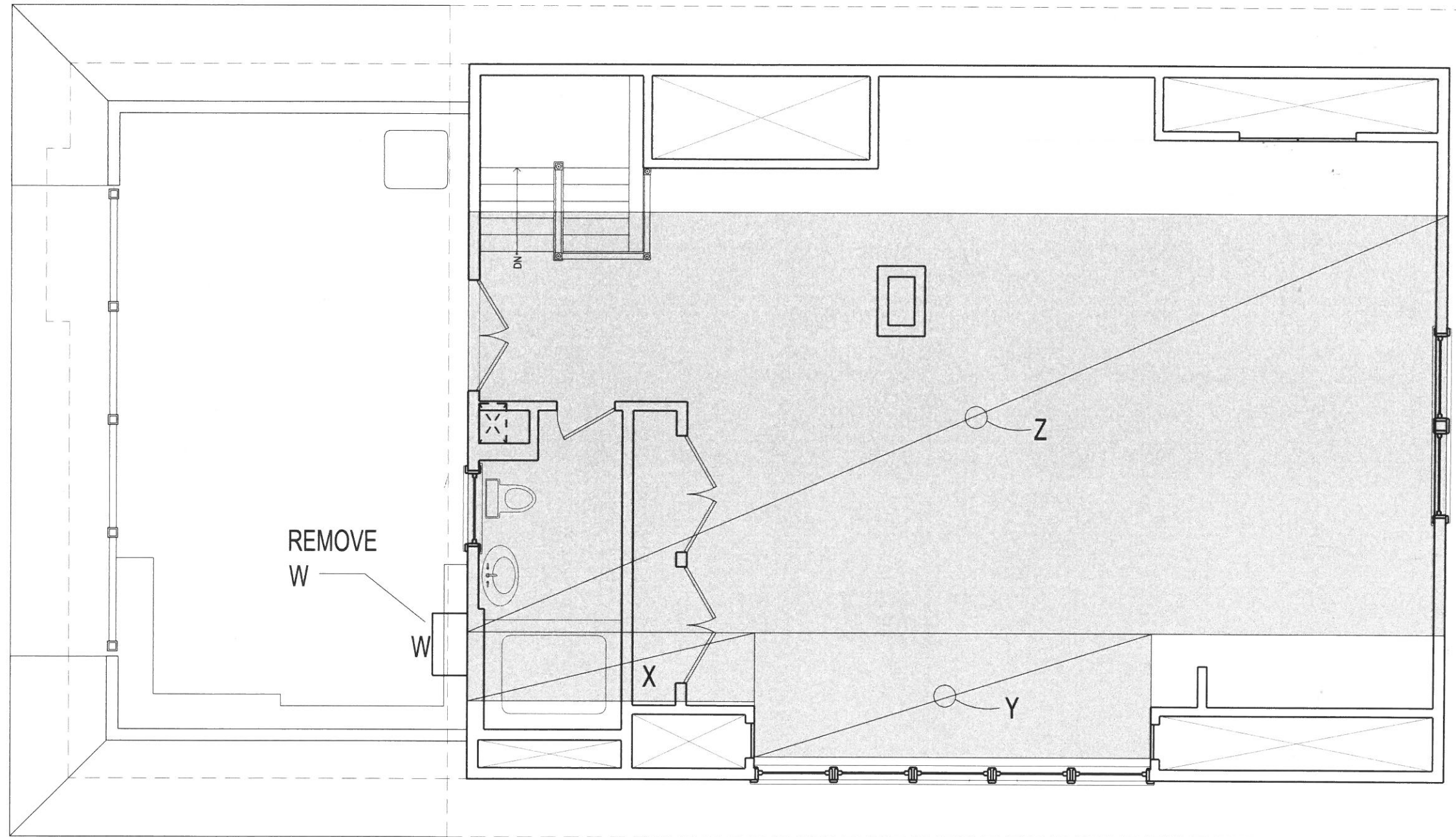


**PROPOSED**  
Second Floor Plan - F.A.R. Calculations

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



Area averaging 7' or greater



892 S.F.

# PROPOSED Attic Plan - F.A.R. Calculations

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



810 south highland  
oak park, il 60304  
312.446.0133

[steve@studiorarchitecture.com](mailto:steve@studiorarchitecture.com)  
[www.studiorarchitecture.com](http://www.studiorarchitecture.com)

Village of River Forest  
Zoning Board of Appeals  
400 Park Avenue  
River Forest, IL 60305

Re: Zoning Variation application at 934 Park Avenue,  
Standards for major variations: Floor Area, Section 10-8-5 and applicant response

Project 21-015

July 7, 2022

Dear Zoning Committee Members,  
Please find the attached responses to the eight standards for a major variation (listed above):

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;

*Applicant response: Our Victorian house was built in 1895 and is one of two original houses on the block and for the last 28 years we have invested in maintaining the original character our historic home and take pride in its history. The existing house is very tall (approximately 8 feet beyond what the current zoning ordinance allows) and is creating additional FAR in the top level, which is rarely used. We desire to alter and expand the small footprint of our house to allow us to age-in-place and bring the primary living spaces up to current living standards - but the property FAR is limited due to significant area devoted to the attic level. The footprint of our existing house is significantly smaller than the neighboring properties and is well within the lot coverage requirements, both existing and proposed.*

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;

*Applicant response: The unique physical condition, the height of our house, is caused by the original house construction dating to 1895, which predates the zoning ordinance.*



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

*Applicant response: The conditions for this petition for variation are not generally applicable to other properties within the same zoning classification as our house dates to 1895 and is on a smaller lot. The original structure is very tall with a small footprint and was built prior to the enactment of the River Forest Zoning Ordinance.*

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

*Applicant response: The petition for the variation is requested to update the existing century old house to accommodate current living standards sought by the homeowner. The homeowner would like to modernize the first and second floors with amenities comparable to other houses in their price-point, in this neighborhood and community. The current homeowner of 28 years plans to age-in-place and live in their house many more years.*

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;

*Applicant response: The petition for the variation is supported by the adjacent neighbors and other residents on the block. The variation will not adversely affect the improvement potential of neighboring houses or limit their value, rather, the variation if approved, will allow our house to better align with the adjacent houses in the rear yard. The variation would not change the street view. Our driveway and front walk are made of permeable pavers as to mitigate water runoff from our property. Our impervious ratio is low and the lot coverage ratio is within the zoning regulations.*

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;

*Applicant response: The petition for the variation will not negatively affect the neighboring property light and air, or substantially increase the danger of fire, or otherwise endanger the public safety. The proposed addition complies with the zoning sideyard setback requirements, so the transfer of fire is not increased. Both our neighbor's houses extend 25-35' beyond our house so the addition would not impair ventilation or affect natural light. We have attached time-lapsed pictures that*



Page 3 of 3

*show the path of the sun runs parallel to our house and sun shading does not extend to our north neighbor's house.*

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

*Applicant response: The petition for the variation will not unduly tax the water, sewer, electricity, police, or fire protection in excess of what any other single-family home in the area might use.*

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.

