



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

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, October 20, 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/86412746773?pwd=b0VYUUcxYi9NcEVkUU5BV3QzZFImZz09>

or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: [864 1274 6773](https://us02web.zoom.us/j/86412746773?pwd=b0VYUUcxYi9NcEVkUU5BV3QzZFImZz09).

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, October 20, 2022.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on August 18, 2022.
- III. Approval of Findings of Fact for the Fence and Zoning Variation Requests for 105 Thatcher Avenue
- IV. Public Hearing – Zoning Variation Request for 935 Franklin Avenue – Front Yard Setback.
- V. Public Hearing – Zoning Variation Request for 1037 Bonnie Brae Place – Side Yard setback for proposed detached garage and occupation of the rear yard by the proposed garage in excess of 40%.
- VI. Public Hearing – Zoning Variation Request for 7227 Thomas Avenue – Setbacks at the Front Yard and Secondary Front Yard.
- VII. Public Hearing – Fence Variation Request for 1534 Park Avenue – Type of Fence allowed in the Front Yard.

- VIII. Text Amendment Request – Public Hearing Regarding Accessory Dwelling Units
- IX. Confirmation of Next Regularly Scheduled Meeting –November 10, 2022
- X. Public Comment
- XI. Adjournment

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

August 18, 2022

A meeting of the River Forest Zoning Board of Appeals was held on at 7:30 p.m. on Thursday, August 18, 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 Dombrowski, Plywacz, Shoemaker, Smetana and Chairman Martin.

Absent: Members Davis and Lucchesi.

Also Present: Assistant to the Village Administrator Matthew Walsh, Village Attorney Anne Skrodzki, and Secretary Clifford Radatz.

**II. MOTION TO APPROVE MINUTES FROM JULY 14, 2022**

A MOTION was made by Member Plywacz seconded by Member Shoemaker to approve the minutes from the Zoning Board of Appeals Meeting on July 14, 2022.

Ayes: Members Smetana, Shoemaker, Plywacz, and Dombrowski

Nays: None.

Motion passed.

**III. APPROVAL OF THE FINDINGS OF FACT FOR 934 PARK AVENUE**

A MOTION was made by Member Plywacz, second by Member Shoemaker to approve the Findings of Fact regarding 934 Park Avenue.

Ayes: Members Smetana, Shoemaker, Plywacz, and Dombrowski.

Nays: None.

Motion passed.

#### **IV. APPROVAL OF THE FINDINGS OF FACT FOR 138 KEYSTONE AVENUE**

A MOTION was made by Member Plywacz, second by Member Shoemaker to approve the Findings of Fact regarding 138 Keystone Avenue.

Ayes: Members Smetana, Shoemaker, Plywacz, and Dombrowski.

Nays: None.

Motion passed.

#### **V. APPROVAL OF THE FINDINGS OF FACT FOR TEXT AMENDMENTS TO SECTIONS 10-3 AND 10-21 OF THE ZONING ORDINANCE REGARDING SOLAR ENERGY SYSTEMS**

A MOTION was made by Member Plywacz, second by Member Shoemaker to approve the Findings of Fact regarding Text Amendments to Sections 10-3 and 10-21 of the Zoning Ordinance regarding solar energy systems.

Ayes: Members Smetana, Shoemaker, Plywacz, and Dombrowski.

Nays: None.

Motion passed.

#### **VI. ZONING VARIATIONS REQUESTS FOR 105 THATCHER AVENUE – FENCE AND SIDE-YARD SETBACK.**

Mr. Radatz swore in all parties wishing to speak.

Brett and Sarah Hampton (“homeowners”), of 105 Thatcher Avenue, noted that they are requesting a fence variation allowing installation of a Type 3 privacy fence in the Secondary Front Yard along Vine Street, in front of the rear line of their home, to replace an existing fence of the same type. The variation is requested to provide greater privacy of the stairwell and downstairs area of the home which is vulnerable to burglary and break-ins of the garage area. Representatives of the Police Department have walked the property to evaluate its security limitations and have identified the stairwell as the weakest, most vulnerable part of the property and recommended the homeowners for having the stairwell behind a privacy fence.

The homeowners explained that the reason for the replacement is that existing fence is in poor condition, which was exacerbated due to damage from home renovation. The replacement will be the exact same type of fence panel, same height, same location and same material.

Mr. Radatz explained that the homeowners are requesting a Type 3 fence that would run along the property enclosing the rear yard from garage along the south property line approximately 20-25



feet beyond the rear line of the house. The fence regulations in the Zoning Ordinance allow a fence to run to the rear line of the house, however, a Type 2 must be used after a certain distance. A Type 2 fence is a metal fence, 80% open to view, with a maximum of six feet height. A Type 3 fence can be any type of material, such as wood, its openness is not regulated below six feet, and it may be up to seven-feet in height. The portion between six-feet in height and seven-feet in height must be 50% open to view. The requested variation only concerns the portion of the fence at the rear portion of the house, forward to the west; approximately 25 feet.

Chairman Martin clarified that the homeowners are not requesting a height variation, which Mr. Radatz confirmed. The homeowners confirmed that the new fence would be exactly the same as the old fence.

The homeowners explained their second variation request - a setback regulation in the side front yard. There is a patio in the area for which they were previously granted a permit to install a hot tub pad in 2021. They have since poured concrete and finished the work for the hot tub pad. When homeowners applied for additional permits for their property, they were told that a hot tub in the location of the previously approved concrete pad would be in violation of the side yard setback regulations. The permit application for the concrete pad indicated that a hot tub would be placed in that area, and the application was already approved in 2021.

Mr. Radatz reviewed the Zoning Ordinance regulations for hot tubs, which are similar to swimming pools. He noted that the homeowners did go through the proper permitting process for new paving at the property, but the plan reviewer did not acknowledge that the concrete pad was for a future hot tub before approving it, despite it being included in the application.

Member Plywacz asked how far hot tubs must be off the property line to be in compliance with the Zoning Ordinance. Mr. Radatz noted that for a corner lot, the yard facing the secondary street is also considered to be a Front Yard by the Zoning ordinance, and that no permanent or temporary uses are permitted in a required Front Yard.

Mr. Radatz confirmed that homeowners followed the correct procedures for all approvals and the fact that the concrete pad was for a hot tub was overlooked by the Village. He confirmed, but stipulated it was only reviewed to confirm ratio of paving to yard and water management plan. Installation of the hot tub was not considered or reviewed.

Chairman Martin closed public portion of the meeting.

A MOTION was made by Member Plywacz to approve the fence variation for recommendation to the Board of Trustees pursuant to Section 4-8-4(c)(1) of the Zoning Ordinance, to allow for a Type 3 fence in the secondary front yard of 105 Thatcher Avenue, second by Member Shoemaker.

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

Nays: None.

Motion passed.

A MOTION was made by Member Dombrowski to approve side-yard setback variation for the installation and use of a hot tub at 105 Thatcher Avenue, for recommendation to the Board of Trustees pursuant to Section 10-9-7 of the Code, second by Member Plywacz.

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

Nays: None.

Motion passed.

Chairman Martin advised the homeowners that both variations will be recommended for approval to the Board of Trustees and the findings of fact will be considered at another meeting for final approval.

## **VII. NEXT MEETING**

Next meeting is scheduled for September 15, 2022. Three members have confirmed they can be present and one has confirmed they cannot be at the meeting. Mr. Radatz noted that the meeting will include one variation request.

## **VIII. ADJOURNMENT**

Member Shoemaker made a MOTION to dismiss, seconded by Member Dombrowski.

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

Nays: None.

Motion Passed.

Meeting Adjourned at 8:00 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  
VARIATIONS RELATED TO THE INSTALLATION OF A FENCE  
AND THE USE OF A HOT TUB IN THE SECONDARY FRONT YARD  
AT 105 THATCHER AVENUE**

**WHEREAS**, petitioners Brett and Sarah Hampton (together the “Petitioners”), owners of the property located at 105 Thatcher Avenue in the Village of River Forest (“Property”), requested certain variations from the Village of River Forest’s fence regulations and secondary front yard setback requirements pursuant to Sections 4-8-4.C.c and 10-9-7 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”) related to the construction of a Type 3 fence located at the rear of the residence at the Property and the placement of a hot tub in the secondary front yard of the Property, both of which would require a variation (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 August 18, 2022, and was held as required by Section 10-5-4(E) of the 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 August 18, 2022, the Petitioners provided information and testimony regarding the requested Variations, testifying, among other things, that the proposed fence would replace a currently existing fence of the same type in the same location and would provide additional security to the Property, and that the hot tub location in the secondary front yard would be entirely enclosed from any public view by the proposed fence; and

**WHEREAS**, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, by a vote of 5 – 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 the Property is situated on a corner lot with the residence facing east, and the back yard and secondary front yard are very narrow. Further, the Petitioners noted several break-ins to their garage, and representatives of the Police Department have noted that they would support the use of a Type 3 a fence as proposed by the Petitioners. 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 with a narrow secondary front yard and backyard, which limits uses in both portions of the Property. 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 and make the best and safest use of the exterior of the residence. The Petitioners indicated they intend to continue to inhabit the Property. 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 fence would replace an aging and damaged fence, which would improve the exterior appearance of the Property. The hot tub would not be visible from outside of the Property, and therefore 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 fence would replace an existing fence at the same location, and therefore would not interrupt the already adequate supply of light or air to

the surrounding properties. The hot tub use would have no effect on the light and air supplies to the surrounding 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 construction of the fence in a different manner would change the nature of the already existing fence at the Property, and would detract from the potential safety measures that the Type 3 fence provides. The hot tub could not be located in another part of the backyard of the Property, and the reinforced concrete pad designed to support the hot tub was already constructed in the secondary front yard, as approved by Village staff through a prior permitting process. The Board finds this standard has been met.

### **RECOMMENDATION**

The Board, by a vote of 5-0, for the reasons stated above, recommended to the Village President and Board of Trustees that the proposed Variations for construction to construct a Type 3 fence and permit the use of a hot tub in the secondary front yard 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:** October 13, 2022

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Zoning Variation Request – 935 Franklin Avenue

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Dave and Sheri Delaney, owners of the property at 935 Franklin Avenue, have submitted an application for a variation to the Setback regulations (Section 10-9-7) of the Zoning Code.

The applicants seek a variance to allow the Front Yard setback to be set at 59.0 feet for a proposed new house.

The subject property is located on a block where there have only been 5 houses constructed, and 2 of those houses are placed further back on the site than is typical in the Village. Using the procedure described in section 10-8-7-A of the Zoning Ordinance, the applicants have calculated that the Front Yard setback is required to be 72.1 feet.

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 10-9-7 of the Zoning Code at 935 Franklin 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, October 20, 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 Dave and Sheri Delaney, owners of the property at 935 Franklin Avenue, who are proposing to construct a new house on the property.

Section 10-5-6 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 the Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-7, for the Front Yard setback. The required Front Yard setback is 72.1 feet, as calculated per the procedure described in section 10-8-7-A of the Zoning Ordinance. The applicants seek a variance to allow the Front Yard setback to be set at 59.0 feet for the new house.

The legal description of the property at 935 Franklin Avenue is as follows:

LOT 2 IN SECOND 935 FRANKLIN RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 2021 AS DOCUMENT NUMBER 2128119006, 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
<div>Yes</div> <div>No</div>	<p>1. The physical surroundings, shape, or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>2. The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Title, for which no compensation was paid;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>3. The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>4. The purpose of the variation is not based predominantly upon a desire for economic gain;</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>
<div>Yes</div> <div>No</div>	<p>5. The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located; or</p> <p>Notes: _____</p> <p>_____</p> <p>_____</p>

<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: 935 Franklin Ave Date of Application: 8/15/2022

<b>Applicant</b>		<b>Architect / Contractor</b>	
Name: Dave & Sheri Delaney		Name: Oakley Home Builders	
Address: 935 Franklin Ave		Address: 5216 Main St. Unit A	
City/State/Zip: River Forest, IL 60305		City/State/Zip: Downers Grove, IL 60515	
Phone:	Fax:	Phone: (773) 620-2422	Fax:
Email: delaney8@gmail.com		Email: ryan@oakleyhomebuilders.com	

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

Zoning District of Property: ☐ R1 ☒ R2 ☐ R3 ☐ R4 ☐ OC1 ☐ OC2 ☐ OC3 ☐ OPRI ☐ 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: Sheri Delaney by [Signature] Attorney Date: 10/12/2022

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: 935 Franklin Ave Date of Application: 8/15/2022

## 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)
10-9-7, Setback Regulations	Front Yard: The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure along the same side of the street and on the same block. The shortest and longest setbacks along the same side of the same block shall be eliminated in the making of the computation.	Average of the existing front yard setbacks would be 72.1'. Seeking Variance for front yard setback of 59.0'.

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.

### WRITTEN DESCRIPTION OF PROPOSED VARIANCE

Applicants are the owners of the property located at 935 Franklin Avenue, which they purchased as a vacant lot in November of 2021. Applicants are seeking a variance to the Front Yard Setback Regulations of Code Section 10-9-7, which requires a minimum front yard setback calculated as the average of the existing front yard setbacks of the neighboring properties along the same side of the street and on the same block (shortest and longest setbacks being eliminated). Based on this, the required minimum front yard setback of the Property would be 72.1'. Applicant is seeking a variance to allow for a front yard setback of 59.0', which would be in line with the neighboring property and also remain in harmony with the properties across the street as well.

There are four (4) other properties on the same block on the same side of the street as the Subject property. The front yard setbacks of those properties are as follows:

<u>Address</u>	<u>Front Yard Setback</u>
947 Franklin	62.3'
927 Franklin	149.2'
915 Franklin	58.9'
907 Franklin	81.8'

The property at 927 Franklin is a coach house that is located on the back of the property. The properties at 947 Franklin and 907 Franklin are the corner lots on the block. In order to keep their property consistent with the surrounding properties, they are seeking a front yard setback of 59.0, which would be in line with the majority of the block (915 Franklin – 58.9' and 947 Franklin – 62.3').

1. Install Silt Fence prior to the start of excavation activities.
2. Maintain existing driveway for construction entrance.
3. Disconnect all utilities at their mains.

1. Lines and improvements shown herein based on visible field verified structures.
2. Boundary information shown herein is for graphical depiction only.
3. This drawing does not constitute a part of survey.

The sewer shall be disconnected at the main with a non-shear saddle and stainless steel clamps and both ends of the abandoned service shall be filled with no less than 1" of non-shrink mortar.



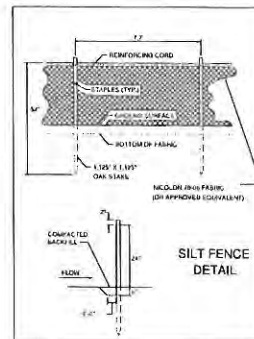
SCALE 1" = 10'





Net Elevation = 100.00 (assumed)

FOR  
935 FRANKLIN AVE. - RIVER FOREST, IL

	<b>Existing</b>	<b>Proposed</b>
Sanitary Sewer	0	1
Storm Sewer	0	4
Watermain	0	0
Cooling Water Line	704	704
Sewer Elevations	Range	75.00
Fence	0	0
Fire Hydrant	0	0
Manhole	0	0
Light Pole	0	0
Power Pole	0	0
B-Bios	0	0
San. Cleanout	0	0
Tree	0	0
Shrub	0	0
Drainage Pattern	0	0
Set Fence	0	0

[illegible]

I, **Alicia C. Hui**, a registered Professional Engineer of Illinois hereby certify that these plans and specifications have been prepared by Qute Group, Inc. under my personal direction and supervision.

Illinois Professional Engineer Number 06-054937  
 My License Expires on November 30, 2023

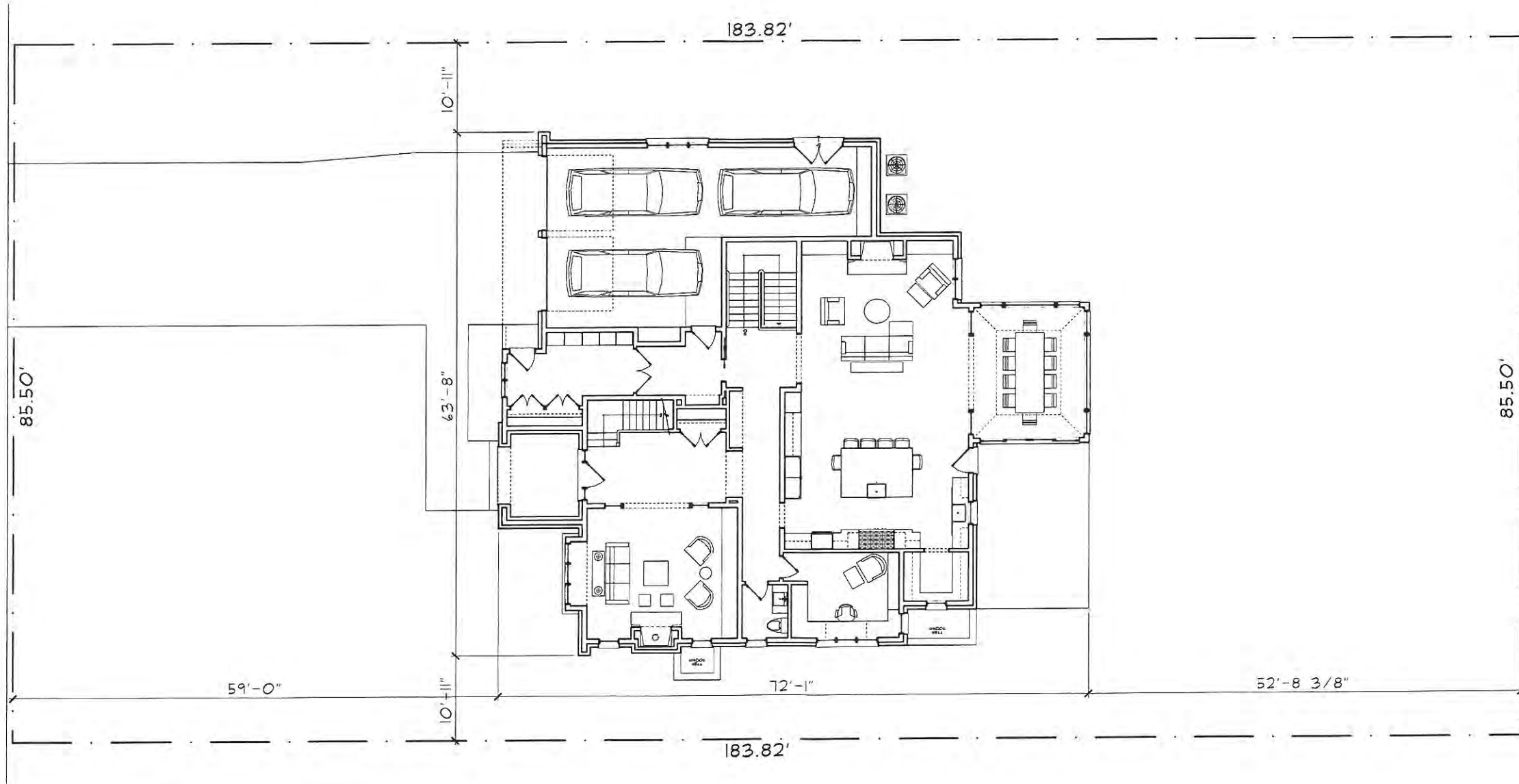
**PREPARED FOR**  
**OAKLEY BUILDERS**

**Gabriel Group, Inc.**  
Civil Engineering Solutions  
P.O. Box • Oak Brook, IL 60122

Sheet 1 / 3

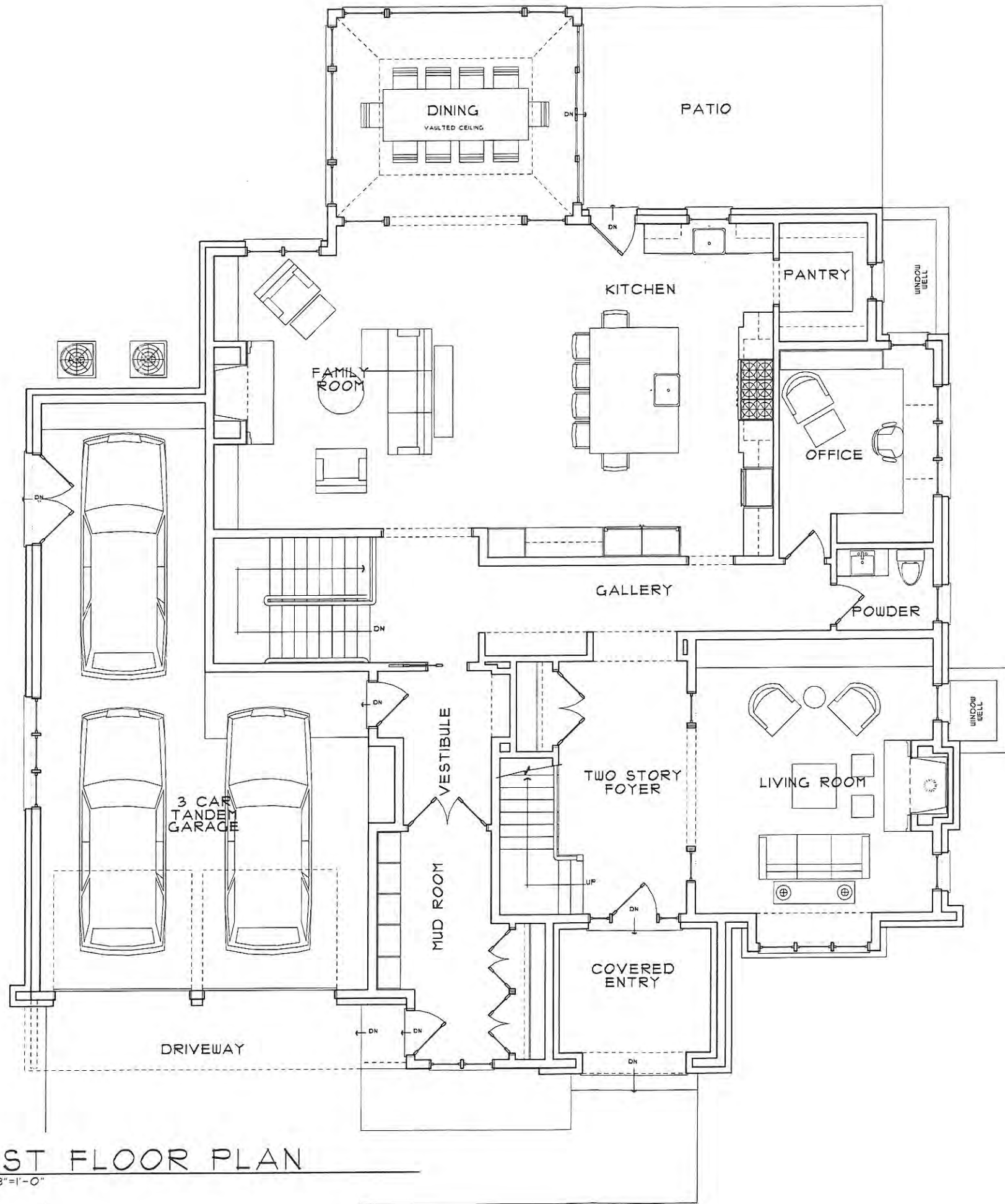


**A SITE PLAN**  
scale: 1/16"=1'-0"



DELTANET  
SERVICES  
RESIDENTIAL  
SIDEWALKS  
UNION  
CE

183.82'