*Applicant response: There is no other reasonable means other than the requested variation by which the hardship can be avoided to permit reasonable use of the property.*

*The amount of buildable area dedicated to the attic level due to the building height does not allow the homeowner to expand the main living levels to provide a more flexible contemporary floor plan. The imbalance of vertical living does not translate well to aging-in-place. The homeowner has lived in the community for the last twenty-eight years and would like to alter the house to provide more flexible, less vertical, living spaces that will be a benefit them for many years while also providing a house that responds to the demands of future owner's needs.*

Kind Regards,

A handwritten signature in black ink, appearing to read 'SRN'.

Steven Ryniewicz ALA LEED AP NCARB  
Studio R Architecture

Two handwritten signatures in black ink. The first signature is 'Janet Helwig' and the second is 'Curtis Helwig'.

Janet & Curtis Helwig

June 29, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

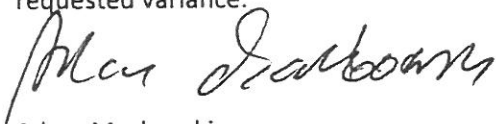
Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. I am a neighbor living directly to the South of the property. I have reviewed the proposed addition and believe that it would not negatively impact our property. The proposed footprint of the addition is well short of the back of our house and would not be particularly visible from my home.

Additionally, I believe that the granting of the variation will 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. Further, I do not believe that the proposed variation will impair the adequate supply of light and air to my adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on my knowledge of the proposed building addition I believe that it would improve the value of the housing stock in our neighborhood, mine included, and accordingly I support the granting of the requested variance.

A handwritten signature in black ink, appearing to read "Adam Maslowski", written in a cursive style.

Adam Maslowski  
930 Park Ave.  
River Forest, IL 60305

June 29, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

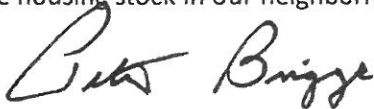
Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently submitted for the above referenced property. I am a neighbor living directly to the North of the property. I have reviewed the proposed addition and believe that it would not negatively impact our property. The proposed footprint of the addition is well short of the back of our house and would not be particularly visible from my home.

Additionally, I believe that the granting of the variation will 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. Further, I do not believe that the proposed variation will impair the adequate supply of light and air to my adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on my knowledge of the proposed building addition I believe that it would improve the value of the housing stock in our neighborhood and accordingly I support the granting of the requested variance.

A handwritten signature in black ink, appearing to read "Peter Briggs". The signature is fluid and cursive, with the first name "Peter" and last name "Briggs" clearly distinguishable.

Peter Briggs  
942 Park Ave.  
River Forest, IL 60305

June 30, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. I am a neighbor living across the street from 934 Park. I have reviewed the proposed addition and believe that it would not negatively impact my property as the entire addition would be behind the Helwig's current house and consequently, not visible from anywhere on my property.

Additionally, I believe that the granting of the variation will 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. Further, I do not believe that the proposed variation will impair the adequate supply of light and air to my property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on my knowledge of the proposed building addition I believe that it would improve the value of the housing stock in our neighborhood, mine included, and accordingly I support the granting of the requested variance.

A handwritten signature in black ink that reads "Larry R. Raymond". The signature is written in a cursive, flowing style.

Larry Raymond  
939 Park Ave.  
River Forest, IL 60305

June 30, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

Re: Zoning Variance – 934 Park Ave.

Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. We are the neighbors living directly across the street from 934 Park. We have reviewed the proposed addition and believe that it would not negatively impact our property as the entire addition would be behind the Helwig's current house and consequently, not visible from anywhere on our property.

Additionally, we believe that the granting of the variation will 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. Further, we do not believe that the proposed variation will impair the adequate supply of light and air to our property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on our knowledge of the proposed building addition we believe that it would improve the value of the housing stock in our neighborhood, and accordingly we support the granting of the requested variance.

Two handwritten signatures in black ink. The first signature is on the left, and the second is on the right, separated by a vertical line. Both appear to be stylized versions of the names Ethan and Anna Sterk.

Ethan and Anna Sterk  
937 Park Ave.  
River Forest, IL 60305

June 30, 2022

River Forest Zoning Board of Appeals

River Forest, IL 60305

Re: Zoning Variance – 934 Park Ave.

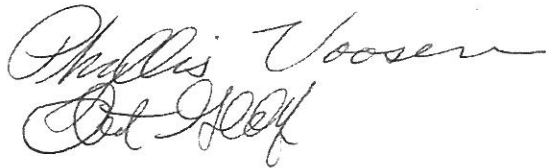
Dear Sirs:

This letter is written in support of the Zoning Variance request currently before the Zoning Board of Appeals for the above referenced property. We are neighbors living two houses south of the 934 Park property at 926 Park. We have reviewed the proposed addition and believe that it would not negatively impact our property as the entire addition would be hidden from view by the house directly north of ours.

Additionally, we believe that the granting of the variation will 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. Further, we do not believe that the proposed variation will impair the adequate supply of light and air to my property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within our neighborhood.

Based on our knowledge of the proposed building addition we believe that it would improve the value of the housing stock in our neighborhood, and accordingly we support the granting of the requested variance.

Art Goldberg and Phyllis Voosen  
926 Park Ave.  
River Forest, IL 60305

A handwritten signature in cursive script, appearing to read "Phyllis Voosen". Below the main signature, there is a smaller, less legible handwritten mark that could be interpreted as "Art Goldberg".



## MEMORANDUM

**DATE:** July 8, 2022

**TO:** Zoning Board of Appeals

**FROM:** Clifford E. Radatz *ceR*  
Building Official

**SUBJECT:** Variation Request – 138 Keystone Avenue

---

Stewart Weiner, owner of the property at 138 Keystone Avenue, has submitted the attached application for a variation to the Off-Street Parking regulations (Section 10-9-8) of the Zoning Code. The applicant proposes to demolish the existing detached garage structure, and not replace the enclosed parking spaces.

Section 10-9-8 of the Zoning Code requires a that a minimum two enclosed parking spaces be provided.

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

*Motion to recommend to the Village Board of Trustees the approval of the variation to Section 10-9-8 of the Zoning Code at 138 Keystone 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, July 14, 2022 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 Stewart Weiner, owner of the property at 138 Keystone Avenue, who is proposing to demolish an existing detached garage building, and not construct a replacement structure.

Section 4-8-5 of the Village Code provides the Zoning Board of Appeals 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 10-9-8 that requires the provision of two enclosed parking spaces.

The legal description of the property at 138 Keystone Avenue is as follows:

THE NORTH 50 FEET OF LOT 2 AND THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT IN BLOCK 6 IN GALE AND BLOCK'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 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](http://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](http://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](http://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? <sup>1</sup>	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: _____ _____ _____

<sup>1</sup> 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?

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From the Desk of  
Patricia R. Johnson, JD

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To: Village of River Forest Zoning Board of Appeals  
Re: Variance request for 138 Keystone Garage Removal  
From: Patricia Johnson, JD

Please find the attached materials for the request for variance for the homeowners living at 138 Keystone.