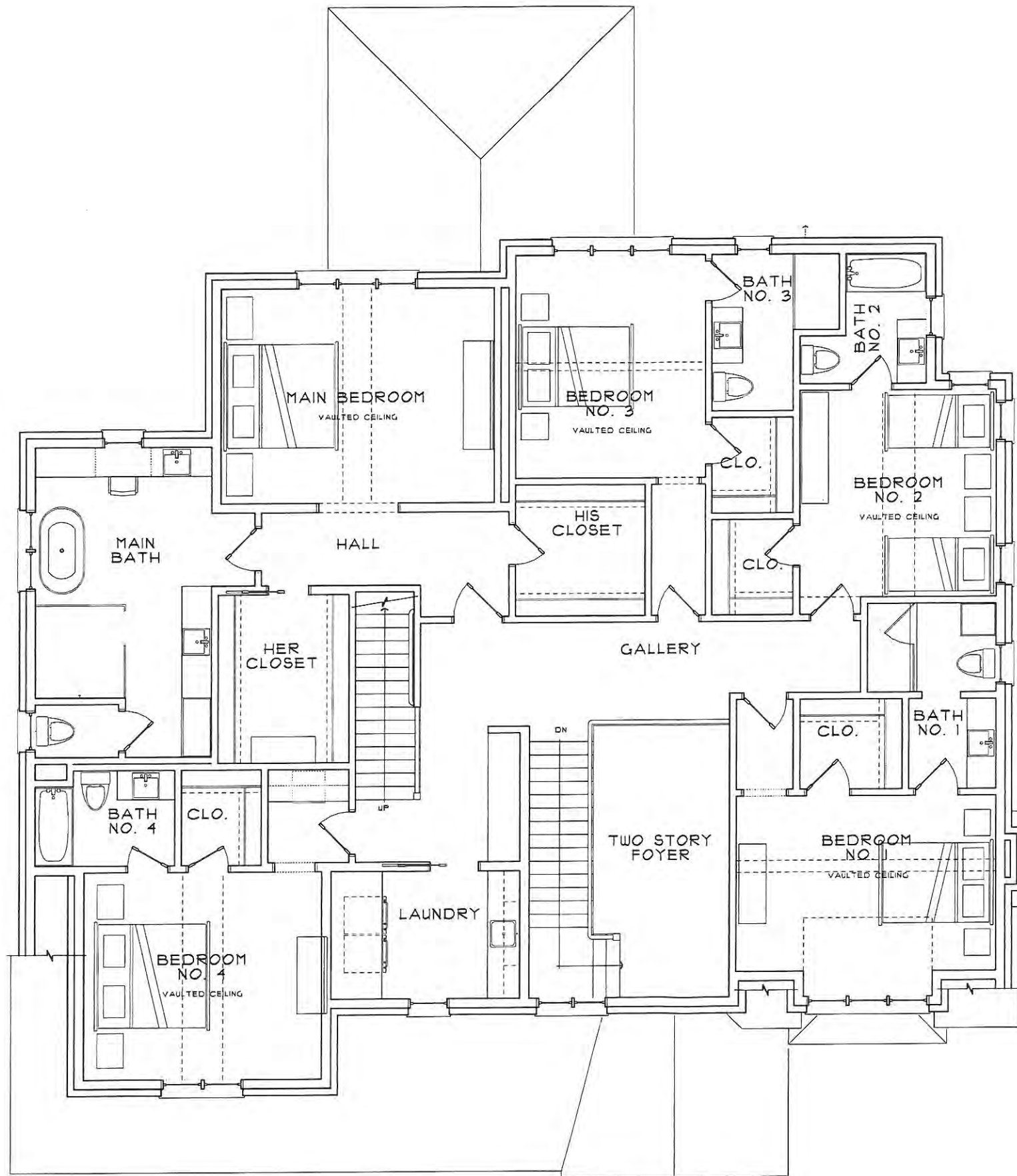
**A FIRST FLOOR PLAN**  
scale: 1/8"=1'-0"

183.82'



DELTANEY RESIDENCE  
913 VERNER  
FAR KESLIN, ILLINOIS  
AVENUE

183.82'



183.82'

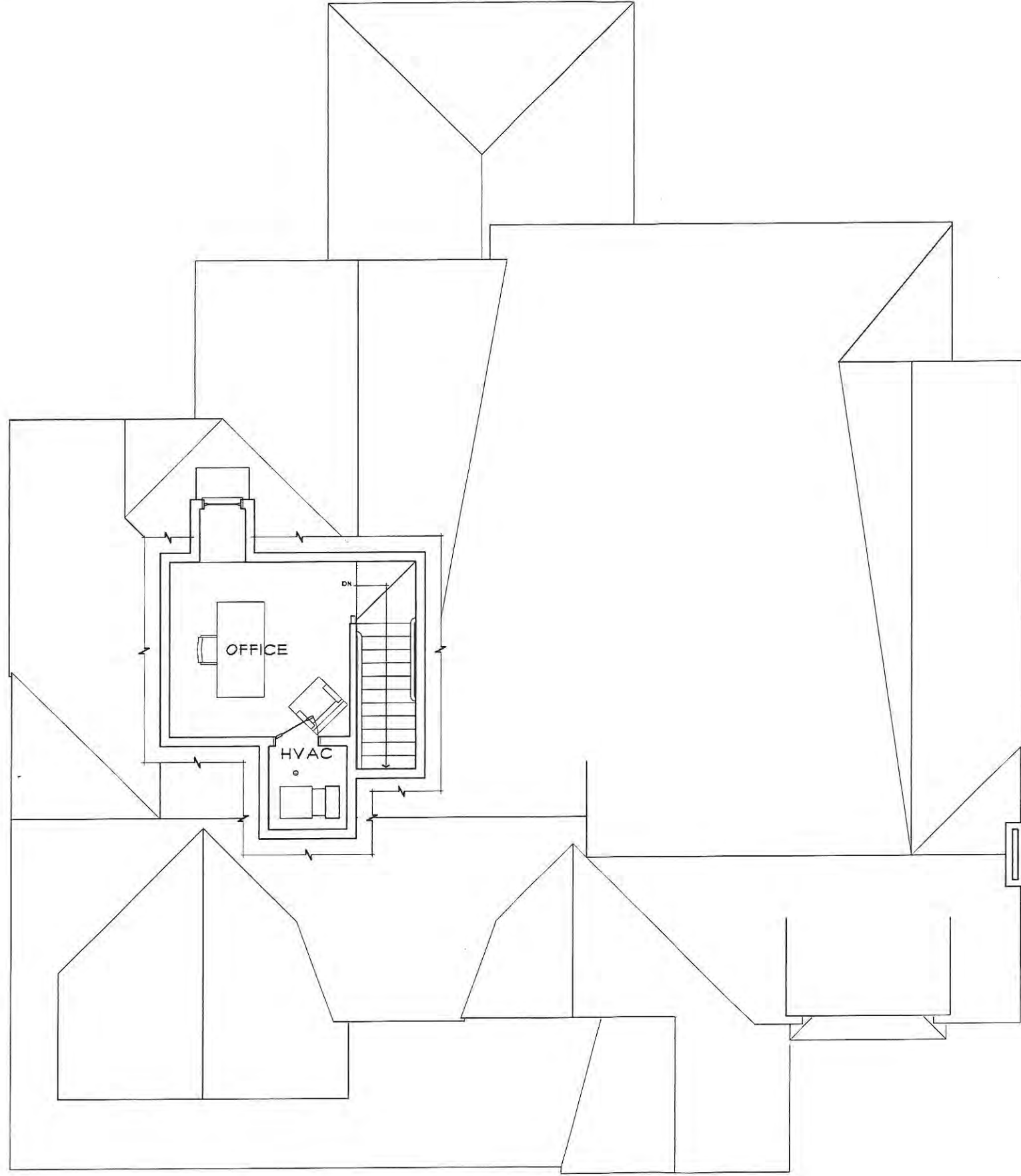


**A SECOND FLOOR PLAN**  
scale: 1/8"=1'-0"

DELANEY RESIDENCE  
9135 RIVER FOREST AVE  
ST. LOUIS, MISSOURI 63114



183.82'



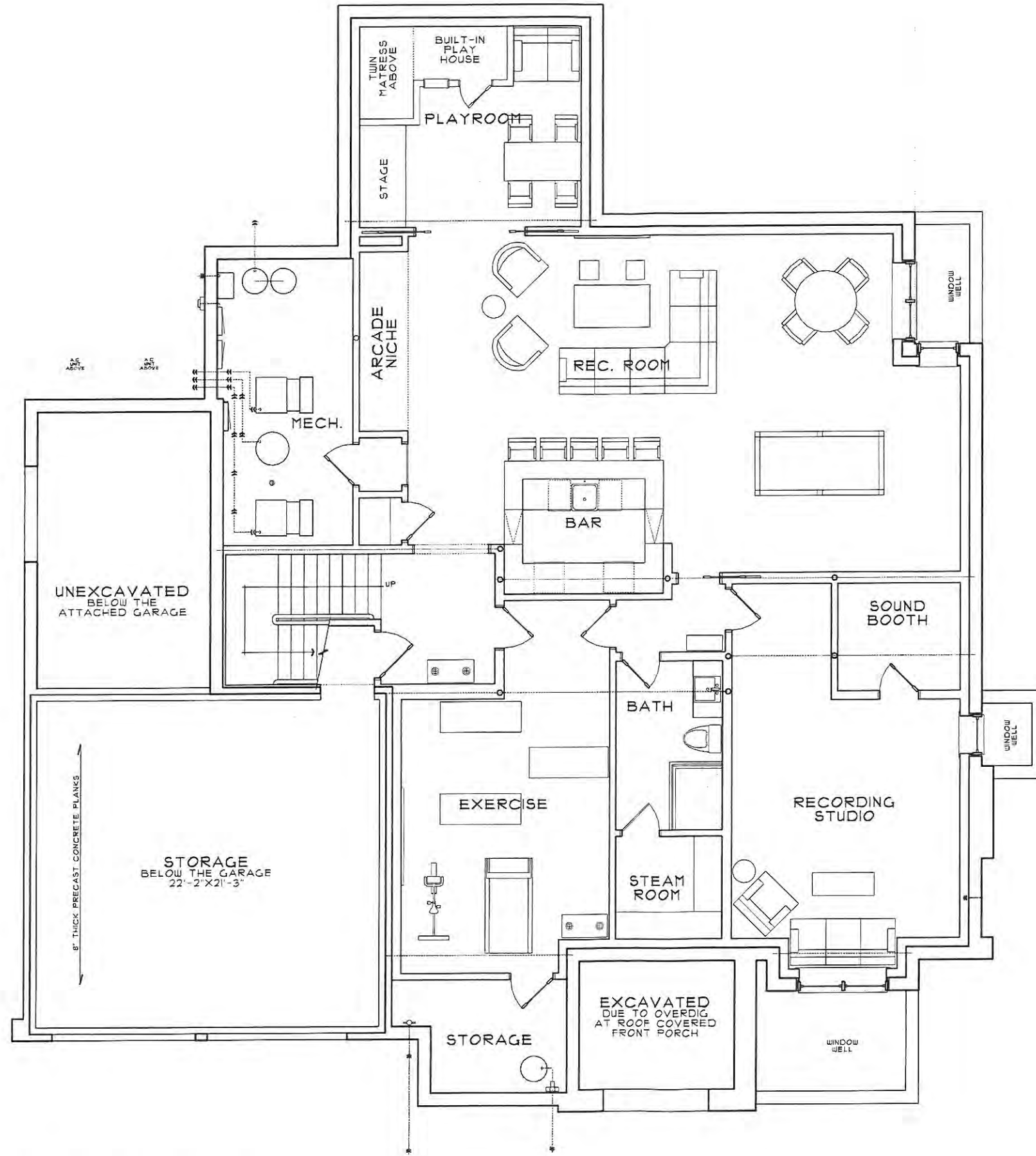
183.82'

Ⓐ ATTIC FLOOR PLAN  
scale: 1/8"=1'-0"



DELANEY RESIDENCE  
RIVERSIDE, ILLINOIS

183.82'



183.82'



**A** BASEMENT PLAN  
scale: 1/8"=1'-0"

DELANEY RESIDENCE  
9135 RIVERVIEW DRIVE  
FARMINGTON, CONNECTICUT 06031  
ALL RIGHTS RESERVED



**A EAST ELEVATION**  
scale: 1/8"=1'-0"

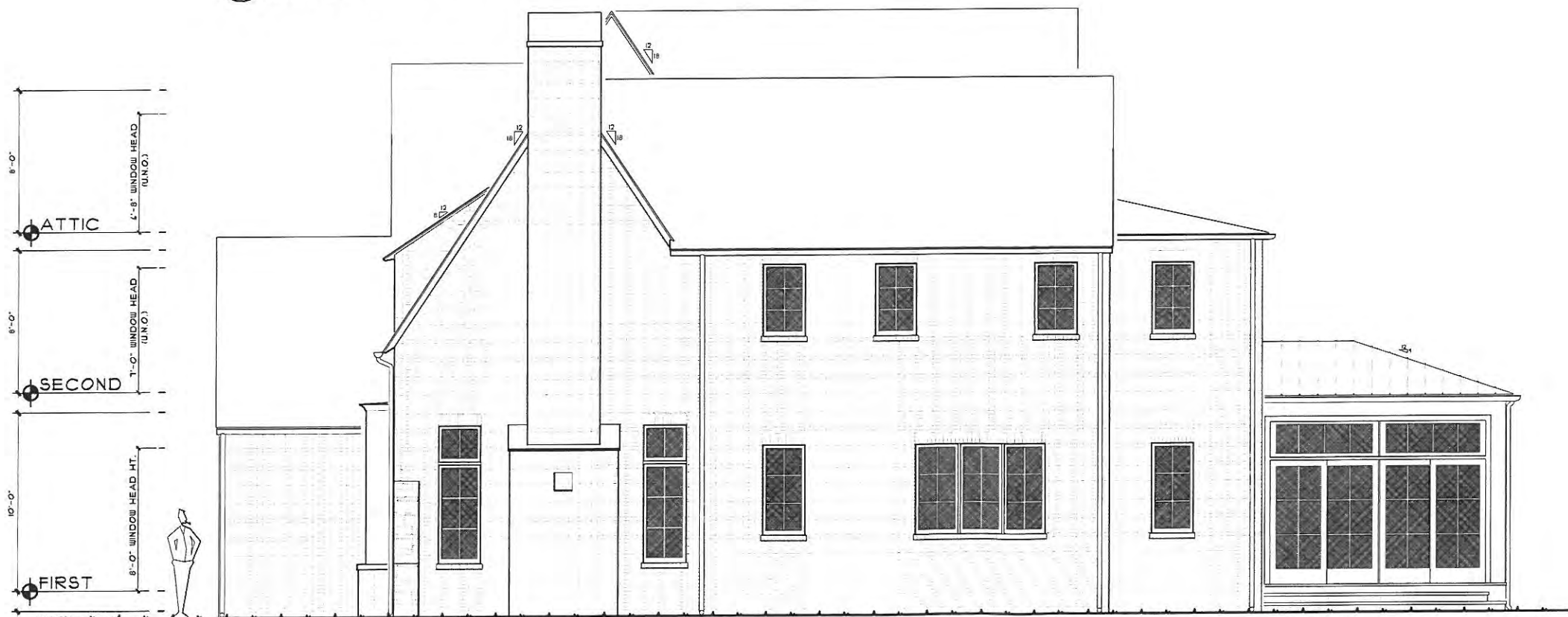


**B NORTH ELEVATION**  
scale: 1/8"=1'-0"

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**A** WEST ELEVATION  
scale: 1/8"=1'-0"



**B** SOUTH ELEVATION  
scale: 1/8"=1'-0"

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### FRONT YARD SETBACK CALCULATIONS

<u>Address</u>	<u>Front Yard Setback</u>
947 Franklin	62.3'
935 Franklin	Vacant (subject property)
927 Franklin	149.2' (excluded)
915 Franklin	58.9' (excluded)
<u>907 Franklin</u>	<u>81.8'</u>
Average	72.1'



STANDARDS FOR MAJOR VARIATIONS  
AS SET FORTH IN SECTION 10-5-4F

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;**

A strict enforcement of the regulations would result in a hardship to the Applicants as only seeking a variance consistent with the setback of the surrounding properties and are seeking so to obtain a reasonable use of the Property. First, the subject property is unique in that it was previously a single property with the property located at 927 Franklin, with the subject property being the main home/lot and 927 Franklin encompassing the coach house. Second, as indicated in the written description, there are four other properties on the same side of the street on the same block, one of which (927 Franklin) is a coach house located at the back of a property, and two of which (947 Franklin and 915 Franklin) have setbacks consistent with the variance being sought. Applicant is seeking a variance to keep their property consistent with the properties on the block and to obtain a reasonable use of the Property.

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;**

Current physical condition of the property was the same as when the Applicants purchased the Property in November, 2021. In fact, the variance being sought for a 59.0' setback would still be further back than the setback of the house that was demolished on the Property.

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

The variance being sought is due to the unique conditions of the subject property and the surrounding properties on this particular block and thus the variance would not be applicable generally to other property within the same zoning classification.

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

The requested variance will not result in an economic gain for the Applicants, but rather is being sought to enhance the aesthetics of the Property and the block as a whole.

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

The Applicants requested variance will not be detrimental to any surrounding properties or the neighborhood in which the property is located. As indicated, the variance being sought would make the setback of the Property consistent with the majority of the block. In fact, denying the variance would mean the setback would put the property further back towards the back yards of the neighboring properties which would be detrimental. Applicant has also received a letter of support from the neighbor which owns the 947 Franklin property (directly to the north) who prefer the requested setback rather than what would be required by the code.

- 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;**

Applicants requested variance will not impair any adjacent properties. In fact, granting of the variance will actually be beneficial to the property located at 947 Franklin and strict enforcement of the Code regulations would result in the home constructed on the subject property to be built closer their its backyard, but causing it to be more likely to impair an adequate supply of light and air to adjacent property. As indicated above, the owner of the neighboring property which would be directly impacted by the variance has written a letter in support.

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

Applicants requested variance would not unduly tax public utilities and facilities in the area as it would have no impact on the public utilities and facilities in the area. Approval of the variance request would not change the size of the home which can be built on the property, so it will have no impact on the number of bedrooms/bathrooms or size of the home so the use of public utilities and facilities would be the same.