The homeowners are seeking approval for a variance related to zoning rule 10-8-8: Off Street Parking. Specifically, the homeowners would like to deconstruct the garage at 138 Keystone without replacement.

While the rule in its clear language is applicable only to new construction, the city advises that the rule has been interpreted to include the maintenance of an existing garage. Further, it is understood that the intention of the rule is to maintain sufficient off-street parking for each property and property owner.

Considering the interpretation and the intention of the rule, the variance request is due to:

- The homeowners have plenty of off-street parking including the driveway, parking pad area and the 3 car garage at 142 Keystone which the homeowners own; and
- The existing garage is in such disrepair that it is nearly unusable and does not support two cars



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

Address of Subject Property: 138 Keystone

Date of Application: 5/27/2012

<b>Applicant</b>		<b>Architect/ Contractor</b>	
Name: Stewart Weiner		Name:	
Address: 138 Keystone Ave		Address:	
City/State/Zip: River Forest, IL, 60305		City/State/Zip:	
Phone: (773) 899-4852	Fax:	Phone:	Fax:
Email: weiner.stewart@gmail.com		Email:	

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

Zoning District of Property: ☐ R7 ☒ R2 ☐ R3 ☐ R4 ☐ C1 ☐ C2 ☐ C3 ☐ OPK1 ☐ 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 15<sup>th</sup> 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: [Signature] Date: 5/27/2012

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 **138 Keystone**

Date of Application: 5/27/2022

Summary of Requested Variation(s):

[illegible]

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.

#### Section 10-5-4 Variations

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

1.	<p>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>The current garage on the 138 Keystone property is obviously very old, is too small, and has deteriorated to a virtually unusable, unsafe condition, and the homeowners would like to remove it. The 138 homeowners also own the adjacent property (142 Keystone) and park their cars in the existing 3-car garage on this adjacent property, which was intentionally built to be shared between the two properties. Therefore, the homeowners of the adjacent properties have no need to replace the garage on the 138 Keystone property. In fact, to do so would be a waste of green space and serve no practical purpose not already served by the garage on the adjacent property.</p>
2.	<p>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>The village's zoning ordinance looks, from its clear language, to be applicable <i>only</i> to construction of a new house. There is no new house being constructed in this case. 138 Keystone was built around 1887 and this case relates only to a very old home where there is no need to replace the existing garage—an old building that is virtually unusable and should be removed. (See Appendix "138 Garage")</p>
3.	<p>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>Regardless of the applicability of the ordinance, it appears to be intended to promote public safety, health, convenience, appearance, comfort, preservation of property values, and general welfare of the Village. If indeed this would be a variance from the ordinance—something the 138 Keystone property owners continue to dispute—its purpose would be to remove a non-functional, unsightly, and possibly unsafe garage. Removal would promote the safety of area residents and neighbors. It would improve the comfort of neighbors who have had to look</p>

	<p>at an unsightly and aging building. Further, off-street and covered parking is entirely adequate for the needs of the two adjacent properties, so there is no visual compromise. Clearly, the neighborhood (and its property values) would be better served by expanding more green space. Indeed, the overall purpose of most of the zoning ordinances is to limit reduction of greenspace with the encroachment of buildings.</p>
4.	<p>The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>There is no economic gain to the homeowners except they would not have to replace the current unusable garage with another that is not needed—which would be a distinctive and unnecessary hardship, given the availability of garage space on the adjacent property they also own.</p>
5.	<p>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>The granting of this variance will likely improve the enjoyment of neighbors who would prefer not to look at a dilapidated garage and would prefer to see more green/natural space. In fact the neighbors support the removal of the garage without replacement (see Appendix: “Neighbor Support”)</p>
6.	<p>The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;</p> <p>The proposed variation will positively impact the supply of light and air to this and all adjacent properties, and will likely decrease the danger of fire, or endangerment of public safety. Further, it would likely property values within the neighborhood. (see Appendix “138/142 Keystone Layout)</p>
7.	<p>That the granting of the variation would not unduly tax public utilities and facilities in the area;</p> <p>Granting the variation would not impact public utilities and facilities in the area, except to reduce the need for wiring to the demolished garage.</p>

8.	That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.
	Zoning ordinance 10-8-8 may well not in fact even apply to this case, but if it does, the aim seems to be to maintain a satisfactory amount of off-street parking. The homeowners (of both 138 and 142 Keystone) have plenty of off-street parking provided by the 3 car garage behind the 142 Keystone property, including also the driveway between the two properties and the <i>very</i> large parking aprons behind both homes. (see Appendix "Off-Street Parking")

# Zoning Analysis Table

## Zoning Analysis Table

Project Address: 138 KEYSTONE  
 Prepared by: STEWART WERNER Date: 6/28/2022  
 Telephone Number: 773-899-7852  
 Zoning District: R2  
 Use: Residential

Line #

### Lot Area

Using a current Plat of Survey,  
 calculate the area of the Lot in  
 1 square feet