- 8. That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.**

There are no other means than the variance requested to avoid the hardship to the Applicants and/or the adjacent properties. A strict enforcement of the code would result in a property with too much front yard and too little back yard, which would impair the Applicants' use and enjoyment of the property. Denying the variance would also put the Property more directly in the neighbor to the north's backyard, where children play and they have a outdoor area they frequently use. The requested variance is also the minimum variance needed for the best and reasonable use of the Property.























Carl A. Przyborowski  
947 Franklin Avenue  
River Forest, Illinois 60305  
708-363-3201  
carl@pfventures.com

October 10, 2022

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

**Re: The Zoning Petition of David and Sherie Delaney  
935 Franklin Avenue, River Forest, Illinois**

Dear Zoning Board Appeal Members:

I am writing to you on behalf of myself and my spouse Georgina in support of the above named applicants in their submittal for a revised front yard setback for their proposed new home at the address specified above from the 72.1' defined by the current village statute to the requested 59.0'.

We sincerely appreciate the village's staunch attitude about building setbacks and other related construction requirements. The unusual circumstances however, created by the four current residential properties used in the prevailing calculation, two of which originally comprised a single property, erroneously creates a setback requirement that is neither practical nor beneficial for the 900 block of Franklin Avenue or to the particular section of the village as a whole.

If the variance were to be granted, as the neighbor immediately to the north at 947 Franklin Avenue, we would arguably be the most affected if it were to be in a negative way. To the contrary however, we feel that an approved variance would be beneficial to all involved by improving both the functionality of the 935 property and the architectural appearance of the 900 block in general.

Other prevailing side yard setback requirements will mandate a 47' separation of their structure and ours to the north. And the residential property immediately to the south consists only of a coach house residence located at the very rear of the property. These relatively large separations should, in our opinion, satisfy any reasonable concern about the variance approval's impact.

We encourage the board to approve the request.

Sincerely,





## MEMORANDUM

**DATE:** October 13, 2022

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Zoning Variation Request – 1037 Bonnie Brae Place

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Chicago Property Group LLC, owner of the property at 1037 Bonnie Brae Place, has submitted an application for a variation to the Setback regulations (Section 10-10-7) of the Zoning Code.

The applicant is proposing to add a new detached garage on the property and seeks a variance to the Side Yard setback requirement for the new structure.

Section 10-10-7 requires a 3 feet setback from the side property line. The applicant is requesting a one-foot setback from the south property line.

The applicant is requesting a variation to Section 10-10-8 of the off-street parking regulations that requires that a detached garage occupy no more than 40% of the rear yard. The applicant is requesting an increase in the allowed percentage to 52%.

The applicant is requesting a variation to Section 10-10-4 of the lot size regulations that requires a minimum lot size of 17,424 square feet for any alterations or construction in an R3 district. The lot is an existing non-conforming lot.

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 variations to Sections 10-10-4, 10-10-7, and 10-10-8 of the Zoning Code at 1037 Bonnie Brae Place.*

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, October 20, 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 variations submitted by Chicago Property Group LLC, owner of the property at 1037 Bonnie Brae, who is proposing to make exterior improvements to the property.

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 Village Code.

The applicant is requesting a variation to Section 10-10-7 of the setback regulations requiring a 3 feet setback in the side yard. The applicant is requesting a one-foot setback on the south property line.

The applicant is requesting a variation to Section 10-10-8 of the off-street parking regulations that requires that a detached garage occupy no more than 40% of the rear yard. The applicant is requesting an increase in the allowed percentage to 52%.

The applicant is requesting a variation to Section 10-10-4 of the lot size regulations that requires a lot size of 17,424 square feet for any alterations or construction in an R3 district. The lot is an existing non-conforming lot.

The legal description of the property at 1037 Bonnie Brae is as follows:

LOT 1 (EXCEPT THE NORTH 55 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 2 IN BLOCK 8 IN THE SUBDIVISION OF BLOCK 1, 8, 9, 19, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 1, 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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**APPLICATION FOR ZONING VARIATION**  
**Village of River Forest Zoning Board of Appeals**

Address of Subject Property: 1037 Bonnie Brae Date of Application: 08/31/2022

Applicant	Architect / Contractor
Name: Chicago Property Group, LLC	Name: <u>A20/20 ARCHITECTS, INC</u>
Address: 1555 Sherman Ave, Ste 295	Address: <u>100 E. IRVING PK RD.</u>
City/State/Zip: Evanston, IL 60201	City/State/Zip: <u>ROSELLE IL. 60072</u>
Phone: (773) 510-5858 Fax:	Phone: <u>773-699-7777</u> Fax:
Email: marksolak@gmail.com	Email: <u>A2020ARCHITECTS@GMAIL.COM</u>

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

Zoning District of Property: ☐ R1 ☐ R2 ☒ R3 ☐ R4 ☐ OC1 ☐ OC2 ☐ OC3 ☐ OPRI ☐ OORIC

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.

DocuSigned by:  
 Owner: Mariusz Solak Date: 8/31/2022  
 Applicant (if other than Owner): Sam A. Shoji Date: 9/8/2022  
A20/20 Architects, Inc.

**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: 1037 Bonnie BraeDate of Application: 08/31/2022

## Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) Example: 10-8-5, lot coverage	Code Requirement(s) Example: no more than 30% of a lot	Proposed Variation(s) Example: 33.8% of the lot (detailed calculations on a separate sheet are required)
10-10-7, SETBACKS REGULATIONS	SIDE YARDS 3' REQUIRED	REQUEST FOR 1'-0" SIDE YARD SETBACK SOUTH PROPERTY LINE
10-10-8 OFF STREET PARKING "A"	2 SPACES/UNIT 1 GUEST/UNIT DETACHED GARAGE OCCUPY NO MORE THAN 40% OF THE REARYARD	ENTIRE REAR YARD 16.3% REQUIRED REARYARD = 52% SEE ATTACHED ZONING CALC. WORKSHEET.
10-10-4 LOT SIZE	R3 DISTRICT 17,424 S.F. MIN. LOT SIZE $\geq$ 100.00' WIDE THROUGHOUT DEPTH	LOT SIZE IS EXISTING NON-CONFORMING EXIST. 2 UNITS PARKING REQUIRES 2 SPACES PER UNIT & 1 GUEST.

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.

**A20/20 ARCHITECTS, INC.**

*"architects with vision"*

*Architecture ♦ Interiors ♦ Construction Management*

*100 E. Irving Park Road, Ste 211 • Roselle, Illinois 60157*

*tel. 773.699.7797 • email las.architects@yahoo.com*

October 9, 2022

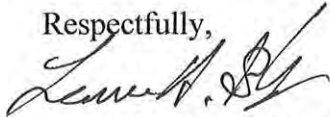
**1037-1039 PROPOSED VARIATION**

The existing property is a 2 Unit Dwelling. Per the Zoning Ordinance, this property requires 4 stalls and 2 Guest Parking Stalls. Currently, only a 2 car detached garage exists on the property.

We are proposing an additional 19' X 22' 2 Car Detached Garage. The project will also include (2) proposed Guest Parking Stalls at 8'-6" wide (see attached Proposed Site Plan). The garage will be constructed of Brick Veneer and 2X4 framing. The brick veneer is to match the existing 2 Car detached garage currently on the site.

Thank you,

Respectfully,



Lance A. Shalzi, NCARB  
Principal  
A20/20 Architects, Inc.





www.exactaland.com | office: 773.305.4011



**PROPERTY ADDRESS:**  
1037 - 1039 BONNIE BRAE PLACE, RIVER FOREST, ILLINOIS 60305

**SURVEY NUMBER:** 2203.2584

**DATE SIGNED:** 03/18/22 **FIELD WORK DATE:** 3/16/2022

**REVISION DATE(S):**  
(REV.1 3/18/2022)

**POINTS OF INTEREST**  
1. RESIDENCE OVER 50' SETBACK LINE

STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Kenneth Kennedy*  
**KENNETH A. KENNEDY**  
035-003403  
PROFESSIONAL  
LAND SURVEYOR  
MORRIS, IL  
STATE OF ILLINOIS

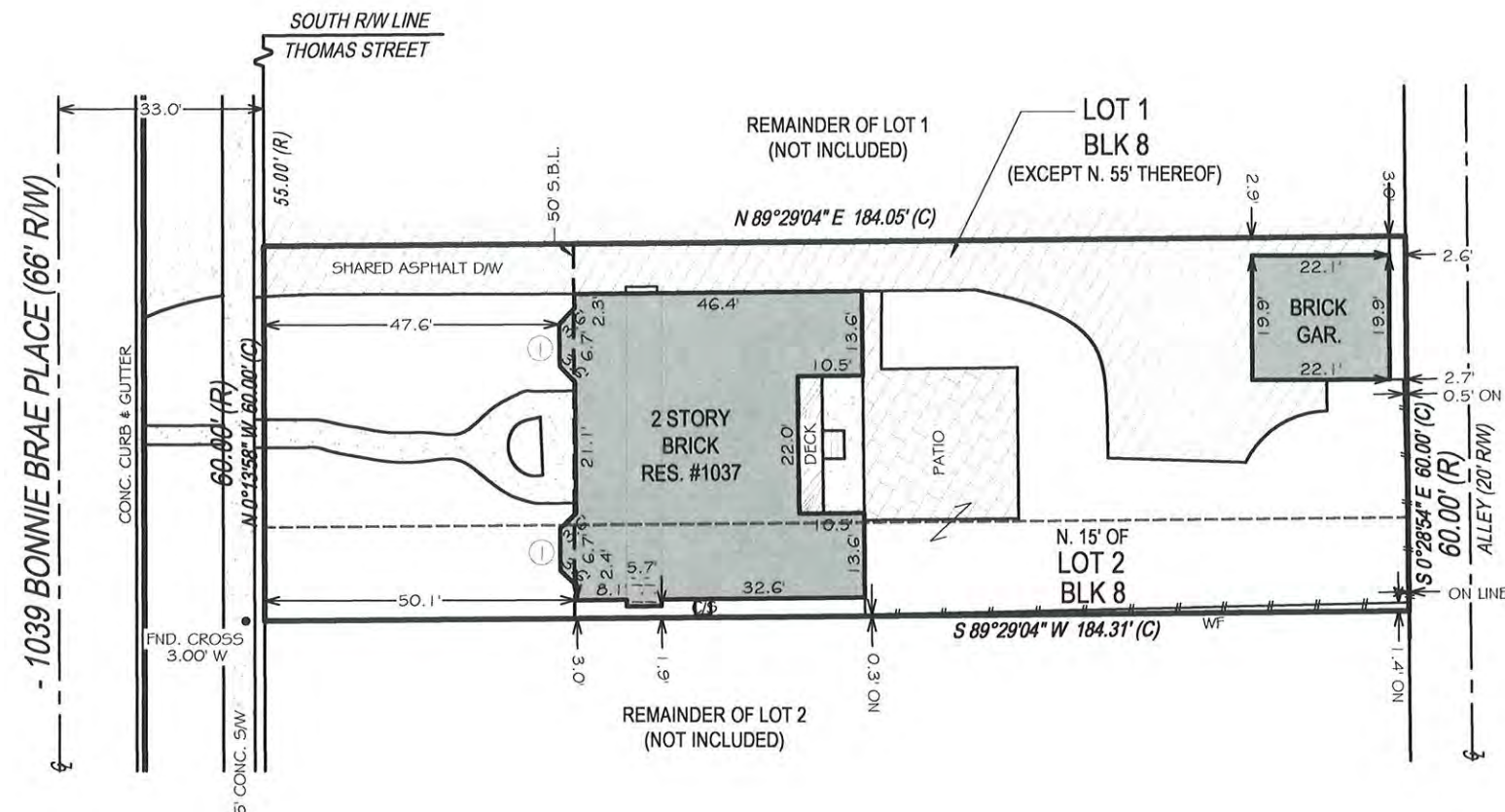
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



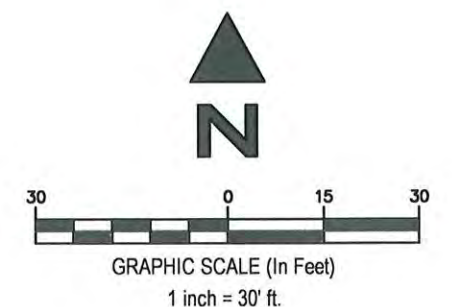
Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



2203.2584  
BOUNDARY SURVEY  
COOK COUNTY



TOTAL AREA OF PROPERTY SURVEYED = 11051 SQ.FT.±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:

1037 - 1039 BONNIE BRAE PLACE, RIVER FOREST, ILLINOIS 60305

SURVEY NUMBER:

2203.2584

CERTIFIED TO:

BREMEN PROPERTIES LLC; CHICAGO TITLE COMPANY, LLC; CHICAGO TITLE INSURANCE COMPANY

DATE OF SURVEY:

3/18/22

BUYER:

BREMEN PROPERTIES LLC

LENDER:

TITLE COMPANY:

CHICAGO TITLE COMPANY, LLC

COMMITMENT DATE:

CLIENT FILE NO: 22GNW283042WC

LEGAL DESCRIPTION:

LOT 1 (EXCEPT THE NORTH 55 FEET THEREOF) AND THE NORTH 15 FEET OF LOT 2 IN BLOCK 8 IN THE SUBDIVISION OF BLOCK 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

JOB SPECIFIC SURVEYOR NOTES:

LINETYPES

Boundary Line

Center Line

Chain Link or Wire Fence

Easement

Edge of Water

Iron Fence

Overhead Lines

Structure

Survey Tie Line

Vinyl Fence

Wall or Party Wall

Wood Fence

SURFACE TYPES

Asphalt

Brick or Tile

Concrete

Covered Area

Water

Wood

SYMBOLS

Benchmark

Center Line

Central Angle or Delta

Common Ownership

Control Point

Catch Basin

Elevation

Fire Hydrant

Find or Set Monument

Guywire or Anchor

Manhole

Tree

Utility or Light Pole

Well

ABBREVIATIONS

(C) - Calculated  
(D) - Deed  
(F) - Field  
(M) - Measured  
(P) - Plat  
(S) - Survey  
A/C - Air Conditioning  
AE - Access Easement  
ANE - Anchor Easement  
ASBL - Accessory Setback Line  
B/W - Bay/Box Window  
BC - Block Corner  
BFP - Backflow Preventer  
BLDG - Building  
BLK - Block  
BM - Benchmark  
BR - Bearing Reference  
BRL - Building Restriction Line  
BSMT - Basement  
C - Curve  
C/L - Center Line  
C/P - Covered Porch  
C/S - Concrete Slab  
CATV - Cable TV Riser  
CB - Concrete Block  
CH - Chord Bearing  
CHIM - Chimney  
CLF - Chain Link Fence  
CME - Canal Maintenance Easement  
CO - Clean Out  
CONC - Concrete  
COR - Corner  
CS/W - Concrete Sidewalk  
CUE - Control Utility Easement  
CVG - Concrete Valley Gutter  
D/W - Driveway  
DE - Drainage Easement  
DF - Drain Field  
DH - Drill Hole  
DUE - Drainage & Utility Easement  
ELEV - Elevation  
EM - Electric Meter  
ENCL - Enclosure  
ENT - Entrance  
EOP - Edge of Pavement  
EOW - Edge of Water  
ESMT - Easement  
EUB - Electric Utility Box  
F/DH - Found Drill Hole  
FCM - Found Concrete Monument  
FF - Finished Floor  
FIP - Found Iron Pipe

FIPC - Found Iron Pipe & Cap  
FIR - Found Iron Rod  
FIRC - Found Iron Rod & Cap  
FN - Found Nail  
FN&D - Found Nail & Disc  
FRRSPK - Found Rail Road Spike  
GAR - Garage  
GM - Gas Meter  
ID - Identification  
IE/EE - Ingress/Egress Easement  
ILL - Illegible  
INST - Instrument  
INT - Intersection  
IRRE - Irrigation Easement  
L - Length  
LAE - Limited Access Easement  
LB# - License No. (Business)  
LBE - Limited Buffer Easement  
LE - Landscape Easement  
LME - Lake/Landscape Maintenance Easement  
LS# - License No. (Surveyor)  
MB - Map Book  
ME - Maintenance Easement  
MES - Mitered End Section  
MF - Metal Fence  
MH - Manhole  
NR - Non-Radial  
NTS - Not to Scale  
NAVD88 - North American Vertical Datum 1988  
NGVD29 - National Geodetic Vertical Datum 1929  
OG - On Ground  
ORB - Official Records Book  
ORV - Official Record Volume  
O/A - Overall  
O/S - Offset  
OFF - Outside Subject Property  
OH - Overhang  
OHL - Overhead Utility Lines  
ON - Inside Subject Property  
P/E - Pool Equipment  
PB - Plat Book  
PC - Point of Curvature  
PCC - Point of Compound Curvature  
PCP - Permanent Control Point  
PI - Point of Intersection  
PLS - Professional Land Surveyor  
PLT - Planter  
POB - Point of Beginning  
POC - Point of Commencement  
PRC - Point of Reverse Curvature  
PRM - Permanent Reference Monument

PSM - Professional Surveyor & Mapper  
PT - Point of Tangency  
PUE - Public Utility Easement  
R - Radius or Radial  
R/W - Right of Way  
RES - Residential  
RGE - Range  
ROE - Roof Overhang Easement  
RP - Radius Point  
S/W - Sidewalk  
SBL - Setback Line  
SCL - Survey Closure Line  
SCR - Screen  
SEC - Section  
SEP - Septic Tank  
SEW - Sewer  
SIR - Set Iron Rod  
SMWE - Storm Water Management Easement  
SN&D - Set Nail and Disc  
SQFT - Square Feet  
STL - Survey Tie Line  
STY - Story  
SV - Sewer Valve  
SWE - Sidewalk Easement  
TBM - Temporary Bench Mark  
TEL - Telephone Facilities  
TOB - Top of Bank  
TUE - Technological Utility Easement  
TWP - Township  
TX - Transformer  
TYP - Typical  
UE - Utility Easement  
UG - Underground  
UP - Utility Pole  
UR - Utility Riser  
VF - Vinyl Fence  
W/C - Witness Corner  
W/F - Water Filter  
WF - Wood Fence  
WM - Water Meter/Valve Box  
WV - Water valve

EXACTA

Land Surveyors, LLC

Exacta Land Surveyors, LLC

PLS# 184008059

o: 773.305.4011

316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



# PROPOSED DETACHED GARAGE

## 1037-39 BONNIE BRAE

## RIVER FOREST, ILLINOIS



1 EXISTING PHOTO  
CS1.0 Scale: N.T.S.

**PROJECT INFORMATION**

OWNER  
CHICAGO PROPERTY GROUP, LLC  
1555 SHERMAN AVE. STE 285  
EVANSTON, ILLINOIS 60201

ZONING DATA			
Address:	1037-39 Bonnie Brae	Required yards - Principal Structure	
Lot Dimensions:	184.05 X 60.00'	Front yard setback:	40.00'
Lot Area:	11,051 SQ.FT. Per Survey	Side yard setback:	3.00'
Zoning district:	EXISTING R-3	Rear yard setback:	15(184') = 27.64'
Floor Area Ratio		Required Height - Principal Structure	30.00'
Required 80% Lot Area:	.8(11,051) = 9200 s.f.		
Floor area:		Actual yards	
First Floor:	2160.60 sq. ft.	Front yard setback:	On Line - existing no change
Second Floor:	1766.30 sq. ft.	Side yard setback - North	On Line - existing no change
Existing Detached Garage:	439.79 sq. ft.	Side yard setback - South	On Line - existing no change
Proposed Detached Garage:	418.00 sq. ft.	Rear yard setback	2.00'
Total floor area:	3228.90 sq. ft.	Parking:	
Actual Floor Area Ratio:	3228.90/11,051 = 29.2%	Ordinance:	2 spaces per dwelling unit
Lot Coverage		Ordinance:	1 Guest space per dwelling unit
Required 40% Lot Area:	.4(11,051) = 4420 s.f.	Existing Detached Garage:	2 spaces
Actual Lot Coverage:	3228.90/11,051 = 29.2%	Existing Guest Parking:	1 space
Lot Coverage Detached Garage		Proposed Detached Garage:	2 spaces
Required 40% Required Rear Yard:	.4(27.64' x 60.00') = 663.36 s.f.	Proposed Guest Parking:	1 space
Actual Detached Garage			
Lot Coverage:	3228.90/11,051 = 29.2%		

DESIGN LOADS			
RESIDENTIAL	L.L.	D.L.	T.L.
GROUND SNOW LOAD	30 PSF	15 PSF	45 PSF
ATTIC W/ STORAGE	10 PSF	10 PSF	20 PSF
DECKS	40 PSF	15 PSF	55 PSF
BALCONIES	40 PSF	15 PSF	55 PSF
STAIRS	40 PSF	15 PSF	55 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	15 PSF	55 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF
GUARDS AND HANDRAILS	200 LBS CONCENTRATED		
GUARD IN FILL COMP.	50 PSF HORIZONTAL		
28 DAY COMPRESSIVE STRENGTH CONCRETE			
FOOTINGS/FOUNDATION			
WALLS	3000 PSI		
GARAGE SLAB	4000 PSI		
FROST DEPTH	42" MIN. BELOW FINISHED GRADE		
WIND LOADS - WIND EXPOSURE "B"			
ULTIMATE DESIGN WIND SPEED	V <sub>ult</sub> = 90 MPH		
TOPOGRAPHIC EFFECTS	N/A		
SEISMIC DESIGN CATEGORY	17/3		
WEATHERING	SERVE		
WINTER DESIGN TEMPERATURE	-4 F		
ICE BARRIER UNDERLAYMENT REQ'D	YES		
FLOOD HAZARDS	SEE FOOTNOTE A		
AIR FREEZING INDEX	1745 (FOOTNOTE B)		
MEAN ANNUAL TEMPERATURE	47.8		
TERMITE INFESTATION	= MODERATE TO HEAVY		

**SCOPE OF WORK**

SEEKING A SIDE YARD SETBACK VARIATION TO ALLOW THE CONSTRUCTION OF A 2 CAR DETACHED GARAGE PER PLANS.