Lot Width

Lot Depth

Lot Area

### Lot Coverage

2 See Lot Coverage Worksheet

Allowed

2A

Existing

2B

Existing +  
Proposed

2C

### Floor Area Ratio

3 See Floor Area Worksheet

Allowed

3A

Existing

3B

Existing +  
Proposed

3C

### Building Height at Roof Ridge

4 Height above "grade" in feet

Allowed

4A

Existing

4B

Proposed at  
Addition

4C

5 Story Height

5A

5B

5C

### Off-Street Parking

6 Garage spaces

Required

6A

Existing

6B

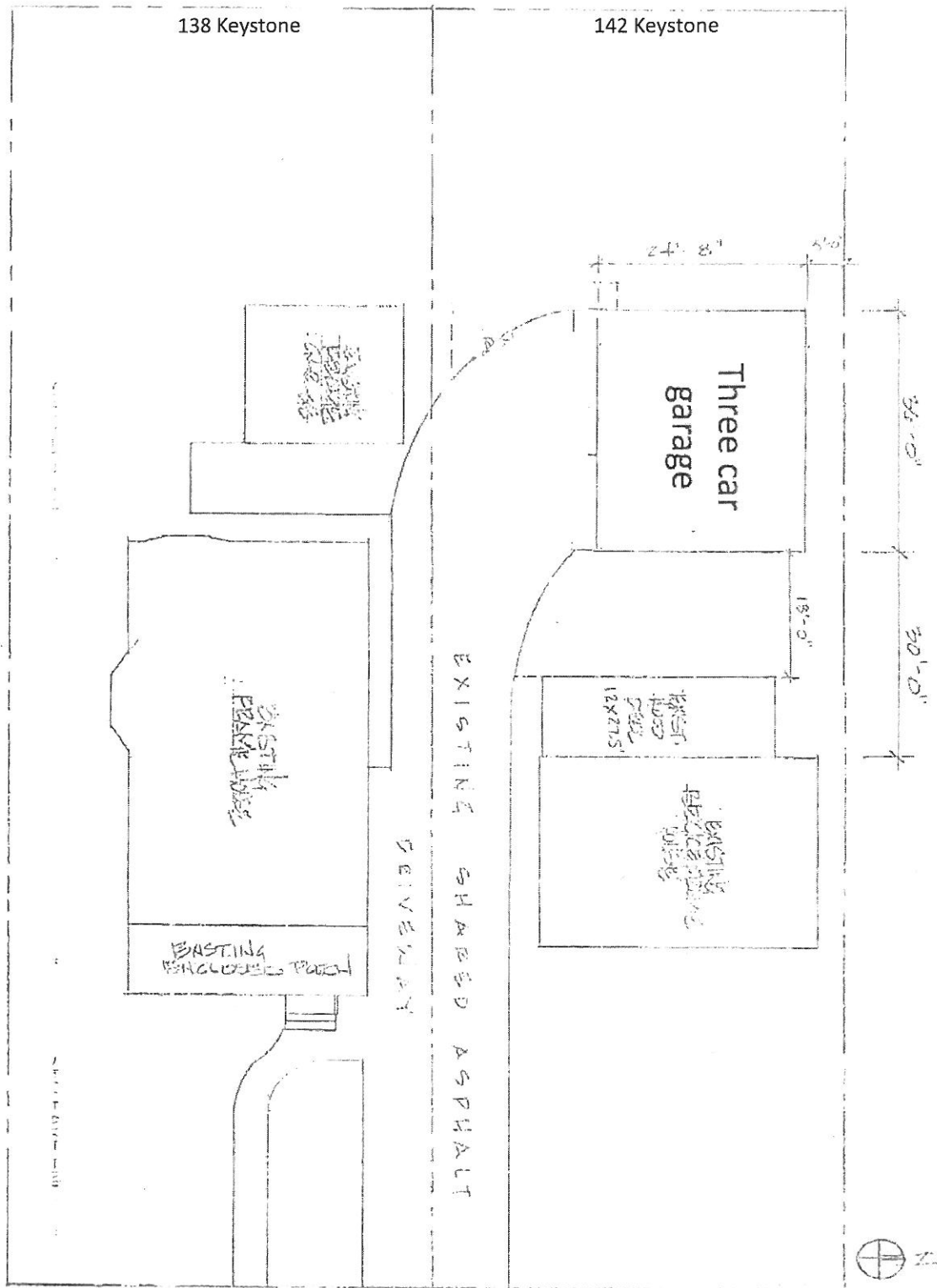
Proposed

6C

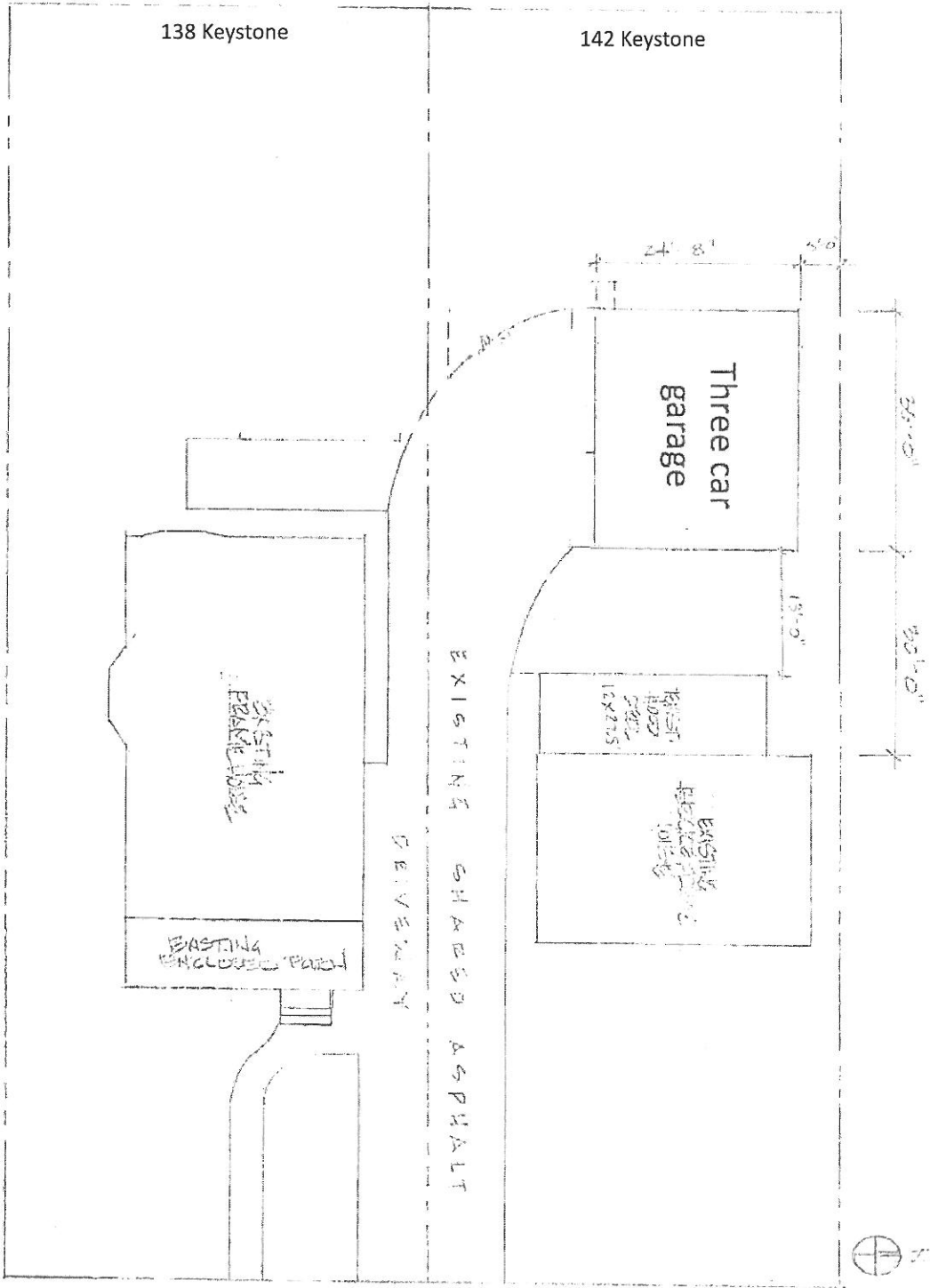


## Appendix

# Existing 138/142 Keystone Layout



Proposed 138/142 Keystone Layout

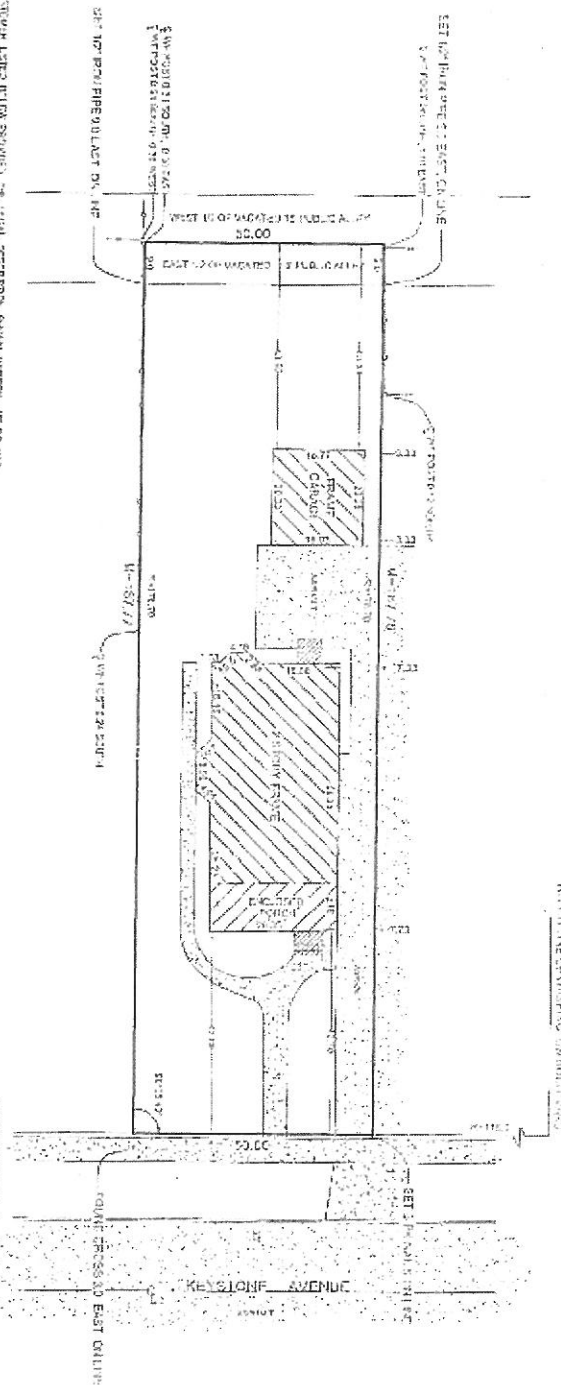


SCHEMIG LAND SURVEYORS, LTD.

# PLAT OF SURVEY

COLONY ALDERS IN THE BOSTON METROPOLITAN FOREST.

# NOTICE OF PUBLIC HEARING



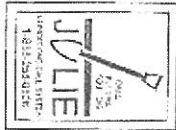