**APPLICABLE CODES**

2003 INTERNATIONAL BUILDING CODE W/AMENDMENTS  
2003 INTERNATIONAL FIRE CODE  
2003 INTERNATIONAL FUEL GAS CODE  
2003 INTERNATIONAL MECHANICAL CODE  
2003 INTERNATIONAL PROP. MAINTENANCE CODE  
2003 INTERNATIONAL RESIDENTIAL CODE  
INTERNATIONAL ENERGY CODE  
ILLINOIS STATE PLUMBING CODE CURRENT  
NATIONAL ELECTRIC CODE W/AMENDMENTS  
NFPA 101 LIFE SAFETY CODE 2000 OR CURRENT

**ARCHITECT**

A20/20 ARCHITECTS, INC.  
IRVING PARK ROAD, STE 211  
ROSELLE, ILLINOIS 60172  
Tel: 773.698.7797  
Email: las.architects@yahoo.com

**ARCHITECTS CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE VILLAGE OF RIVER FOREST BUILDING CODE AND ORDINANCES

LANCE A. SHALZI  
LICENSE NO. 001-013674

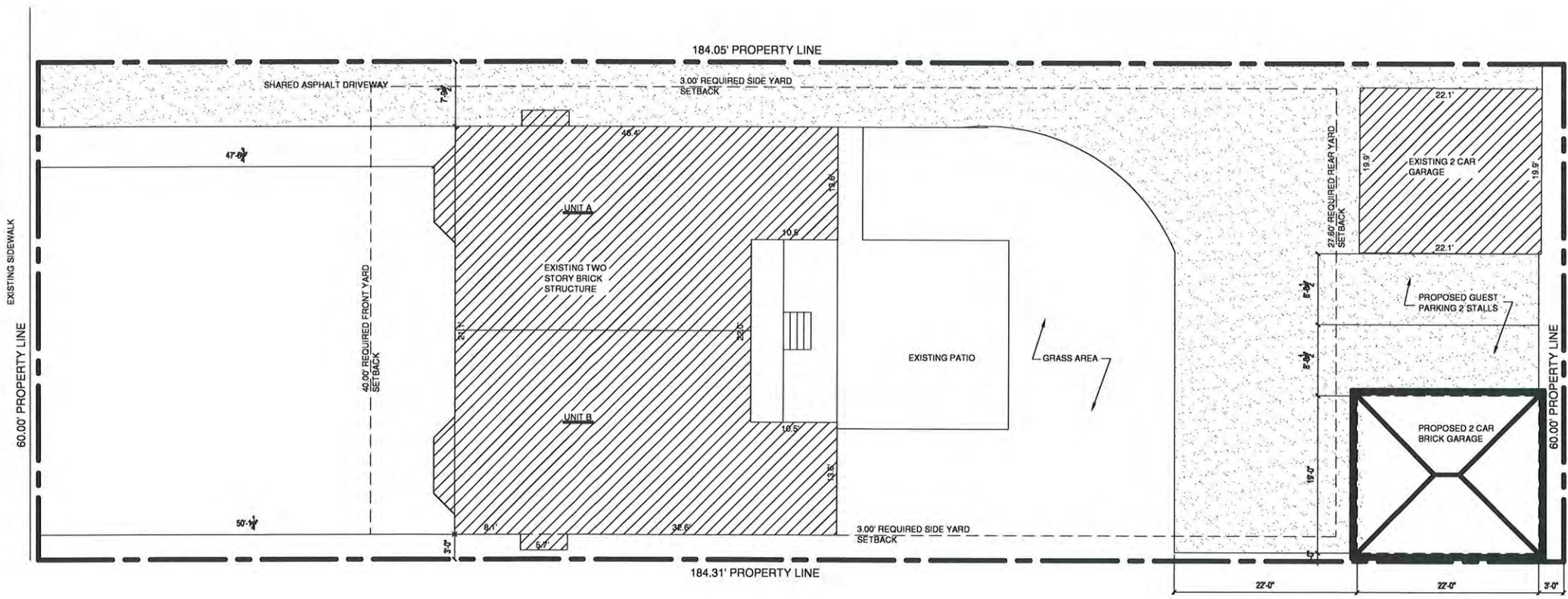
SEPT 8, 2022  
DATE

**DRAWING LIST**

COVER SHEET  
CS1.0 TITLE SHEET/KEYPLAN/CODE MATRIX

ARCHITECTURAL  
A1.0 PLANS AND ELEVATIONS

SYMBOLS	
ELEVATION	ELEVATION No. 1 DT
BUILDING SECTION	SECTION No. 1 DT
WALL SECTION	SECTION No. 1 DT
DETAIL INDICATION	DETAIL No. 1 DT
DOOR NUMBER	ROOM No. 1 DT
PARTITION INDICATION	DOOR No. 1 DT
WINDOW INDICATION	WINDOW No. 1 DT
ELEVATION MARK	UNITS No. 1 DT
REVISION INDICATION	FIRST FLOOR EL. +102'-0"



A PROPOSED SITE PLAN  
CS1.0 Scale: 1/8" = 1'-0"

PRELIMINARY

**A20/20**  
A20/20 Architects, Inc.  
1555 Sherman Ave. Ste 285  
Evanston, IL 60201  
Tel: 773.698.7797  
Email: las.architects@yahoo.com

PROJECT:  
PROPOSED DETACHED GARAGE  
1037-1039 BONNIE BRAE  
RIVER FOREST, ILLINOIS

1	VARIATION SUBMITTAL
2	
3	
4	
5	
6	
7	
8	
9	
10	

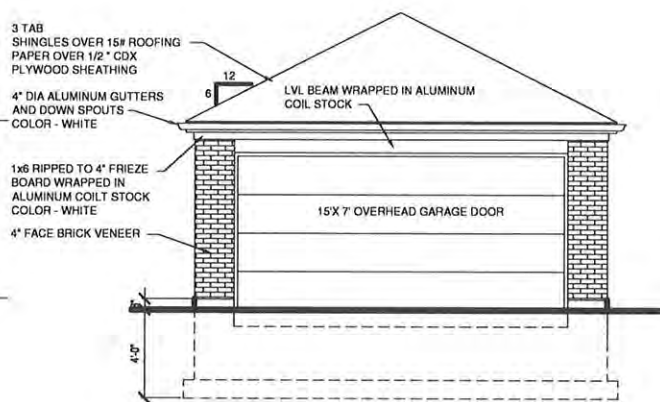
DRAWN BY: LAS  
DATE: AUG. 2, 2022  
CHECKED: LAS  
PROJECT NO.: 022-22  
APPROVED BY: LAS

SHEET NO.  
**CS1.0**

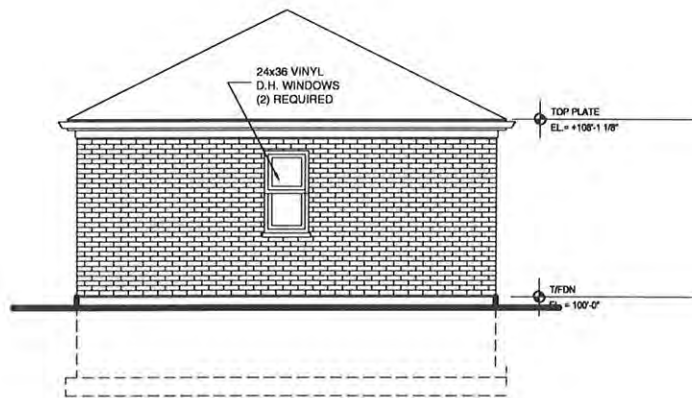




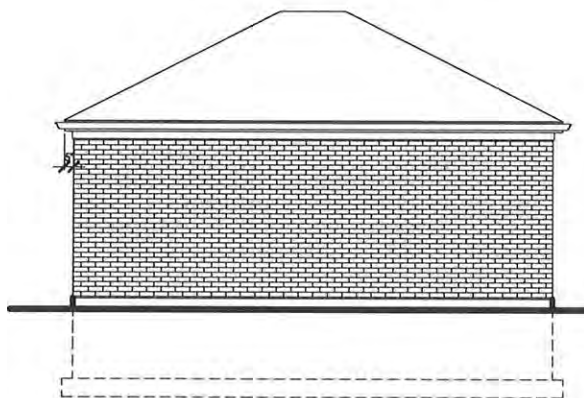
**2 NORTH ELEVATION**  
A1.0 Scale: 1/4" = 1'-0"



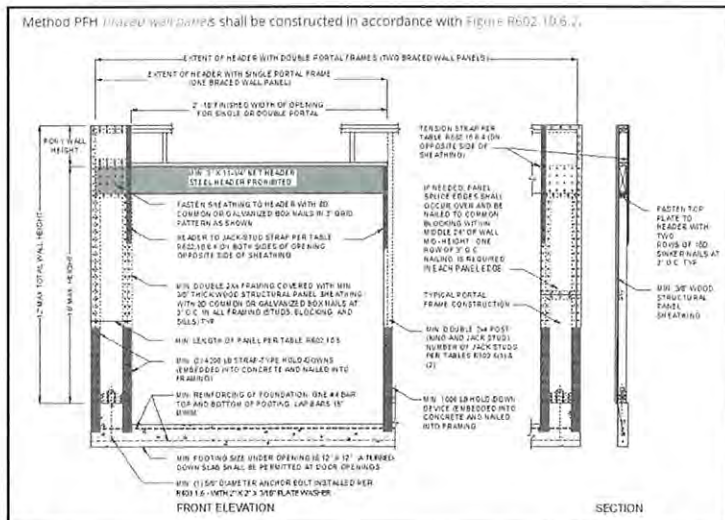
**1 WEST ELEVATION**  
A1.0 Scale: 1/4" = 1'-0"



**4 EAST ELEVATION**  
A1.0 Scale: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
A1.0 Scale: 1/4" = 1'-0"



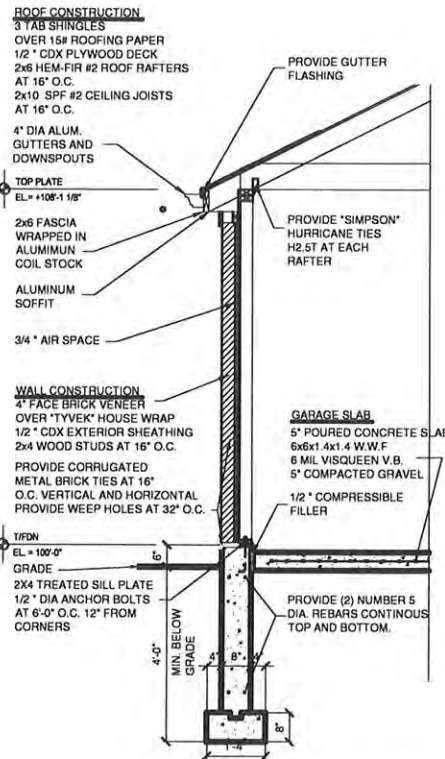
**MULTIPLE-MEMBER CONNECTIONS FOR TOP-LOADED BEAMS**



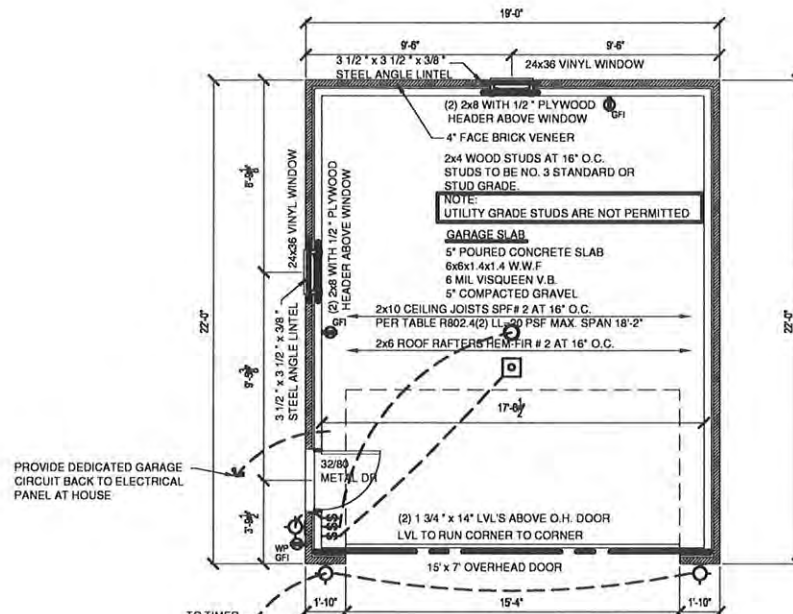
Fastener	Number	Type	Min. Length	Min. Spacing	Location
16d	2	16d	16"	12"	Top edge of beam
16d	2	16d	16"	12"	Bottom edge of beam
16d	2	16d	16"	12"	Side edge of beam
16d	2	16d	16"	12"	Side edge of beam
16d	2	16d	16"	12"	Side edge of beam
16d	2	16d	16"	12"	Side edge of beam
16d	2	16d	16"	12"	Side edge of beam
16d	2	16d	16"	12"	Side edge of beam
16d	2	16d	16"	12"	Side edge of beam
16d	2	16d	16"	12"	Side edge of beam

**NOTE:**  
ALL DETACHED STRUCTURES REQUIRING ELECTRICAL SERVICE SHALL BE SERVED BY UNDERGROUND CONDUCTORS INSTALLED IN AN APPROVED MANNER AND SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE WITH A MINIMUM OF 3/4" RIGID METAL CONDUIT BURIED A MINIMUM OF 12" DEEP.

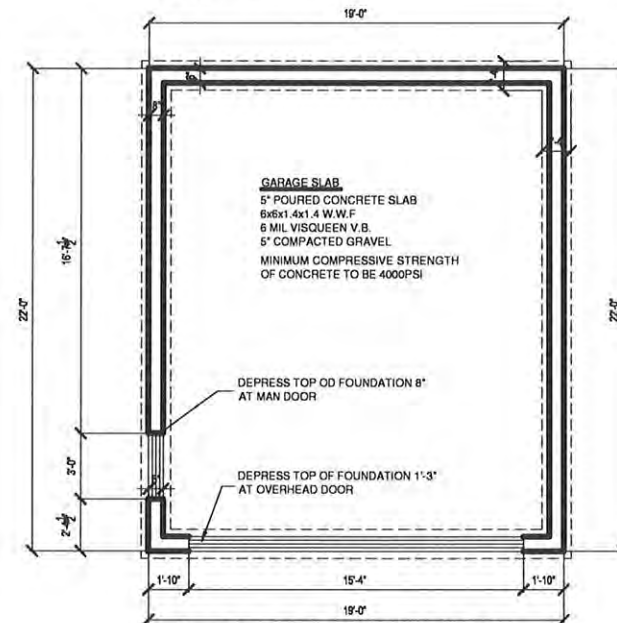
ALL DETACHED GARAGES SHALL BE SUPPLIED BY AN UNDERGROUND FEEDER ONLY, RIGID CONDUIT USING MINIMUM (3) NO. 12 CONDUCTORS, ONE OF THE THREE (3) SHALL BE A GREEN CONDUCTOR. THE GROUND CONDUCTOR SHALL BE CASE GROUND TO THE METAL JUNCTION BOX AT EACH END TO ENSURE THAT THE ELECTRICAL SYSTEM OF THE GARAGE IS SUFFICIENTLY GROUNDED.



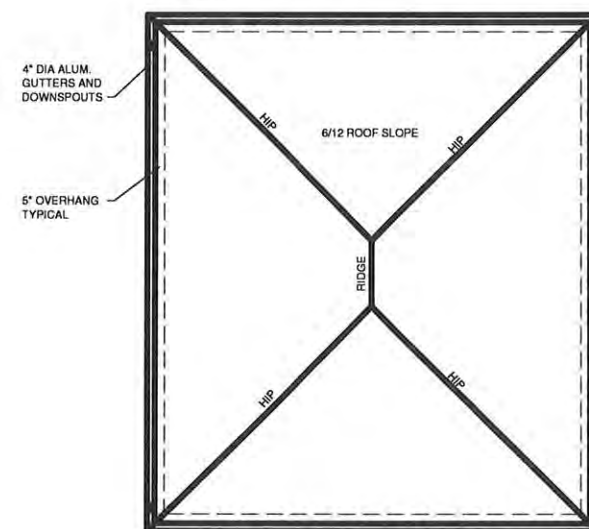
**5 GARAGE WALL SECTION**  
A1.0 Scale: 1/2" = 1'-0"



**A GARAGE FLOOR PLAN - 4" BRICK VENEER**  
A1.0 Scale: 1/4" = 1'-0"



**B GARAGE FOUNDATION PLAN**  
A1.0 Scale: 1/4" = 1'-0"



**C ROOF PLAN**  
A1.0 Scale: 1/4" = 1'-0"

PRELIMINARY



PROJECT:  
**PROPOSED DETACHED GARAGE**  
**1037-1039 BONNIE BRAE**  
**RIVER FOREST, ILLINOIS**

1. VARIATION SUBMITTAL  
1.8.2022

DRAWN BY: LAS  
DATE: AUG. 2, 2022  
CHECKED: LAS  
PROJECT NO.: 022-22  
APPROVED BY: LAS

SHEET NO.  
**A1.0**



**A20/20 ARCHITECTS, INC.**

*“architects with vision”*

*Architecture ♦ Interiors ♦ Construction Management*

*100 E. Irving Park Rd. • Ste. 211 • Roselle, Illinois 60172*

*tel. 773.699.7797 • email a2020architects@gmail.com*

**September 8, 2022**

**Village of River Forest  
Zoning Board of Appeals**

**Re: 1037-1039 Bonnie Brae Zoning Variation Request Calculation Worksheet**

Section 10-10-8 Off Street Parking Item “A”

Required Rear Yard Setback:

15% of Lot Depth ,  $.15(184.31') = 27.64'$

Required Rear Yard Area =  $27.64' \times 60' = 1658.4 \text{ S.F.}$

Entire Rear Yard up to Principal Residence =  $87.75' \times 60' = 5265 \text{ S.F.}$

40% of Entire Rear Yard =  $.4(5265 \text{ S.F.}) = 2106 \text{ S.F.} > \text{Proposed, } 857.79 \text{ S.F.}/5265 \text{ S.F.} = 16.3 \%$

## **A20/20 ARCHITECTS, INC.**

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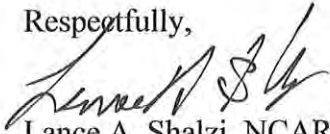
October 9, 2022

### **1037-1039 STANDARDS FOR MAJOR VARIATIONS**

1. The existing property is a 2 Unit Dwelling. Per the Zoning Ordinance, this property requires 4 stalls and 2 Guest Parking Stalls. Currently, only a 2 car detached garage exists on the property. To comply with the current zoning parking regulations, the additional garage is needed.
2. The unique physical condition did not result in any person having interest in the property. The lot of record does not meet the current minimum lot area defined in the current Zoning Ordinance
3. The conditions may not be applicable to other property within the same zoning classification. This particular property does not meet minimum lot area or lot frontage where others in the R-3 district may.
4. Economic gain is not the motivation for this proposal. The owner is attempting to improve the visual characteristics of the property and the surrounding area. Rather than multiple cars being parked in the existing driveway, this solution will keep vehicles out of site from the front yard.
5. The granting of the variation shall not be detrimental to the public welfare.... The variation if granted will not be detrimental to the public welfare or unduly injurious to the enjoyment, use or development value of other property. The proposed garage is to be located in the rear yard not affecting the visual or physical surroundings of the neighborhood.
6. The proposed garage will not impair adequate light and air to the adjacent property. The location of the proposed garage will not impair light or air to the adjacent adjacent property. It is to be located in the rear yard as is the detached garage of the adjacent property.
7. The granting of the variation will not unduly tax public utilities and facilities in the area. No Change to public utilities will occur.
8. No means other than the proposed location can be remedied due to the lot size and sub-standard lot frontage required by the current zoning ordinance.