THE ABOVE INFORMATION WAS OBTAINED FROM THE ABOVE-RECORDED, ABOVE-INDEXED, AND SO-CALLED "CONFIDENTIAL" SOURCE OF THE FBI, AND IS BEING FURNISHED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE DISCLOSED TO ANY OTHER AGENCIES OR INDIVIDUALS WITHOUT THE WRITTEN CONSENT OF THE FBI. IT IS REQUESTED THAT YOU ADVISE THE FBI OF ANY DEVELOPMENTS THAT MAY BE OF INTEREST TO THE FBI. YOUR COOPERATION IN THIS MATTER IS APPRECIATED.

VERY TRULY YOURS,  
 DIRECTOR

ENCLOSURE

1-11-68

RECEIVED BY: CONN. ATTORNEY GENERAL  
JULY 11, 2002  
FLAT NUMBER: 21405

$$x = 1, 2, \dots$$


PLT	BRUSH JET
PLCE	PLANT LITH ENGRAVER
R	RETRACTED OVERSHOCK
CLF	CENTER LINE
WFO	WOOD LANT TREE
WOD	WOOD ENGRAVER

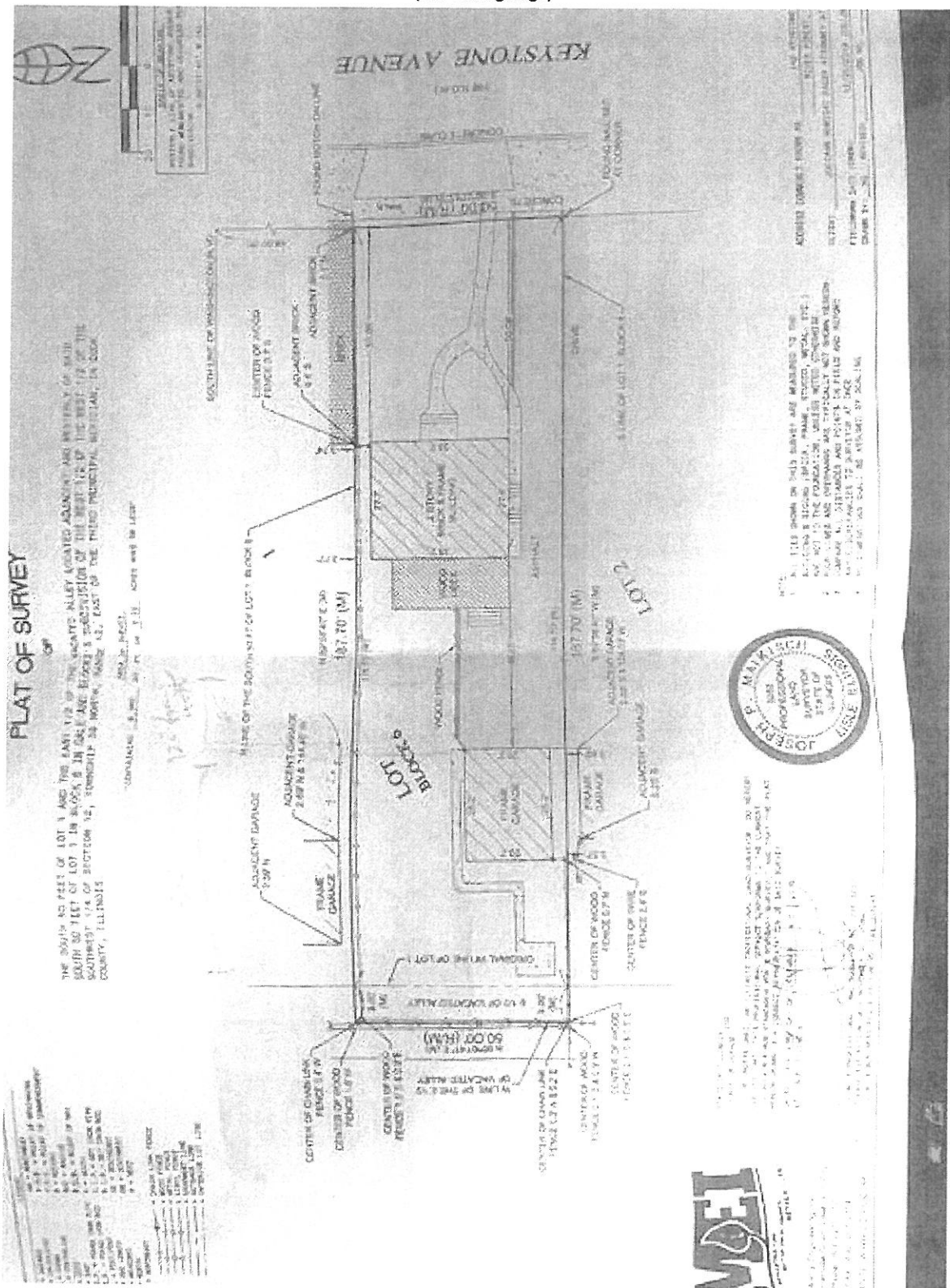


Dr. Daniel W. Schatz  
PROFESSIONAL FINANCIAL AND STRATEGY CONSULTANT  
603-687-416

60. 1 March 1946  
PROCEEDINGS: HINDS LAND SURVEYOR LICENSE  
C22-CB246



(Pre-3 car garage)



## Neighbor Support

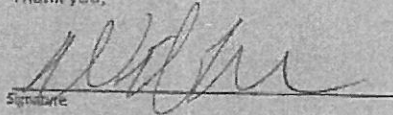
To Whom It May Concern:

I, William Konfay, living at 134 Keystone, have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

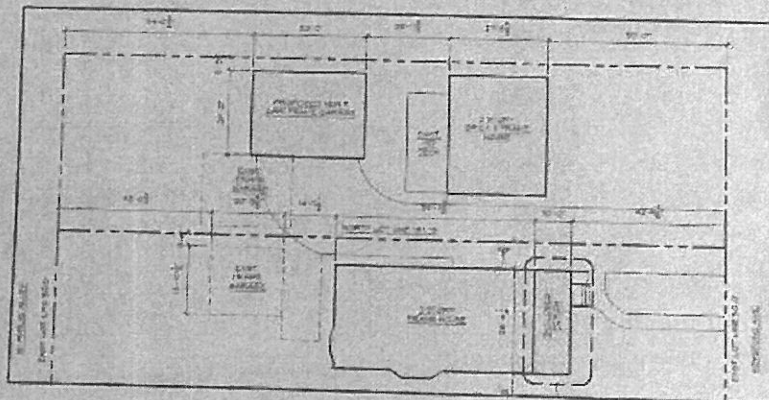
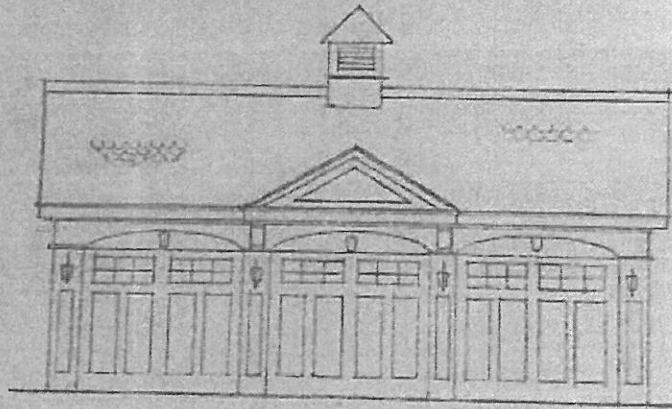
I have no reservations about, or objections to this plan.

Additional Comments:

Thank you,

  
Signature

5/1/2021  
Date



To Whom It May Concern:

Paul Ahlrich living at 139 Gule have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

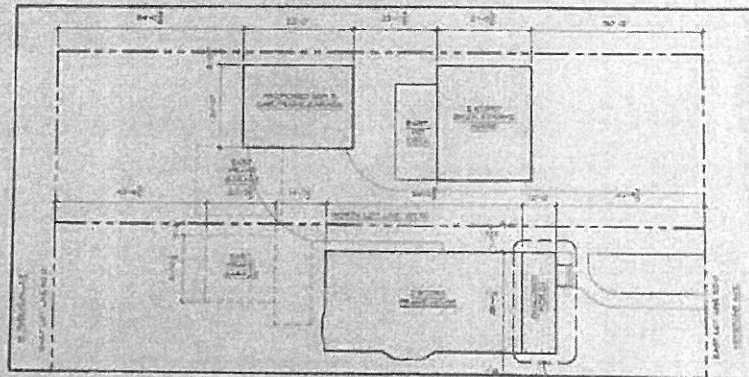
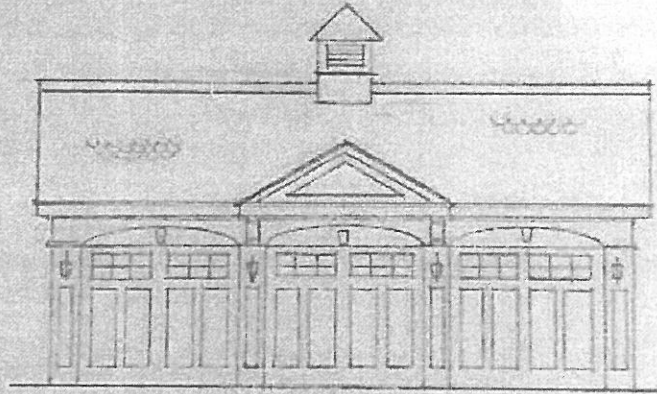
I have no reservations about, or objections to this plan.

Additional Comments:

Thank you,

Paul Ahlrich  
Signature:

5/1/21  
Date



To Whom It May Concern:

Heidi Schmid Witting, living at 146 Keystone Ave, have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

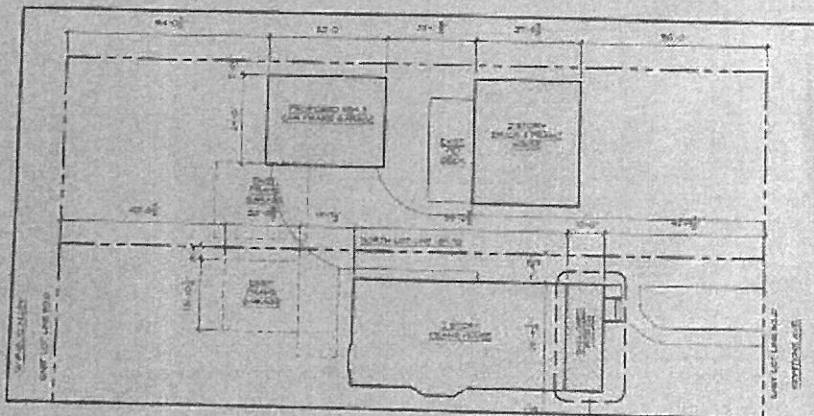
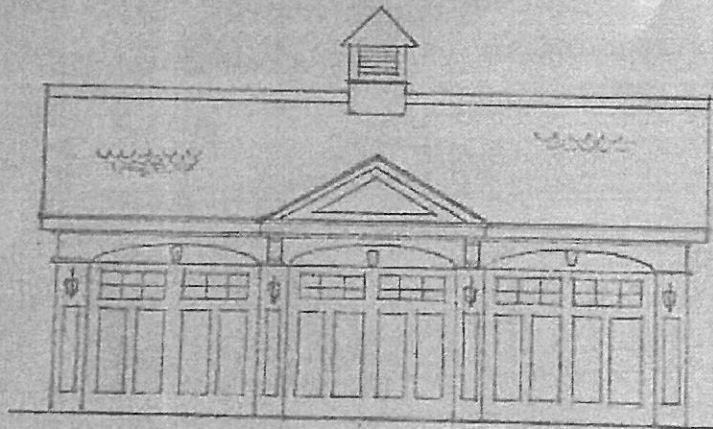
I have no reservations about, or objections to this plan.