Thank you,

Respectfully,

A handwritten signature in black ink, appearing to read "Lance A. Shalzi". The signature is fluid and cursive, with a large, stylized initial "L".

Lance A. Shalzi, NCARB  
Principal  
A20/20 Architects, Inc.





3 ADJACENT PROPERTY - NORTH

PH1.0 Scale: N.T.S.



2 SUBJECT PROPERTY

PH1.0 Scale: N.T.S.



1 ADJACENT PROPERTY - SOUTH

PH1.0 Scale: N.T.S.



6 EXISTING 2 CAR GARAGE

PH1.0 Scale: N.T.S.



5 ADJACENT PROPERTY GARAGE

PH1.0 Scale: N.T.S.



4 PROPOSED LOCATION

PH1.0 Scale: N.T.S.



7 VIEW LOOKING SOUTHWEST

PH1.0 Scale: N.T.S.

A20/20 ARCHITECTS, INC.  
"architects with vision"

100 East Irving Park Road, Ste 211

Roselle, Illinois 60172

a2020architects@gmail.com 773.699.7797

Proposed 2 Car Garage  
1037-1039 Bonnie Brae Pl.  
River Forest, Illinois

PH1.0



Letter of Intent  
In Support of Request for Variance  
1037-1039 Bonnie Brae, River Forest

**September 24, 2022**

Good Day Neighbor:

My name is Mark Solak, I am the new owner of 1037-1039 Bonnie Brae. I am excited to be a property owner in your neighborhood. I take great pride in my Bonnie Brae property and my desire is to be an asset to an already great community of property owners.

Respectfully, I am notifying you through this Letter of Intent of my desire for your support of my request for a variance to the South Side Yard Setback. The intention is to build a new 2 car brick garage. Currently the ordinance requires a minimum 3' Side Yard Setback. However, to meet the requirement of the parking ordinance, (2 Spaces plus 1 guest space) my intention is to reduce the South Side Setback to 1'-0".

I have submitted documents to The Village of River Forest to seek a variance to permit the setback reduction. In this regard the Village plans to hold a community meeting on October 20.

By this letter, I am asking for your support in the reduction of the setback and present the following points of consideration explaining the benefits this variance will provide:

- (1) The reduction will not create an undue burden on the street or any neighboring properties.
- (2) The garage construction will keep cars enclosed and out of site which will add to the overall aesthetics of the property.
- (3) The proposed garage will be of a brick exterior which will complement the existing structure as well as the neighboring properties.
- (4) The new brick garage will be an improvement to the neighborhood and to property values.

We are excited to be a part of this community and look forward to being your neighbors for years to come. If you are in support of our proposal your signature would be extremely helpful. We would appreciate your consideration and support.

Signed Candace R

Address 7227 Thomas St River Forest

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

Letter of Intent  
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Signed

Address

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Thank you in advance!

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(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

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Signed 

Address 1023 BONNIE BRAE PL. RIVER FOREST

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

Letter of Intent  
In Support of Request for Variance  
1037-1039 Bonnie Brae, River Forest

**September 24, 2022**

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Signed 

Address 1031 Bonnie Brae, River Forest, IL

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)



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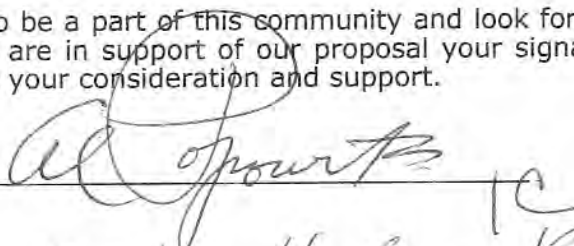
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Signed



Address

1037 N. Harlem River Forest, Ill.

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

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Signed Mark Solak

Address 9229 Thomas St River Forest

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

Letter of Intent  
In Support of Request for Variance  
1037-1039 Bonnie Brae, River Forest

**September 24, 2022**

Good Day Neighbor:

My name is Mark Solak, I am the new owner of 1037-1039 Bonnie Brae. I am excited to be a property owner in your neighborhood. I take great pride in my Bonnie Brae property and my desire is to be an asset to an already great community of property owners.

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Signed



Address

1020 W. Hawthorn Ave

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Signed 

Address 7227 THOMAS ST. APT 2 RIVER FOREST IL 60305

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Signed Ronald E. Anderson

Address 1020 N Harlem Apt 1E River Forest 60305

If you need to reach out to us or have any questions, please feel free to contact me at any time.

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(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

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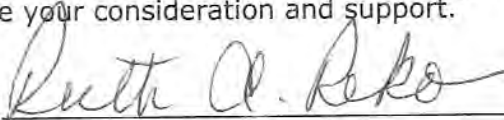
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Address



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Signed  0AA7BBF210314CF...

Address 1111 Bonnie Brae Pl

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Signed  J.P. Building & Admin

Address Temple Hall - Evan 1040 N. Hawthorn

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Signed Yesenia Govea

Address 7227 Thomas ST. Apt. 2 River Forest IL 60305

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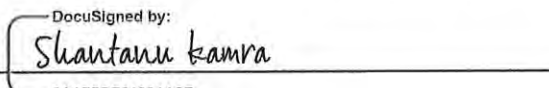
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0AA7BBF210314CF...

Address 1111 Bonnie Brae Pl

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## MEMORANDUM

**DATE:** October 13, 2022

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Zoning Variation Request – 7227 Thomas Street

---

Bremen Properties LLC, owner of the property at 7227 Thomas Street, has submitted an application for a variation to the Setback regulations (Section 10-10-7) of the Zoning Code.

The applicant is proposing to construct a second floor addition atop a one story portion of the existing building.

Section 10-10-7 requires a 40 foot Front Yard setback from the property line facing the primary street (Bonnie Brae Place), and a 25 foot setback for the Front Yard facing the secondary street (Thomas Street). The proposed addition will be constructed directly on top of an existing one-story portion of the building which has a Front Yard setback of 36.9 feet, and has a secondary Front Yard setback of 7.5 feet. The addition will maintain the existing setbacks.

The applicant is requesting a variation to Section 10-10-4 of the lot size regulations that requires a minimum lot size of 17,424 square feet for any alterations or construction in an R3 district. The lot is an existing non-conforming lot.

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 variations to Sections 10-10-4 and 10-10-7 of the Zoning Code at 1037 Bonnie Brae Place.*

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, October 20, 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 setback and lot size variations submitted by Bremen Properties LLC, owner of the property at 7227 Thomas Avenue, who is proposing to make exterior improvements to the property.

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 the Zoning Code.

The applicant is requesting variations to Section 10-10-7-A of the setback regulations. The regulation requires the front yard setback to be 40 feet and the applicant is a reduction of the setback of 3.1 feet. On the north side of the property, the regulation requires a 25 feet setback. The applicant is requesting 17.5 feet in setback reduction to 7.5 feet.

The applicant is also requesting a variation to Section 10-10-4 that requires a lot size of 17,424 square feet and 100 feet of depth through the length of property. The lot is an existing non-conforming lot.

The legal description of the property at 7227 Thomas Avenue is as follows:

THE NORTH 55 FEET OF LOT 1 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 1, 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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**APPLICATION FOR ZONING VARIATION**  
**Village of River Forest Zoning Board of Appeals**

Address of Subject Property: 7227 Thomas Street Date of Application: 08/31/2022

Applicant		Architect / Contractor	
Name: Bremen Properties, LLC		Name: <u>A20/20 ARCHITECTS, INC.</u>	
Address: 1555 Sherman Ave, Ste 295		Address: <u>100 E. LINCOLN PARK RD</u>	
City/State/Zip: Evanston, IL 60201		City/State/Zip: <u>ROSELLE, IL 60172</u>	
Phone: (773) 510-5858	Fax:	Phone: <u>773-699-7797</u>	Fax:
Email: <u>marksolak@gmail.com</u>		Email: <u>A2020ARCHITECTS@GMAIL.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 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: DocuSigned by: Mariusz Solak Date: 8/31/2022  
4C5BF81E1F4D4D2...  
 Applicant (if other than Owner): [Signature] Date: 9/15/2022

**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: 7227 Thomas Street Date of Application: 08/31/2022

## Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) Example: 10-8-5, lot coverage	Code Requirement(s) Example: no more than 30% of a lot	Proposed Variation(s) Example: 33.8% of the lot (detailed calculations on a separate sheet are required)
10-10-7-A SETBACKS REGULATIONS	FRONT YARD SETBACK 40.00' REQUIRED ACTUAL = 36.9'	REQUEST FOR 3.1' FRONT YARD SETBACK RELIEF.
10-10-7-A-2 SETBACKS	NORTH SIDE SETBACK 25.00' REQUIRED ACTUAL = 7.5'	REQUEST FOR 17.5' NORTH SIDE SETBACK RELIEF
10-10-4 LOT SIZE	R3 DISTRICT 17,424 S.F. MIN. LOT SIZE ≥ 100.00' WIDE THROUGHOUT DEPTH	LOT IS EXISTING NON-CONFORMING # OF UNITS WILL NOT BE INCREASED

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.

**A20/20 ARCHITECTS, INC.**

**“architects with vision”**

*Architecture ♦ Interiors ♦ Construction Management*

*100 E. Irving Park Road, Ste 211 • Roselle, Illinois 60157*

*tel. 773.699.7797 • email las.architects@yahoo.com*

October 9, 2022

**7227 PROPOSED VARIATION**

The existing property consists of a 2 story masonry structure with a total of 8 Dwelling Units.

We are proposing an expansion to one (1) of the existing 8 units located at the West of the property. The structure will remain at 8 total units.

The proposal is to demolish the existing deteriorating unused roof terrace and expand the existing second floor unit at the west end of the building. See attached Photos.

The expansion will not increase the current footprint as it is to be constructed directly over the existing first exterior masonry walls. This will only increase the size of this unit making it the same size as the unit directly below.

The exterior will be constructed of Brick Veneer to match the existing structure.

Roof form is to be a “Hip” roof consistent with the existing roof structure. Existing windows are to be replaced as part of this project improving the “Curb Appeal” from what exists currently.

Thank you,

Respectfully,

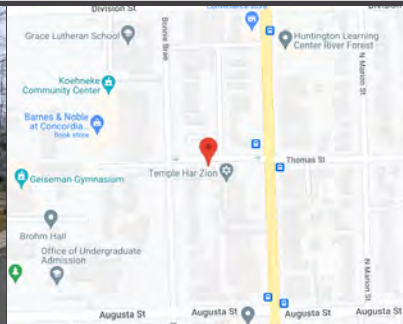
Lance A. Shalzi, NCARB

Principal

A20/20 Architects, Inc.



www.exactaland.com | office: 773.305.4011



**PROPERTY ADDRESS:**  
7221 - 7227 THOMAS STREET, RIVER FOREST, ILLINOIS 60305

**SURVEY NUMBER:** 2203.2781

**DATE SIGNED:** 03/23/22 **FIELD WORK DATE:** 3/22/2022

**REVISION DATE(S):**  
(REV.1 3/23/2022)

**POINTS OF INTEREST**  
**1. BUILDING OVER BUILDING LINE**

STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Kenneth Kennedy*  
**KENNETH A. KENNEDY**  
035-003403  
PROFESSIONAL  
LAND SURVEYOR  
MORRIS, IL  
STATE OF ILLINOIS

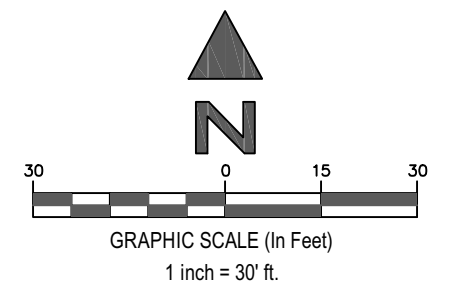
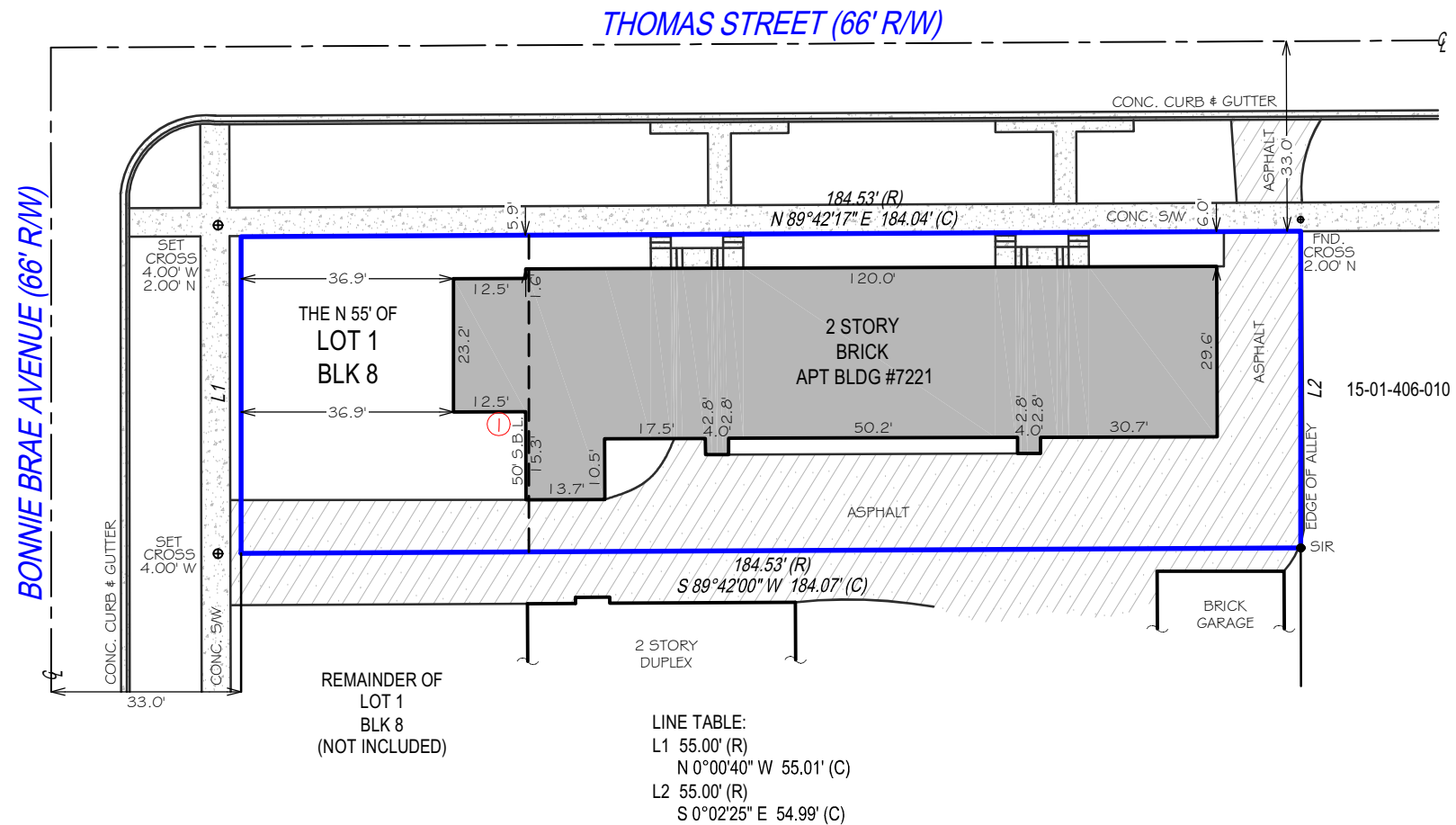
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2022  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



2203.2781  
BOUNDARY SURVEY  
COOK COUNTY



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

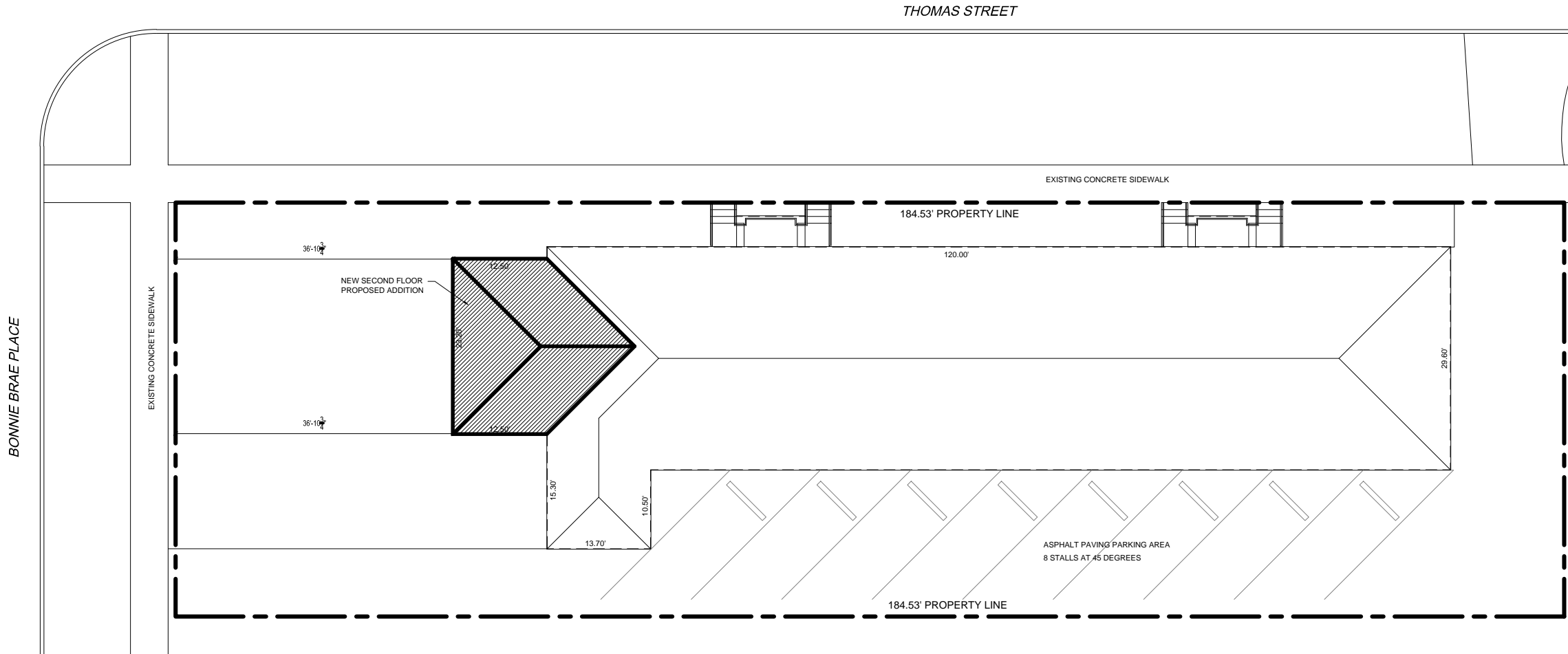


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<b>LEGAL DESCRIPTION:</b> THE NORTH 55 FEET OF LOT 1 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.																																																																																																																			
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<b>GENERAL SURVEYORS NOTES:</b> <div>1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.</div> <div>2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.</div> <div>3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.</div> <div>4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.</div> <div>5. Alterations to this survey map and report by other than the signing surveyor are prohibited.</div> <div>6. Dimensions are in feet and decimals thereof.</div> <div>7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at <a href="http://www.fema.gov">www.fema.gov</a> and may not reflect the most recent information.</div> <div>8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.</div> <div>9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.</div> <div>10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.</div> <div>11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.</div> <div>12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.</div> <div>13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.</div> <div>14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.</div> <div>15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.</div>																																																																																																																			
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Radius Point</td></tr><tr><td><b>ANE</b> - Anchor Easement</td><td><b>IE/EE</b> - Ingress/Egress Easement</td><td><b>S/W</b> - Sidewalk</td></tr><tr><td><b>ASBL</b> - Accessory Setback Line</td><td><b>ILL</b> - Illegible</td><td><b>SBL</b> - Setback Line</td></tr><tr><td><b>B/W</b> - Bay/Box Window</td><td><b>INST</b> - Instrument</td><td><b>SCL</b> - Survey Closure Line</td></tr><tr><td><b>BC</b> - Block Corner</td><td><b>INT</b> - Intersection</td><td><b>SCR</b> - Screen</td></tr><tr><td><b>BFP</b> - Backflow Preventer</td><td><b>IRRE</b> - Irrigation Easement</td><td><b>SEC</b> - Section</td></tr><tr><td><b>BLDG</b> - Building</td><td><b>L</b> - Length</td><td><b>SEP</b> - Septic Tank</td></tr><tr><td><b>BLK</b> - Block</td><td><b>LAE</b> - Limited Access Easement</td><td><b>SEW</b> - Sewer</td></tr><tr><td><b>BM</b> - Benchmark</td><td><b>LB#</b> - License No. (Business)</td><td><b>SIR</b> - Set Iron Rod</td></tr><tr><td><b>BR</b> - Bearing Reference</td><td><b>LBE</b> - Limited Buffer Easement</td><td><b>SMWE</b> - Storm Water Management Easement</td></tr><tr><td><b>BRL</b> - Building Restriction Line</td><td><b>LE</b> - Landscape Easement</td><td><b>SN&amp;D</b> - Set Nail and Disc</td></tr><tr><td><b>BSMT</b> - Basement</td><td><b>LME</b> - Lake/Landscape Maintenance Easement</td><td><b>SQFT</b> - Square Feet</td></tr><tr><td><b>C</b> - Curve</td><td><b>LS#</b> - License No. (Surveyor)</td><td><b>STL</b> - Survey Tie Line</td></tr><tr><td><b>C/L</b> - Center Line</td><td><b>MB</b> - Map Book</td><td><b>STY</b> - Story</td></tr><tr><td><b>C/P</b> - Covered Porch</td><td><b>ME</b> - Maintenance Easement</td><td><b>SV</b> - Sewer Valve</td></tr><tr><td><b>C/S</b> - Concrete Slab</td><td><b>MES</b> - Mitered End Section</td><td><b>SWE</b> - Sidewalk Easement</td></tr><tr><td><b>CATV</b> - Cable TV Riser</td><td><b>MF</b> - Metal Fence</td><td><b>TBM</b> - Temporary Bench Mark</td></tr><tr><td><b>CB</b> - Concrete Block</td><td><b>MH</b> - Manhole</td><td><b>TEL</b> - Telephone Facilities</td></tr><tr><td><b>CH</b> - Chord Bearing</td><td><b>NR</b> - Non-Radial</td><td><b>TOB</b> - Top of Bank</td></tr><tr><td><b>CHIM</b> - Chimney</td><td><b>NTS</b> - Not to Scale</td><td><b>TUE</b> - Technological Utility Easement</td></tr><tr><td><b>CLF</b> - Chain Link Fence</td><td><b>NAVD88</b> - North American Vertical Datum 1988</td><td><b>TWP</b> - Township</td></tr><tr><td><b>CME</b> - Canal Maintenance Easement</td><td><b>NGVD29</b> - National Geodetic Vertical Datum 1929</td><td><b>TX</b> - Transformer</td></tr><tr><td><b>CO</b> - Clean Out</td><td><b>OG</b> - On Ground</td><td><b>TYP</b> - Typical</td></tr><tr><td><b>CONC</b> - Concrete</td><td><b>ORB</b> - Official Records Book</td><td><b>UE</b> - Utility Easement</td></tr><tr><td><b>COR</b> - Corner</td><td><b>ORV</b> - Official Record Volume</td><td><b>UG</b> - Underground</td></tr><tr><td><b>CS/W</b> - Concrete Sidewalk</td><td><b>O/A</b> - Overall</td><td><b>UP</b> - Utility Pole</td></tr><tr><td><b>CUE</b> - Control Utility Easement</td><td><b>O/S</b> - 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PROPOSED PARTIAL SECOND FLOOR ADDITION  
7221-7227 RIVER FOREST, ILLINOIS



1 EXISTING PHOTO  
CS1.0 Scale: N.T.S.



A SITE PLAN  
CS1.0 Scale: 1/8" = 1'-0"

PROJECT INFORMATION

OWNER  
CHICAGO PROPERTY GROUP, LLC  
1555 SHERMAN AVE. STE 295  
EVANSTON, ILLINOIS 60201

ZONING DATA

Address: 7221-7227 THOMAS STREET  
Lot Dimensions: 184.05 X 54.85'  
Lot Area: 10,123 SQ.FT. Per Survey  
Zoning district: EXISTING R-3  
Floor Area Ratio  
Required 80% Lot Area: .8(10,123) = 8098.4 s.f.  
Floor area:  
Existing First Floor: 3976.00' sq. ft.  
Existing Second Floor: 3694.00' sq. ft.  
Proposed Second Floor Addition: 282.00' sq. ft.  
Total floor area: 7952.00' sq. ft.  
Actual Floor Area Ratio: 7952/10123 = 78.6%  
Lot Coverage  
Required 40% Lot Area: .4(10,123) = 4049.20 s.f.  
Actual Lot Coverage: 3976/10123 = 39.30%

Required yards - Principal Structure  
Front yard setback: 40.00'  
Side yard setback: 3.00'  
Rear yard setback: .15(184.53) = 27.68'  
Required Height - Principal Structure 30.00'

Actual yards  
Front yard setback: existing no change  
Side yard setback - North: existing no change  
Side yard setback - South: existing no change  
Rear yard setback: existing no change

Parking:  
Existing No Change:

DESIGN LOADS

RESIDENTIAL	LL	DL	TL
GROUND SNOW LOAD	30 PSF	15 PSF	45 PSF
ATTIC W/O STORAGE	10 PSF	10 PSF	20 PSF
ATTIC W/ STORAGE	20 PSF	10 PSF	30 PSF
DECKS	40 PSF	15 PSF	55 PSF
BALCONIES	40 PSF	15 PSF	55 PSF
STAIRS	40 PSF	15 PSF	55 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF	50 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF

GUARDS AND HANDRAILS 200 LBS CONCENTRATED  
GUARD IN FILL COMP. 50 PSF HORIZONTAL

28 DAY COMPRESSIVE STRENGTH CONCRETE

FOOTINGS/FOUNDATION  
WALLS 3000PSI  
GARAGE SLAB 4000 PSI  
FROST DEPTH 42" MIN. BELOW FINISHED GRADE

WIND LOADS - WIND EXPOSURE "B"

ULTIMATE DESIGN WIND SPEED "V"ult = 90 MPH  
TOPOGRAPHIC EFFECTS N/A  
SEISMIC DESIGN CATEGORY 17/B  
WEATHERING SERVERE  
WINTER DESIGN TEMPERATURE -4 F  
ICE BARRIER UNDERLAYMENT REQ'D YES  
FLOOD HAZARDS SEE FOOTNOTE A  
AIR FREEZING INDEX 1745 (FOOTNOTE B)  
MEAN ANNUAL TEMPERATURE 47.8

TERMITE INFESTATION = MODERATE TO HEAVY

SCOPE OF WORK

DEMO EXISTING DETERIORATING ROOF TERRACE AND RAILING. PROPOSED NEW SECOND FLOOR ON SAME FOOTPRINT.

APPLICABLE CODES

2003 INTERNATIONAL BUILDING CODE W/AMENDMENTS  
2003 INTERNATIONAL FIRE CODE  
2003 INTERNATIONAL FUEL GAS CODE  
2003 INTERNATIONAL MECHANICAL CODE  
2003 INTERNATIONAL PROP. MAINTENANCE CODE  
2003 INTERNATIONAL RESIDENTIAL CODE  
INTERNATIONAL ENERGY CODE  
ILLINOIS STATE PLUMBING CODE CURRENT  
NATIONAL ELECTRIC CODE W/AMENDMENTS  
NFPA 101 LIFE SAFETY CODE 2000 OR CURRENT

ARCHITECT

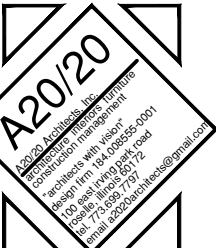
A20/20 ARCHITECTS, INC.  
IRVING PARK ROAD, STE 211  
ROSELLE, ILLINOIS 60172  
Tel: 773.699.7797  
Email: las.architects@yahoo.com

DRAWING LIST

COVER SHEET  
CS1.0 TITLE SHEET/KEY/PLAN/CODE MATRIX  
ARCHITECTURAL  
A1.0 PLANS AND ELEVATIONS  
A1.1 PROPOSED SECOND FLOOR PLAN/NEW ROOF PLAN  
A2.0 PROPOSED NORTH AND SOUTH ELEVATIONS  
A2.1 PROPOSED WEST ELEVATION

SYMBOLS

ELEVATION	ELEVATION No.	1-01
BUILDING SECTION	SECTION No.	1-01
WALL SECTION	SECTION No.	1-01
DETAIL INDICATION	DETAIL No.	1-01
DOOR NUMBER	ROOM No.	1-01
PARTITION INDICATION	DOOR No.	1-01
WINDOW INDICATION	WINDOW No.	1-01
ELEVATION MARK	LINEEL No.	1-01
REVISION INDICATION		



PROJECT:  
2 FLAT RENOVATION  
7221 THOMAS STREET  
RIVER FOREST, ILLINOIS

VARIANCE SUBMITTAL

1 10-12-2022

DRAWN BY: LAS

DATE: AUG. 2, 2022

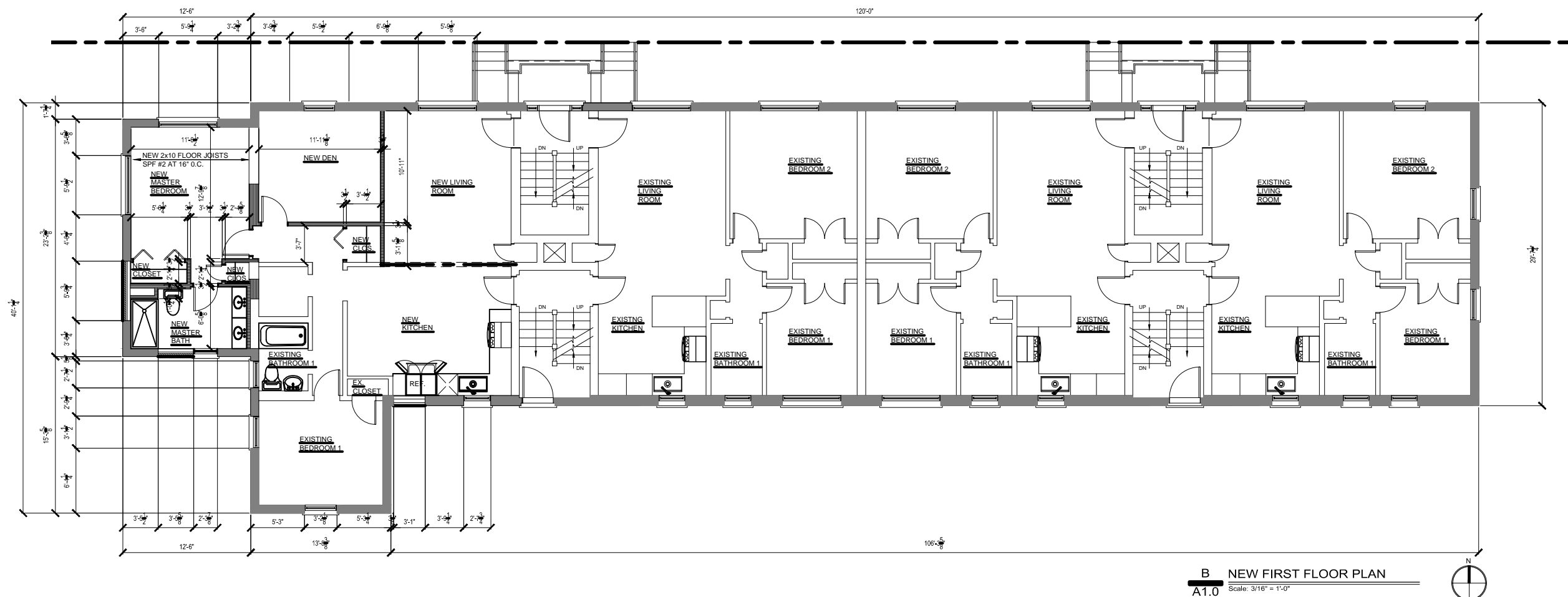
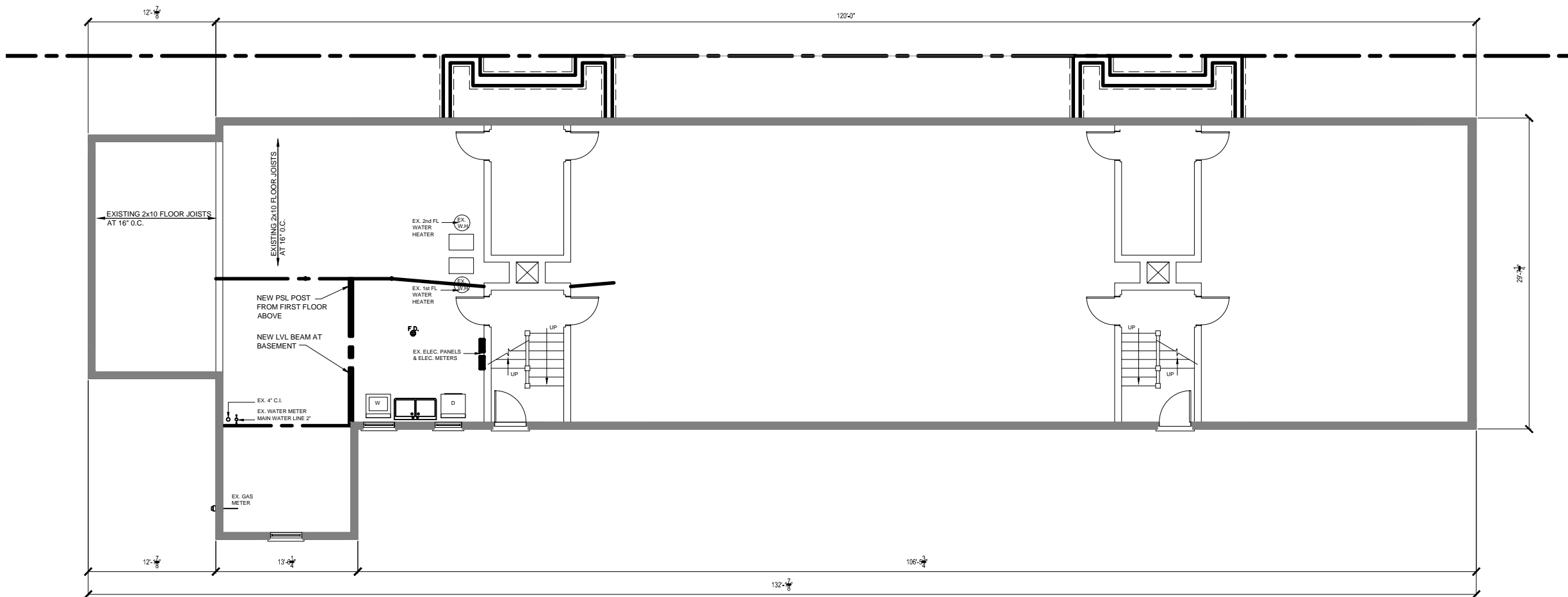
CHECKED: LAS

PROJECT NO.: 020-22

APPROVED BY: LAS

SHEET NO.

CS1.0

A20/20  
Architects Inc.  
Interior Design  
Management

PROJECT:  
2 FLAT RENOVATION  
7221 THOMAS STREET  
RIVER FOREST, ILLINOIS

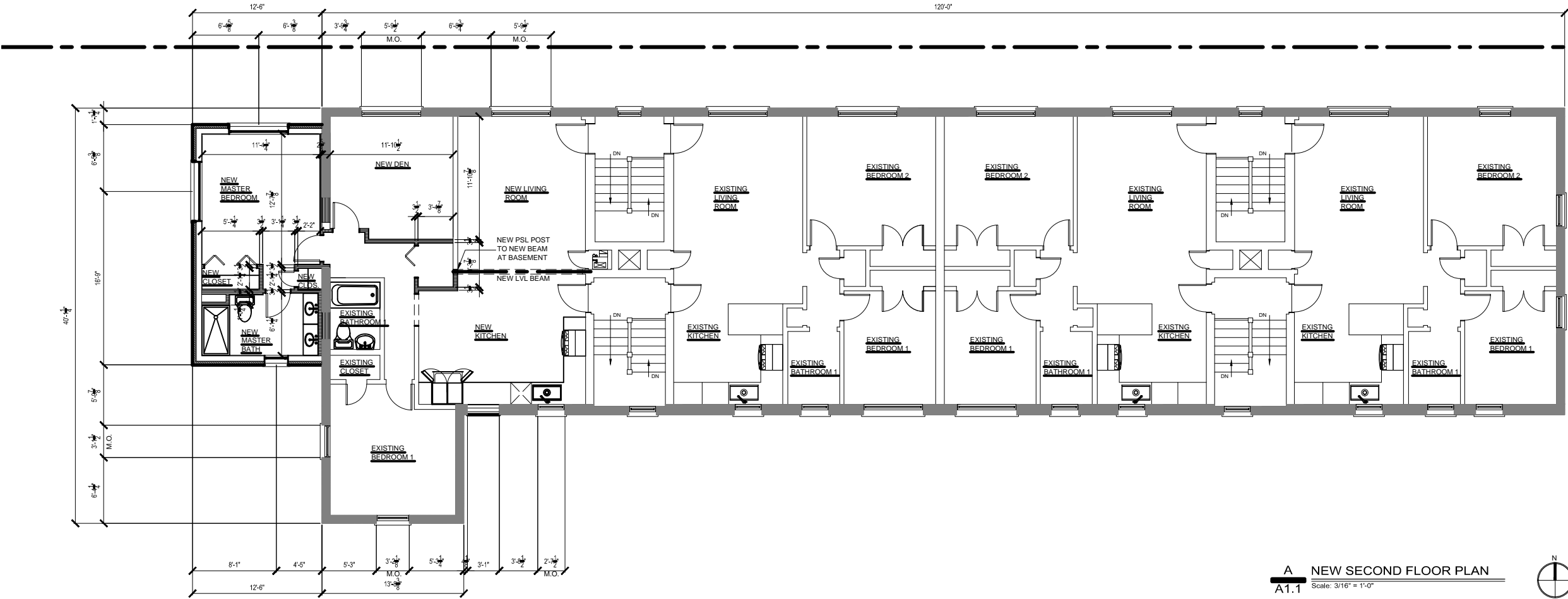
1	VARIANCE SUBMITTAL
	10-12-2022

DRAWN  
BY: LAS  
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CHECKED: LAS  
PROJECT  
NO.: 020-22  
APPROVED  
BY: LAS

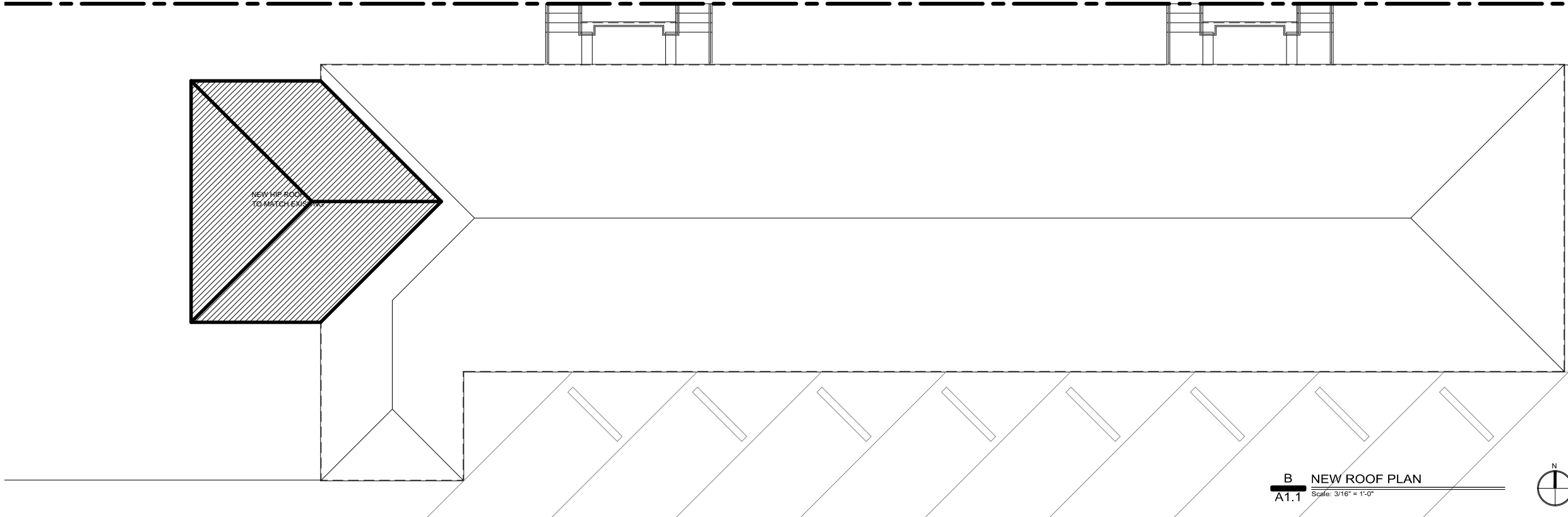
SHEET NO.