Additional Comments:

Thank you,

Heidi Schmid Witting  
Signature

5/2/21  
Date





To Whom It May Concern:

I, John SULLIVAN, living at 143 GALE AVE, have reviewed and understand the plans below for removal of the garage at 138 Keystone (without replacement on the property) along with the construction of a 3 car garage facing south on the adjacent property at 142 Keystone.

I have no reservations about, or objections to this plan.

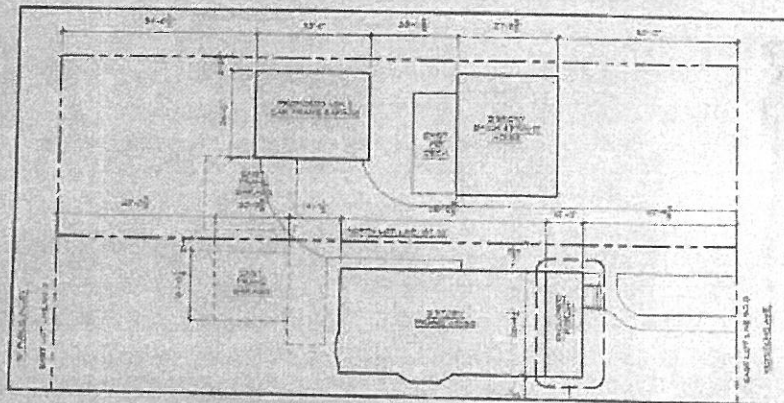
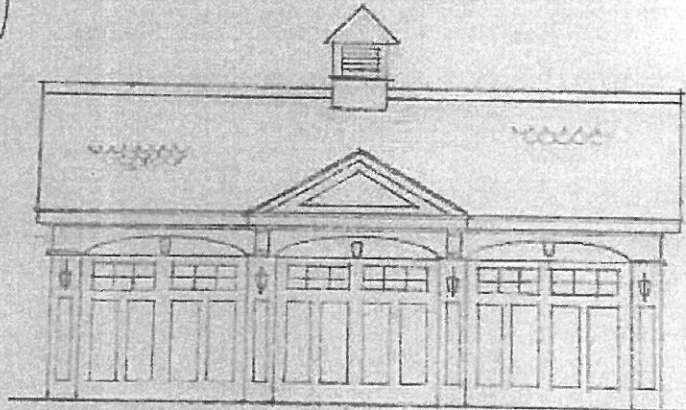
Additional Comments:

Thank you,

Signature

Date

5/6/201



138 Garage



### Off-Street Parking





**Village of River Forest**  
**Village Administrator's Office**

400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

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**MEMORANDUM**

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Date: July 14, 2022

To: Frank Martin, Chairman, Zoning Board of Appeals

From: Matt Walsh, Assistant to the Village Administrator

Subj: Revised Proposed Text Amendments – Solar Energy Collection Systems

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**Issue & Background:**

At its April 25, 2022 meeting, the Village Board of Trustees directed the Village Administrator to petition the Zoning Board of Appeals to consider a text amendment to the Zoning Ordinance regarding solar energy collection systems. A public hearing was held on June 9, 2022 and continued to July 14, 2022. Based on feedback at the June 9, 2022 hearing, revisions were made to the draft code language. The attached planning memo details the revisions.

**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 text amendments to amend Chapter 7 and Chapter 21 of the Zoning Ordinance to create standards for solar energy collection systems and to define the accessory use allowance in each zoning district. The petition is in response to a Sustainability Commission recommendation. One of the goals of the Sustainability Commission is to obtain the SolSmart Silver Designation for the Village. A requirement for the Silver designation is a zoning clarification letter that declares solar energy systems as an accessory use, however staff is unable to issue such a letter without first amending the Zoning Code.

**Attachments:**

1. Planning Consultant Houseal Lavigne Memo, including revised draft language
2. April 25, 2022 Village Board Memo





## MEMORANDUM

**Date:** July 7, 2022

SENT VIA EMAIL

**To:** Village of River Forest  
Brian Murphy, Village Administrator

**From:** Houseal Lavigne Associates  
John Houseal, FAICP, Partner  
Jackie Wells, AICP, Project Manager

**Re: Solar Energy Collection Systems  
Zoning Ordinance Text Amendment - Revised Per ZBA Discussion**

The attached revised draft zoning ordinance amendment language reflects discussion and direction given by the Zoning Board of Appeals at their June 9<sup>th</sup> meeting. The proposed text amendment is to update Chapter 7: Regulations of General Applicability with a new Section 10-7-6 establishing standards for ground mounted solar energy collection systems in subsection A and standards for roof mounted solar energy collections systems in subsection B.

The land use chart, included in Section 10-21-3: Appendix A – Land Use Chart is also proposed to be amended to include “Ground mounted solar energy collection system” and “Roof mounted solar energy collection system” under the “Accessory Uses” section of the chart. Note “2” is proposed to accompany the accessory uses to clarify that the systems are required to comply with all applicable River Forest codes and ordinances. The new language proposed to be added to the table is presented in blue in the attached.

Also included as an attachment to this memorandum are photos of examples of residential scale ground mounted solar collections systems. These examples are for illustrative purposes only.

Changes from the previous draft include the following:

- Elimination of a maximum allowable area for ground mounted solar panels.
- Clarification/alignment between the text and illustration showing the “rear yard” where ground mounted solar systems can be located.
- Changing the Land Use Chart to designate “Ground mounted solar energy collection system” as a Special Use in all districts.
- Changing the text in 10-7-6 A.5 and 10-2-6 B 6 from “...all applicable standards of this ordinance” to “...all applicable standards of Village of River Forest’s codes and ordinances”.

HOUSEAL LAVIGNE  
ASSOCIATES, LLC

CHICAGO, IL  
188 West Randolph Street, Suite 200  
Chicago, Illinois 60601  
(312) 372-1008

www.hlplanning.com  
info@hlplanning.com

## CHAPTER 7

### REGULATIONS OF GENERAL APPLICABILITY

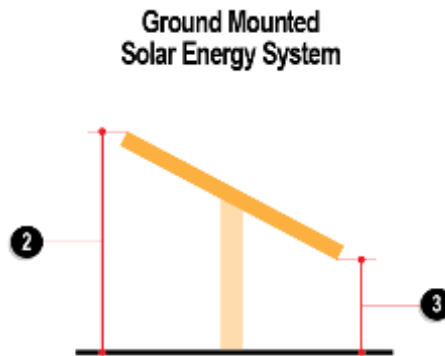
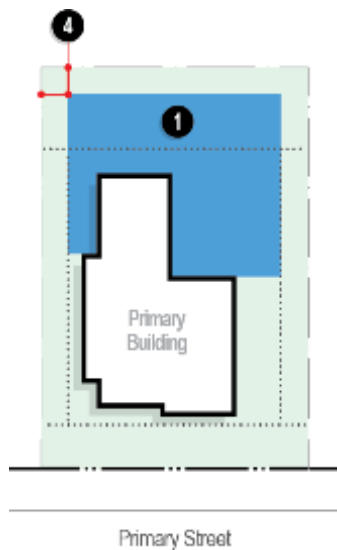
#### 10-7-6: Solar Energy Collection Systems Standards

##### A. Ground Mounted Solar Energy Collection System.

1. Ground mounted solar energy collection systems shall be permitted in the rear yard only.
2. The maximum height of ground mounted solar energy collection systems shall be five (5) feet in height, measured from the grade at the base of the support structure to the highest edge of the system.
3. Minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.
4. All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.
5. Any necessary battery, battery storage, or generator equipment accessory to the ground mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest's codes and ordinances.