## A1.0





**A** NEW SECOND FLOOR PLAN  
**A1.1** Scale: 3/16" = 1'-0"



**B** NEW ROOF PLAN  
**A1.1** Scale: 3/16" = 1'-0"

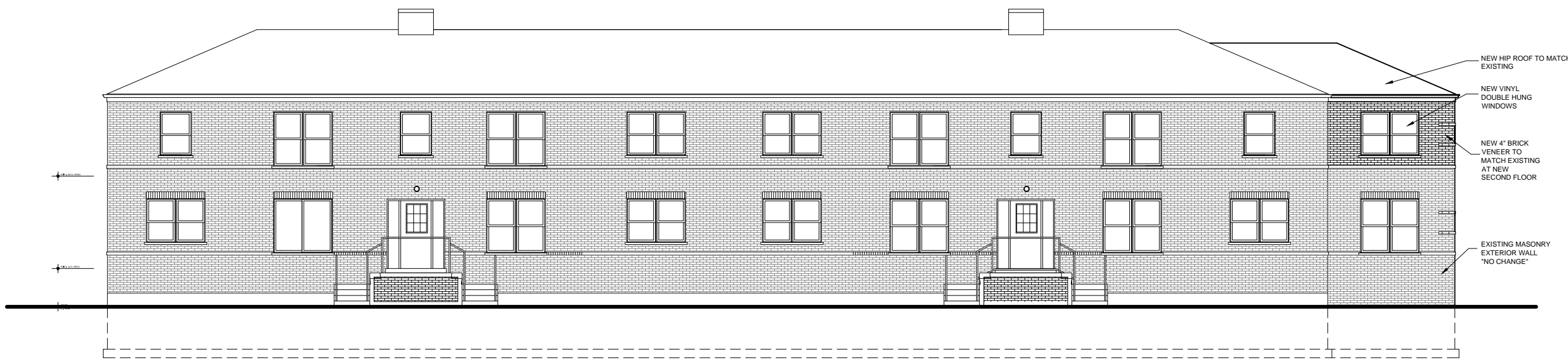
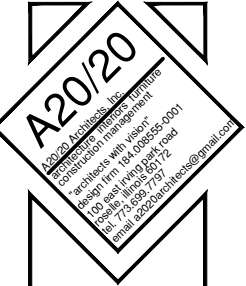
**A20/20**  
A20/20 Architects, Inc.  
Architects with Illinois  
Professional Engineer License  
Construction Management  
Design Firm 184.000.000-0001  
1000 West Lake Street, Suite 700  
Chicago, IL 60606-7700  
Phone: 312.462.7700  
Email: a20@architects.com

PROJECT:  
2 FLAT RENOVATION  
7221 THOMAS STREET  
RIVER FOREST, ILLINOIS

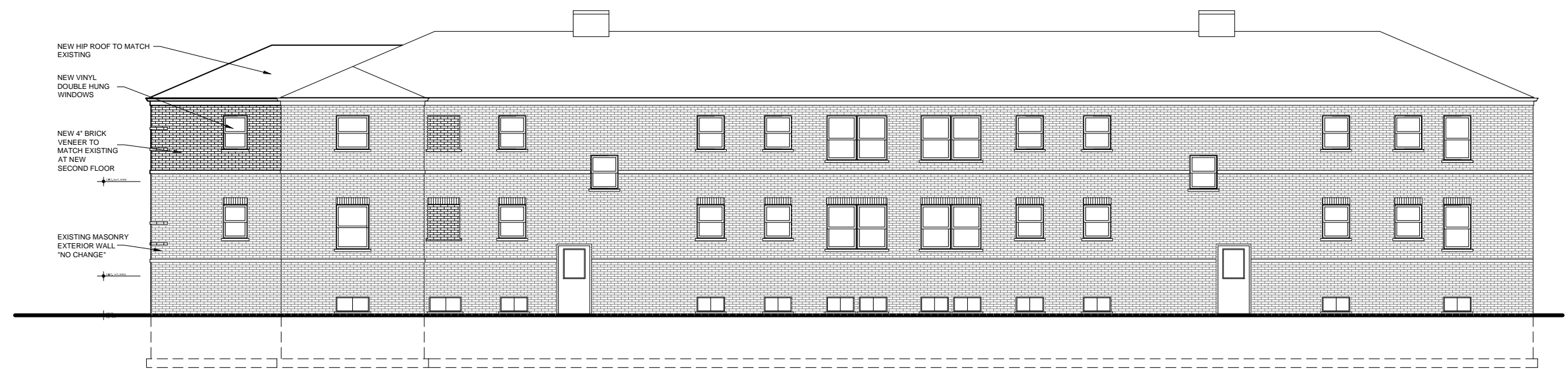
VARIANCE SUBMITTAL
1 10-12-2022

DRAWN  
BY: LAS  
DATE: AUG. 2, 2022  
CHECKED: LAS  
PROJECT  
NO.: 020-22  
APPROVED  
BY: LAS

SHEET NO.  
**A1.1**



1 NEW NORTH ELEVATION  
A2.0 Scale: 3/16" = 1'-0"



2 NEW SOUTH ELEVATION  
A2.0 Scale: 3/16" = 1'-0"

PROJECT:  
2 FLAT RENOVATION  
7221 THOMAS STREET  
RIVER FOREST, ILLINOIS

VARIANCE SUBMITTAL	
1	10-12-2022

DRAWN BY:	LAS
DATE:	AUG. 2, 2022
CHECKED:	LAS
PROJECT NO.:	020-22
APPROVED BY:	LAS

# Zoning Review Checklist

Address: 7227 Thomas Street

Date of Review: 9/29/2022

Date of Submission: 9/15/2022

Contact:

Telephone #:

Zoning District:

**R3**

**Use:**

Addition to an attached Single Family dwelling unit

## Permitted Use

**Lot Area**

Lot Width

Lot Depth

Lot Area

55.00

184.53

10149.15

Number of Residential Units proposed or existing

8

**Minimum Land Area 10-10-3**

1268.64

☒

Minimum of 2,800 square feet of land area per residential unit

Existing condition

**Minimum Lot Area 10-10-4**

Minimum Lot Area of 17,800 square feet

☒

**Minimum Lot Width 10-10-4**

Existing condition

Minimum 100 feet wide throughout its depth

☒

Existing condition

**Lot Coverage 10-10-5**

Allowed

Existing

Proposed

R3 District, max 40% of interior Lot

5074.58

4008.25

4008.25

☒

maximum 50% of a corner Lot

39.49%

39.49%

**Floor Area Ratio 10-10-5**

Allowed

Existing

Proposed

80% allowed for the R3 District

8119.32

7726.50

8016.50

☒

76.13%

78.99%

Net additional floor area added to the residence

290.00

s.f.

**Setbacks 10-10-7**

Required

Existing

Proposed

Front Yard

**East**

Minimum 40 feet; except where such front yard faces an R1 or R2 district,

36.9000

36.9000

Eave Length

0.0000

0.0000

Setback to Eave

40.0000

36.9000

36.9000

☒

Proposed setback at addition

Secondary Front Yard

**North**

Eave Length

0.0000

0.0000

Setback to Eave

25.0000

5.9000

7.5000

☒

Side Yard

**South**

Eave Length

0.0000

0.0000

Addition



## Zoning Review Checklist

Setback to Eave, Min. 3' for the R3 District	3.0000	9.0000	24.3000	☑
--	--------	--------	---------	---

### Rear Yard West

15% of Lot Depth or 26'-2" minimum	15.1300		
Eave Length	0.0000	<b>No Change</b>	
Setback to Eave	27.6795	15.1300	0.0000 <input type="checkbox"/> ✎

	Allowed	Existing	Proposed Ht. at addition	
<b>Building Height Ridge 10-10-6</b>				
Height above grade in feet	30'	28'	28'	☑
Story Height	3	2	2	☑

**7227 Thomas Street****9/29/2022**

Area Calculations

Date of Submission **9/15/2022**

Lot Area	55.0000	184.5300	<b>10149.1500</b>
Allowed Coverage	0.5000		<b>5074.5750</b>
Allowed FAR	0.8000		<b>8119.3200</b>

**Lot Coverage - Existing**

First Floor Area	Existing	4008.2500
		0.0000
		0.0000
		0.0000
	Total	<b>4008.2500</b>

**Lot Coverage - New**

First Floor Area	Proposed	4008.2500
		0.0000
		0.0000
		0.0000
	Total	<b>4008.2500</b>

**Floor Area - Existing**

Floor Area - existing	1st floor	4008.2500
	2nd floor	3718.2500
	Attic	0.0000
Detached Garage	Existing	0.0000
garage allowance (up to 500 s.f)		
		<b>7726.5000</b>

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	4008.2500
	2nd floor	4008.2500
	Attic	0.0000
Detached Garage	Existing	0.0000
garage allowance		
		<b>8016.5000</b>

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

A	120.0000	29.6000	3552.0000
B	13.7000	10.5000	143.8500
C	4.0000	2.8000	11.2000
D	4.0000	2.8000	11.2000
E	12.5000	23.2000	290.0000
			0.0000

Existing First Floor Area

**4008.2500**House - 1st floor - **Proposed  
Existing**

4008.2500

0.0000

Proposed First Floor Area

**4008.2500**House - 2nd floor - **Existing per Plat**

A	120.0000	29.6000	3552.0000
B	13.7000	10.5000	143.8500
C	4.0000	2.8000	11.2000
D	4.0000	2.8000	11.2000
			0.0000

Existing Second Floor Area

**3718.2500**House - 2nd floor - **Proposed  
Existing to remain  
Additions**

3718.2500

j 12.5000 23.2000 290.0000

0.0000

Proposed Second Floor Area

**4008.2500**



**A20/20 ARCHITECTS, INC.**  
**“architects with vision”**

*Architecture ♦ Interiors ♦ Construction Management*  
100 E. Irving Park Road, Ste 211 • Roselle, Illinois 60157  
tel. 773.699.7797 • email las.architects@yahoo.com

October 9, 2022

**7227 STANDARDS FOR MAJOR VARIATIONS**

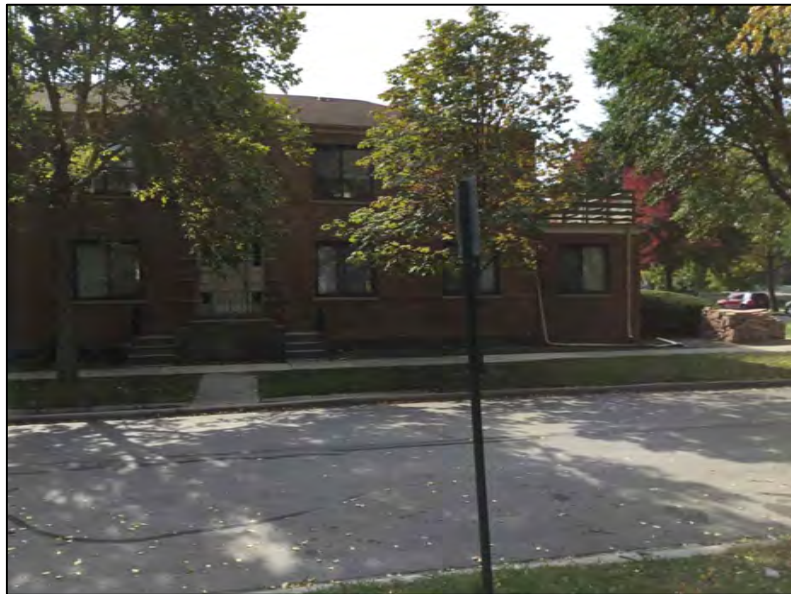
1. The existing property consists of 8 dwelling units. The current existing number of dwelling units will not change. The existing physical surroundings and topographical conditions are will not be affected by the proposal.
2. The unique physical condition did not result in any person having interest in the property. The lot of record does not meet the current minimum lot area defined in the current Zoning Ordinance. The property was acquired by the owner as it existed many years prior.
3. The conditions may not be applicable to other property within the same zoning classification. This particular property does not meet minimum lot area or lot frontage where others in the R-3 district may.
4. Economic gain is not the motivation for this proposal. The owner is attempting to improve the visual characteristics of the property and the surrounding area. The proposal will enhance the West Elevation of the structure. The deteriorating current roof deck will be demolished. The enclosure of this area will eliminate possible safety hazards and potential water issues in its current state.
5. The granting of the variation shall not be detrimental to the public welfare.... The variation if granted will not be detrimental to the public welfare or unduly injurious to the enjoyment, use or development value of other property. The proposed second floor is will not affect the public welfare , or the use of other properties. The proposal will enhance the surrounding area as it will become much more contextual with neighboring properties.
6. The proposed addition will not impair adequate light and air to the adjacent property. The is more than adequate open space surrounding the proposed addition therefore not affecting the supply of light and air to the adjacent properties.
7. The granting of the variation will not unduly tax public utilities and facilities in the area. No Change to public utilities will occur.
8. No means other than the proposed location can be remedied. This is the only portion of the existing structure that exists as a single story.

Thank you,

Respectfully,

Lance A. Shalzi, NCARB  
Principal  
A20/20 Architects, Inc.





**3** AREA OF WORK LOOKING SOUTH  
PH1.0 Scale: N.T.S.



**2** VIEW WEST  
PH1.0 Scale: N.T.S.



**1** VIEW EAST  
PH1.0 Scale: N.T.S.



**6** VIEW FROM PARKING AREA WEST  
PH1.0 Scale: N.T.S.



**5** EXIT DRIVE AISLE  
PH1.0 Scale: N.T.S.



**4** AREA OF WORK  
PH1.0 Scale: N.T.S.

A20/20 ARCHITECTS, INC.  
100 East Irving Park Road, Ste 211  
Roselle, Illinois 60172  
tel. 773.699.7797 las.architects@yahoo.com

7221-7227 Thomas St. PH1.0

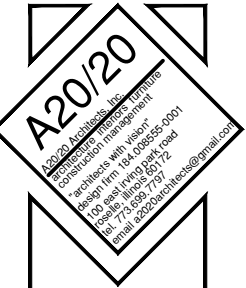




2 EXISTING PHOTOS  
A2.1 Scale: N.T.S.



1 NEW WEST ELEVATION  
A2.1 Scale: 1/4" = 1'-0"



PROJECT:  
2 FLAT RENOVATION  
7221 THOMAS STREET  
RIVER FOREST, ILLINOIS

VARIANCE SUBMITTAL  
1 10-12-2022

DRAWN  
BY: LAS  
DATE: AUG. 2, 2022  
CHECKED: LAS  
PROJECT  
NO.: 020-22  
APPROVED  
BY: LAS

SHEET NO.  
A2.1



Letter of Intent  
In Support of Request for Variance  
7221-27 Thomas Street, River Forest

**September 24, 2022**

Good Day Neighbor:

My name is Mark Solak, I am the new owner of 7221-27 Thomas Street. I am excited to be a proper owner in your neighborhood. I take great pride in my Thomas Street property and my desire is to be an asset to an already great community of property owners.

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- (4) The structure will cause no undue burden on any neighboring properties.

We are excited to be a part of this community and look forward to being your neighbors for years to come. If you are in support of our proposal your signature would be extremely helpful. We would appreciate your consideration and support.

Signed Candace R.

Address 7227 Thomas St River Forest 60305

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

Letter of Intent  
In Support of Request for Variance  
7221-27 Thomas Street, River Forest

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Signed Carol Diaz

Address 1020 N Harlem Ave #2B River Forest, Ill.  
60305

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

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Signed 

Address 

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Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)



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Signed Mark Solak

Address 1023 Bonnie Brook Pl. River Forest IL

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

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Signed 

Address 1031 Brownie Brae, River Forest, IL 60305

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

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Signed \_\_\_\_\_

Address \_\_\_\_\_

1020 N. HARDEN AVE #23

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)



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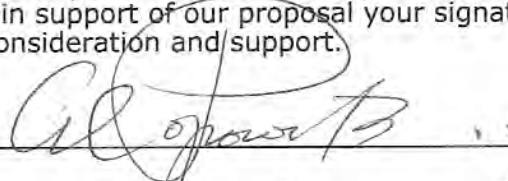
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Signed 

Address 1050 W Harlem Ave River Forest, IL 60361

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[marksolak@gmail.com](mailto:marksolak@gmail.com)



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Address 7227 THOMAS ST. APT 2 RIVER FOREST IL 60305

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Address 1020 N. Ashland #5F, River Forest 60305

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Signed 

Address 1033 Bonnie Brae Pl., River Forest, IL 60305

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(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)



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Signed Louane Halverson Lofgren

Address 1020 N. Harlem #2.2 River Forest, IL 60305

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Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)

Letter of Intent  
In Support of Request for Variance  
7221-27 Thomas Street, River Forest

**September 24, 2022**

Good Day Neighbor:

My name is Mark Solak, I am the new owner of 7221-27 Thomas Street. I am excited to be a property owner in your neighborhood. I take great pride in my Thomas Street property and my desire is to be an asset to an already great community of property owners.

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We are excited to be a part of this community and look forward to being your neighbors for years to come. If you are in support of our proposal your signature would be extremely helpful. We would appreciate your consideration and support.

Signed Margaret Bruno

Address 1020 N Harker #1F River Forest 60305

If you need to reach out to us or have any questions, please feel free to contact me at any time.

Thank you in advance!

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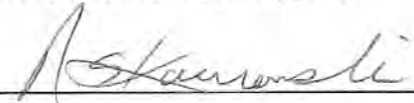
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Signed 

Address 1020 N Harlem River Forest IL 4B

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(773) 510-5858  
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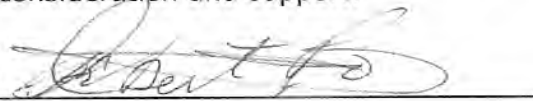
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Signed



Address

1020 N Harlem IF RF 60305

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Signed Phil Solak

Address 1020 N. Harlem Ave, 2E, River Forest

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Thank you in advance!

Mark Solak  
(773) 510-5858  
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Signed Richard F. Prescott *RF*

Address 1020 N. HARLEM AVE River Forest

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[marksolak@gmail.com](mailto:marksolak@gmail.com)

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Signed

Ronald E. Anderson

Address

1020 N. Harlem Apt. 1E River Forest. 60305

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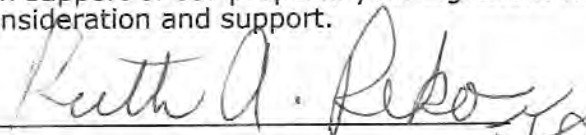
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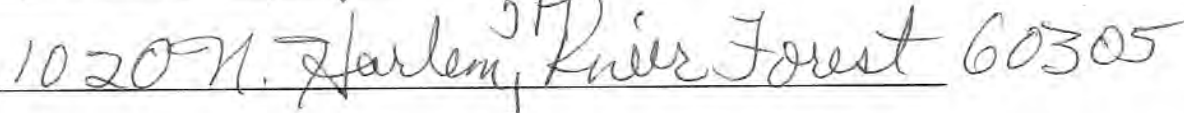
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Signed    
0AA7BBF210314CF...

Address 1111 Bonnie Brae Pl

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Signed  V.P. Building & Admin

Address Temple Hill - Zone 1040 N. Harlem Ave

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Signed Yoseline Gome

Address 7227 Thomas ST. Apt 2 River Forest IL 60305

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Mark Solak  
(773) 510-5858  
[marksolak@gmail.com](mailto:marksolak@gmail.com)





## MEMORANDUM

**DATE:** October 13, 2022  
**TO:** Zoning Board of Appeals  
**FROM:** Clifford E. Radatz *ceR*  
Building Official  
**SUBJECT:** Fence Variation Request – 1534 Park Avenue

---

1534 Park Apartments LLC, owner of the property at 1534 Park Avenue, has submitted an application for a variation to the Fence Regulations (Section 4-8-5) of the Village Code.

The applicant proposes to construct a new fence in the Front Yard, complying with Type 2 standard of the Fence regulations.

The Fence regulations require the fence in a Front Yard in the C-1 Commercial District to be a Type 1 fence (metal materials, maximum 4 feet high and a minimum of 50% open to view). The Type 2 standard requires the fence to be constructed of metal materials (same as the Type 1 standard), allows a maximum height of 6 feet, and requires a minimum of 80% open to view.

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 4-8-5 of the Village Code at 1534 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, October 20, 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 fence variation submitted by 1534 Park Apartments LLC, owner of the property at 1534 Park Avenue, who is proposing to install a fence in the Front yard.

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 the Fence regulations.

The applicant is requesting a variation to Section 4-8-4-A-1 of the fence regulations to allow a Type 2 fence (metal materials, maximum 6 feet high and a minimum of 80% open to view) to be installed in the Front Yard. The regulation requires the fence in a Front Yard in the C-1 Commercial District to be a Type 1 fence (metal materials, maximum 4 feet high and a minimum of 50% open to view).

The legal description of the property at 1534 Park Avenue is as follows:

THE SOUTH 50 FEET OF THE EAST HALF OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF THAT PART OF LOTS 1 AND 2 LYING EAST OF THATCHER ROAD IN OWNER'S SUBDIVISION IN THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 1, 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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APPLICATION FOR ZONING VARIATION  
Village of River Forest Zoning Board of Appeals

Address of Subject Property: 1534 Park Ave. Date of Application: 9/15/2022

Applicant		Architect / Contractor	
Name: 1534 Park Apartments LLC		Name: Kevin Morgan	
Address: 1534 Park Ave.		Address: 7214 Madison St. #2R	
City/State/Zip: River Forest, IL 60305		City/State/Zip: Forest Park, IL 60130	
Phone: (773) 477-8583	Fax:	Phone: (773) 477-8583	Fax:
Email: kpm111@gmail.com		Email: kpm111@gmail.com	

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

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

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

☒ Zoning Code

☒ Building Code (fence variations only)

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

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

**Application Deadline:** A complete variation application must be submitted no later than the 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: 1534 PARK APARTMENTS LLC Date: 9-15-22

Applicant (if other than Owner): KEVIN MORGAN (owner) Date: 9-15-22

**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: 1534 Park Ave. Date of Application: 9/15/2022

## 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 an a separate sheet are required)
4-8-3: FENCE CONSTRUCTION TYPES  4-8-4: FENCE REGULATIONS	4-8-4: 1. A type 1 fence, as provided in section 4-8-2 of this chapter, shall be permitted to be constructed in any front yard or secondary front yard. 4-8-3: A. Type 1 Fence: A type 1 fence shall be of construction meeting the definition of a "fabricated metal fence", as defined in section 4-8-2 of this chapter, being not less than fifty percent open to view, and not exceeding a height of four feet above the established grade.	Owner is requesting a variance to put a Type 2 fence rather than a Type 1 Fence in the front yard of the property. Owner wishes to construct a type 2 fence meeting the definition of a "fabricated metal fence", as defined in section 4-8-2 of this chapter. The primary reason for the variance is owner prefers a height of the 6 feet for this fence as is typical of the fences in the area.

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.



RE: Fence Height Variance: 1534 Park Ave.  
Village of River Forest  
Zoning Board of Appeals  
October 2022  
Applicant: 1534 Park Apartments LLC (owner: Kevin Morgan)

**1. The Application form looks good.**

**2. Short Description: On a separate sheet of paper, provide a short description of the variation you are requesting. Three or four sentences will do. If it is more than 1 page, it is too much.**

*DESCRIPTION: Subject property is a six-unit multi-family apartment building located at 1534 Park Ave. I'd like to enclose the perimeter of the front yard of the property with an aluminum or iron fence (material TBD based on cost and availability). The current zoning (C1) allows 4' height. I'd like the fence to be higher than 4' (probably 5' or 5.5') which is allowed in the adjacent R2 District. Once the fence is complete, I will install new landscaping along the interior of the fenced front yard of the property.*

**3. Plat of Survey: A copy of the plat of survey is required for the Variation process. In part, we need the Legal Description from the Plat for the Legal Notice. I need to send the legal description to the newspaper on Friday, 9-30-22.**

*PLAT: I have previously provided the Plat of Survey. Is this adequate?*

**4. Drawings for the project: This project doesn't have any real drawings. Perhaps, mark a copy of the plat with a highlighter showing the proposed location of the fence. And maybe provide a photo of the type of fence you want to install.**

*DRAWING: The fence will go from the building to the sidewalk on the north and south property line and along the sidewalk on the east property line. This will completely "enclose" the front yard. The front yard will be accessed by one or two gates to allow residents and their pets access to the enclosed front yard.*

*I can provide a drawing if necessary. I would probably mark-up the Plat of Survey. Is this adequate?*

**5. Zoning Information: Basically, you can cover this in the Short Description. The property is located in the C1 district, but you wish to comply with the fence requirement for the adjacent R2 District.**

*ZONING: The property is zoned as C1. Most of the property on the block is zoned R2 including the adjacent property to the south. R2 allows fence height of up to 6'. There are many properties on the block and in the neighborhood with front fences between 5' and 6' in height.*

RE: Fence Height Variance: 1534 Park Ave.

Village of River Forest

Zoning Board of Appeals

October 2022

Applicant: 1534 Park Apartments LLC (owner: Kevin Morgan)

**6. Responses to the 8 standards: I did not find Responses to the 8 standards with your application. Section 10-5-4 requires the Zoning Board to base their judgement upon the evidence that the Applicant presents that there will be a hardship if the requirements of the Zoning Ordinance are strictly enforced, based on 8 standards. Page 5 of the packet lists the 8 standards and specifies that the Applicant shall provide written responses to each of the standards. Attached is a Word document with the 8 standards, which is in a table format so that you can place your response right after each of the standards.**

**You should try to avoid yes or no answers. For instance, Standard 7 asks if the variation will unduly tax public utilities or facilities. Of course the answer is "No". The response needs to also say why the answer is "No". The proposed type of the fence will not increase the amount of water used, won't increase demand on the Fire or Police Departments. And so forth.**

*STANDARDS: See attached.*

**7. Photographs: A few photos of your front yard will give the Zoning Board some context for this property.**

*Photographs: I will submit photographs via email.*

**8. Letters from Neighbors: If available. Letters of support from the neighbors will not hurt your case.**

*Letters: Not available.*



RE: Fence Height Variance: 1534 Park Ave.  
 Village of River Forest  
 Zoning Board of Appeals  
 October 2022  
 Applicant: 1534 Park Apartments LLC (owner: Kevin Morgan)

#### 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.	<b>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;</b>
	<i>The current zoning (C1) allows a fence height of 4'. We would like a variance for the height of our fence. We would like our fence to have the height allowed in the adjacent R2 properties. Most of the properties on the block (and in the Village) are zoned R2. Our intent is to have a fence that is most likely between 5' and 5.5'. We feel the height is more consistent with the height typically seen in the neighborhood and Village. Additionally, it provides a more significant barrier for safety purposes.</i>
2.	<b>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;</b>
	<i>The current zoning ordinance allows 4' height for properties designated as C1. The purpose of this application is to seek a variance allowing the fence on our property to exceed 4' up to the height allowed by the adjacent R2 properties.</i>
3.	<b>The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;</b>
	<i>The neighborhood and the Village have many properties that have a fence height in excess of 4' as is allowed in properties with a R2 zoning designation</i>
4.	<b>The purpose of the variation is not based predominantly upon a desire for economic gain;</b>
	<i>The purpose of the variation (allowing the height to increase from 4' to 5' or 5.5') is for safety and is consistent with the fence height of many other fences in the neighborhood and Village.</i>

RE: Fence Height Variance: 1534 Park Ave.  
 Village of River Forest  
 Zoning Board of Appeals  
 October 2022  
 Applicant: 1534 Park Apartments LLC (owner: Kevin Morgan)

5.	<b>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,</b>
	<i>The proposed variation (allowing the height to increase from 4' to 5' or 5.5') will not be in any way detrimental to the public welfare or injurious to any other property or the neighborhood and is consistent with many other fences in the neighborhood and Village.</i>
6.	<b>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;</b>
	<i>The proposed variation (allowing the height to increase from 4' to 5' or 5.5') will not impair the light and air to the adjacent properties. The proposed variance will not increase the danger of fire or endanger the public safety or diminish or impair property values in the neighborhood and is consistent with many other fences in the neighborhood and Village.</i>
7.	<b>That the granting of the variation would not unduly tax public utilities and facilities in the area;</b>
	<i>The proposed variation in fence height (allowing the height to increase from 4' to 5' or 5.5') will not unduly tax public utilities and facilities in the area and is consistent with many other fences in the neighborhood and Village.</i>
8.	<b>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.</b>
	<i>To achieve safety and provide consistency with the fence height of other properties in the neighborhood, a variance is required to increase the height above the 4' allowed by the Village's Zoning Ordinance (C1 Zoning). Receiving a variance from the Village is the only means by which we can be permitted to build a fence with a height in excess of 4'.</i>







1534 PARK AVE.

PROPOSED FENCE

## PLAT OF SURVEY

OF

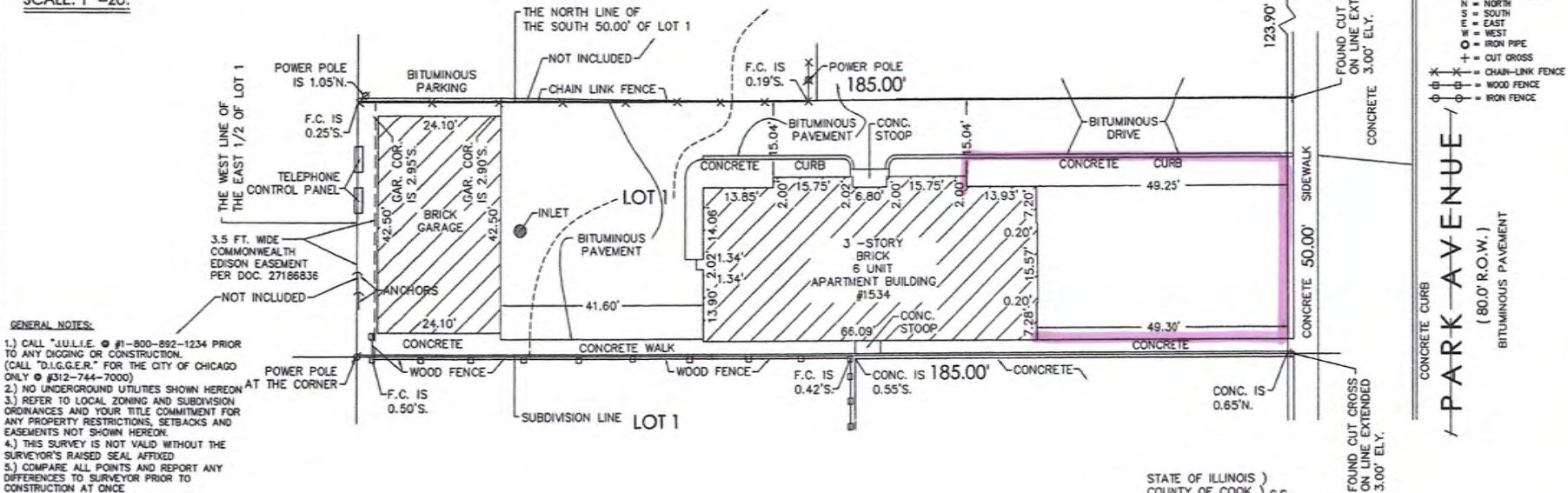
THE SOUTH 50 FEET OF THE EAST HALF OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF THAT PART OF LOTS 1 AND 2 LYING EAST OF THATCHER ROAD IN OWNER'S SUBDIVISION IN THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 20.0'

## LEGEND

FRS = FOUND RAILROAD SPIKE  
 FIP = FOUND IRON PIPE  
 FIR = FOUND IRON ROD  
 FIB = FOUND IRON BAR  
 FPK = FOUND PK NAIL  
 FCC = FOUND CUT CROSS  
 FM = FOUND CUT NOTCH  
 SIP = SET IRON PIPE  
 SOC = SET CUT CROSS  
 SPK = SET PK NAIL  
 R = RECORD INFORMATION  
 MEAS = MEASURED INFORMATION  
 CALC = CALCULATED INFORMATION  
 TT = TOP OF FOUNDATION  
 FF = FINISHED FLOOR  
 FFG = FINISHED FLOOR GARAGE  
 TC = TOP OF CURB  
 FL = FLOW LINE  
 INV = INVERT  
 CONC = CONCRETE  
 BIT = BITUMINOUS  
 UE = UTILITY EASEMENT  
 PUE = PUBLIC UTILITY EASEMENT  
 PUADUE = PUBLIC UTILITY & DRAINAGE EASEMENT  
 FC = FENCE CORNER  
 N = NORTH  
 S = SOUTH  
 E = EAST  
 W = WEST  
 O = IRON PIPE  
 + = CUT CROSS  
 X = CHAIN-LINK FENCE  
 □ = WOOD FENCE  
 ○ = IRON FENCE



## GENERAL NOTES:

- 1.) CALL "J.U.L.I.E." @ 1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. (CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY @ 312-744-7000)
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE
- 6.) A CURRENT TITLE POLICY WAS MADE AVAILABLE AT TIME OF SURVEY
- 7.) LEGAL DESCRIPTION SHOWN HEREIN SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT
- 8.) DO NOT SCALE DIMENSIONS FROM THIS PLAT

COMMON ADDRESS: # 1534 PARK AVENUE

RIVER FOREST, IL

ORDER NO: R12-467.1S

SCALE: 1" = 20'

FIELD DATE: 12/20/12

BOOK: 24 PAGE: 00

PREPARED FOR: LAW OFFICES  
 CHADWICK & LAKERDAS  
 5300 SOUTH SHORE DRIVE  
 SUITE 100  
 CHICAGO, IL 60615  
 PHONE: (773)-955-1088

(COMMON ADDRESS: # 1534 PARK AVENUE, RIVER FOREST, ILLINOIS)

REVISED: 05/29/2013 - ADD EASEMENT REAR OF LOT.

PROFESSIONAL LAND SERVICES, L.L.C.

LAND SURVEYING AND MAPPING  
 7518 W. MADISON AVE., STE. A - FOREST PARK, IL. 60130  
 PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: pralandsurv@sbcglobal.net

RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL

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

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.8.6.P.)

DATE: DECEMBER 20, 2012

JOHN COLIN TOLINE, P.L.S. # 35-3078  
 MY COMMISSION EXPIRES NOVEMBER 30, 2014  
 PROFESSIONAL LAND SERVICES, L.L.C.

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648



















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: October 20, 2022

To: Frank Martin, Chairman, Zoning Board of Appeals

From: Matt Walsh, Assistant to the Village Administrator

Subj: Proposed Text Amendments – Accessory Dwelling Units

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**Issue & Background:** The Village's Affordable Housing Plan, adopted June 8, 2020, includes consideration of accommodating Accessory Dwelling Units (ADUs). ADUs were introduced and discussed by the Zoning Board of Appeals on May 20, 2021 and June 10, 2021 and no recommendations were formally made to the Village Board. The Village recently entered in to an agreement with Houseal Lavigne to assist with updating the Village's code to address ADUs.

The attached memorandum from Village Planning Consultant John Houseal includes background information on ADUs, a summary of assumptions based on past discussions, and draft standards to be considered for inclusion in the zoning code.

**Attachments:**

1. Planning Consultant Houseal Lavigne Memo

## MEMORANDUM

Date: October 7, 2022

SENT VIA EMAIL

To: Village of River Forest  
Zoning Board of Appeals

From: Houseal Lavigne Associates  
John Houseal, FAICP, Partner  
Jackie Wells, AICP, Senior Planner

Re: Accessory Dwelling Units Zoning Ordinance Update  
Initial Ordinance Assumptions

The purpose of this memorandum is to convey Houseal Lavigne's initial assumptions that informed the preliminary draft Accessory Dwelling Unit (ADU) zoning ordinance standards. The initial assumptions were derived from the Village's 2019 Comprehensive Plan and 2020 Affordable Housing Plan, the primary policy documents driving River Forest's consideration of ADUs.

This memorandum includes an overview of what ADUs are, detail as to why River Forest is considering updating its zoning ordinance to accommodate them, a summary of the initial assumptions that informed the preliminary draft ADU zoning ordinance standards, and the preliminary draft ADU standards.

## WHAT IS AN ADU?

Accessory Dwelling Units (ADUs) are a way of increasing housing options in established neighborhoods with primarily single-family detached dwellings, without significantly altering existing community character. ADUs have been known by many names: granny flats, in-law units, backyard cottages, secondary units, carriage houses, and more. Regardless of the terminology used, an ADU is a smaller, independent dwelling unit that may be detached, attached, or internal to the primary dwelling on a parcel.

ADUs have many benefits including:

- ADUs are a relatively affordable type of home to construct because they do not require paying for land, major new infrastructure, structured parking, or elevators.
- ADUs can provide a source of income for homeowners.
- ADUs allow extended families to be near one another while maintaining privacy and independence.
- ADUs can provide as much living space as many newly built apartments and condominiums, and they're suited well for couples, small families, young people, people with disabilities, and seniors.
- ADUs give homeowners the flexibility to share independent living areas with family members and others, accommodating supportive housing and allowing seniors to age in place as they require more care.



## WHY IS RIVER FOREST CONSIDERING ALLOWING ADUS?

River Forest is examining ADUs as a possible means of addressing the provision of additional affordable housing in the Village.

Related goals, objectives, and policies from the 2019 Comprehensive Plan include:

- Maintain the Village as an exceptional residential community, retain its predominant single-family detached dwelling character and varied architectural styles, and provide the variety of housing options necessary to accommodate residents at all stages of life.
- Maintain the appropriate balance of housing types within the community to provide for the housing needs of residents at all stages of life.
- Encourage new residential development that provides for the needs of the Village's population.

Related considerations from the 2020 Affordable Housing Plan include:

- Explore amending the zoning ordinance to accommodate Accessory Dwelling Units (ADU) as a special use in the R1 and R2 zoning districts.
- The provision of affordable housing, including integrated supportive housing, can significantly increase the livability of the River Forest community for so many.



## INITIAL ADU ORDINANCE ASSUMPTIONS

The following initial assumptions were derived from the Village's 2019 Comprehensive Plan and 2020 Affordable Housing Plan, the primary policy documents driving River Forest's consideration of ADUs. They informed the attached preliminary draft ADU zoning ordinance language.

1. The single-family detached character of the Village's neighborhoods should be preserved, protected, and enhanced.
2. ADUs should be allowed as a special use in the R-1 and R-2 zoning districts.
3. To minimize impacts on neighbors, an ADU should be allowed to be constructed internal or attached to the existing primary dwelling only.
4. An attached ADU should be integrated into the design of the primary dwelling so as to appear as a single dwelling.
5. ADUs should be required to be rented at affordable rates.
6. A mechanism such as deed restriction and/or annual registration program should be utilized to ensure ADUs are rented at affordable rates in perpetuity or for a specified period of time.
7. The primary dwelling should be owner occupied.
8. The maximum size of an ADU should be limited to ensure it remains appurtenant to the primary dwelling.
9. An ADU should have a separate entrance from the primary dwelling. The ADU entrance should be located in the rear of interior side of the primary dwelling to maintain the single-family detached character of the Village's neighborhoods.
10. A minimum of one off-street parking space should be provided per ADU. The parking space should not interfere with other required on-site parking.

## PRELIMINARY DRAFT ADU STANDARDS

The preliminary draft ADU standards detailed below could be integrated into Chapter 7: Regulations of General Applicability. Additionally, Chapter 21: Land Use Chart would be updated to include Accessory Dwelling Uses as an accessory use allowed in the R1 and R2 low density residential districts as a special use.

1. One (1) attached or internal accessory dwelling unit shall be allowed per lot.
2. The maximum size of an accessory dwelling unit shall be a maximum of twenty (20) percent of the floor area of the principal dwelling or 400 square feet, whichever is greater. In no instance shall an accessory dwelling unit exceed eight hundred (800) square feet in area.
3. Attached accessory dwelling units shall be located fully within the buildable area of the lot.
4. Attached accessory dwelling units shall have substantially similar architectural features including roof pitch; window type, size, and placement; architectural features, and exterior building cladding materials as the principal dwelling.
5. The principal dwelling and accessory dwelling unit shall be served by a common driveway.
6. A minimum of one (1) off-street parking space shall be provided per accessory dwelling unit. Parking required for an accessory dwelling unit shall be in addition to parking required for the primary dwelling. The parking for the accessory dwelling unit shall not be located in the required front yard setback. A tandem parking space, where one (1) car is parked behind another, with the spaces required for the primary dwelling shall be prohibited.
7. The principal dwelling shall be the primary residence of the owner of the property.
8. Prior to the issuance of a Certificate of Occupancy, the property owner shall enter into an Affordable Housing Agreement with the Village of River Forest which shall be recorded as a lien against the property. The lien shall include a covenant that the accessory dwelling unit shall be offered for rent at a monthly rate that qualifies the unit as affordable per the State of Illinois Affordable Housing Act, as amended.

**PUBLIC HEARING NOTICE  
ZONING BOARD OF APPEALS  
RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, Cook County, Illinois, on Thursday, October 20, 2022 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois, to consider amendment(s) to the Village's Zoning Ordinance which include, but may not be limited to, the following:

1. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define accessory dwelling units; and
2. A Text Amendment to Section 10-7 (Regulations of General Applicability) of the Zoning Ordinance to create standards for accessory dwelling units; and
3. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate accessory dwelling units as a special use in certain residential Zoning Districts.

The petitioner for the Text Amendments is the Village President and Board of Trustees.

This public hearing is being held pursuant to direction given by the Village Board of Trustees for the Zoning Board of Appeals to consider these amendments. For additional information visit [www.vrf.us](http://www.vrf.us).

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** If you cannot attend the public hearing but would like to provide input on this matter to the Zoning Board of Appeals you may submit your comments in writing, to Clifford Radatz, Building Official, no later than 12:00 Noon on the date of the public hearing at [cradatz@vrf.us](mailto:cradatz@vrf.us) or by mailing them to 400 Park Avenue, River Forest, IL 60305.

For further information or for a copy of the proposed text amendments, please contact Assistant to the Village Administrator Matt Walsh at (708) 714-3563 or at [mwalsh@vrf.us](mailto:mwalsh@vrf.us) or visit [www.vrf.us](http://www.vrf.us).

Sincerely,  
Clifford Radatz  
Secretary, Zoning Board of Appeals