##### *Ground Mounted Solar Energy Collection System*

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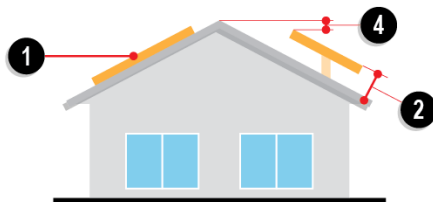
## B. Roof Mounted Solar Energy Collection System

1. Roof mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
2. Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof.
3. Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof.
4. Systems on all structures shall not extend above the highest peak of a pitched roof. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
5. All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.
6. Any necessary battery, battery storage, or generator equipment accessory to the roof mounted solar energy collection system and its standard operation shall be permitted subject to meeting all applicable standards of Village of River Forest's codes and ordinances.

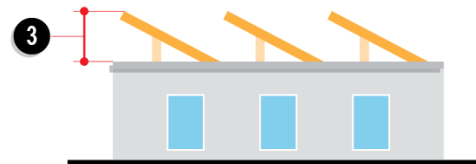
### *Roof Mounted Solar Energy Collection System*

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**Residential Structure**



**Nonresidential Structure**



## CHAPTER 21

### LAND USE CHART

#### 10-21-3: APPENDIX A – LAND USE CHART

LAND USES	DISTRICTS							
	R1 And R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	C1 Commercial	C2 Commercial	C3 Central Commercial	ORIC Office / Research / Industrial / Commercial	PRI Public / Private Recreational Institutional
ACCESSORY USES								
Child daycare center	N	N	N	N	N	N	N	S
Child daycare home	P	P	P	N	P	P	N	N
Commissaries for students and faculty	N	N	N	N	N	N	N	P
Dormitories	N	N	N	N	N	N	N	P
Garages, parking facilities, and similar off street parking	P	P	P	P	P	P	P	P
Rectories, parsonages and parish houses	N	N	P	N	P	P	N	P
Small wireless facilities <sup>1</sup>	S	S	S	P	S	S	S	S
Other accessory structures for mechanical equipment, storage of mechanical equipment and vehicles and athletic fields and stands	P	P	P	N	N	N	N	P
Ground mounted solar energy collection system <sup>2</sup>	S	S	S	S	S	S	S	S
Roof mounted solar energy collection system <sup>2</sup>	P	P	P	P	P	P	P	P

P = Permitted use   S = Special use   N = Prohibited use   PD = Planned development required

Note:

1. Small wireless facilities, as defined and regulated by title 5, chapter 16, "Small Wireless Facilities", of this Code, are permitted uses in all rights-of-way within the Village, and are allowed outside of the right-of-way as specified in this table.

2. Ground mounted solar energy collection systems and roof mounted solar energy collection systems shall be subject to the standards established in Section 10-7-6.



### Examples: Ground Mounted Solar

These photographs are provided to give an example of ***residential scaled ground-mounted solar systems*** that could be similar to ones proposed in River Forest. Any ground-mounted system would require approval as a Special Use and would therefore require more detailed plans to be submitted specific to the property in question, showing location, dimensions, and type of system proposed.





**Village of River Forest**  
**Public Works and Development Services**  
400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

## MEMORANDUM

Date: April 19, 2022

To: Catherine Adduci, Village President  
Village Board of Trustees

From: Sara Phyfer, Management Analyst

Subj: Sustainability Commission Recommendation Related to Solar Energy Systems and SolSmart Silver

One goal of the Sustainability Commission is to obtain the SolSmart Silver designation for the Village. SolSmart is a national organization that helps to reduce bureaucratic barriers to solar access, and in 2019, the Village was awarded the SolSmart Bronze designation. In order to obtain the Silver designation, the Village needs to meet the following criteria:

### Total of 100 Points

The Village currently has 85 points and can satisfy the additional 15 points with the following:

- 1) PI-8 (20 points): *Provide an online process for solar PV permit submission and approval*  
In April of 2021, the Village launched permitting software which can be accessed at [riverforest.onlma.com](http://riverforest.onlma.com). The permit process is entirely online and includes a permit type specifically for solar energy systems.
- 2) MD-4 (20 points): *Support a community solar program*  
In September of 2022, the Village Board of Trustees passed a [resolution](#) supporting the Community Solar Clearinghouse Solution Program (CS2).

Because these two items were completed after receiving the Bronze designation, the Village is eligible for these points.

### Zoning Clarification

Pre-requisite credit PZ-4 states: *Post an online document from the Planning/Zoning Department that states accessory use solar PV is allowed by-right in all major zones. (e.g. via a zoning determination letter)*

The Village's Zoning Code, which governs definitions of accessory uses, does not currently contemplate solar energy systems. Staff has been interpreting them as *appliances* to the primary use, which has allowed the Village to issue these types of building permits. Use of the term "accessory use" is a strict requirement for this credit. In order to define these systems as

an accessory use, the Zoning Code must be amended. This is done through the text amendment process, and Staff does not have the authority to bypass this process and declare solar energy systems an accessory use.

At their April 12, 2022 meeting, the Sustainability Commission was presented with the following options to move forward:

- Option 1 is to wait for the Zoning Code overhaul, which will include an update related to solar energy systems, and resubmit once codified. This overhaul is planned for FY23, which begins May 1, 2022.
- Option 2 is to make a recommendation to the Village Board to proceed with a standalone text amendment for solar energy systems. If the Board is amenable, they would remand it to the Zoning Board of Appeals, who would then hold a public hearing and take their recommendation back to the Village Board for final consideration.

At their meeting, the Sustainability Commission made a recommendation to the Village Board to proceed with a standalone text amendment for solar energy systems. The Commission is also interested in reviewing and capping permitting fees for solar energy systems, however a modification to permit fees is not needed for the SolSmart Silver designation and there is no recommendation related to permitting fees at this time.

If the Village Board agrees with this recommendation, the following motion would be appropriate:

*Motion to direct the Village Administrator to propose text amendments related to solar energy systems to the Zoning Board of Appeals for a public hearing and recommendation.*

Attachments:

Example Solar Energy Standards

SolSmart Program Guide