



RIVER FOREST ZONING BOARD OF APPEALS MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, September 10, 2020 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting is limited to 10 individuals, with Development Review Board 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: Lisa Scheiner at lscheiner@vrf.us. You may listen to the meeting by participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 813 2300 7132. If you would like to participate over the phone, please contact Assistant Village Administrator Lisa Scheiner by telephone at (708) 714-3554 or by email at lscheiner@vrf.us by 12:00 pm on Thursday, September 10, 2020.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on June 11, 2020
- III. Variation Requests for 7820 Augusta Street – Lot Coverage and Rear Yard Setback
- IV. Variation Request for 346 Park Avenue – Side Yard Setback for a home with an existing non-conforming Side Yard Setback.
- V. Confirmation of Next Meeting
- VI. Public Comment
- VII. Adjournment

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
June 11, 2020**

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, June 11, 2020 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

The meeting was called to order at 7:31 p.m. Upon roll call, the following persons were:

Present: Members Berni, Lucchesi, O'Brien, Schubkegel, Smetana, and Chairman Martin.

Absent: Member Dombrowski

Also Present: Assistant Village Administrator Lisa Scheiner and Village Attorney Carmen Forte, Jr.

II. APPROVAL OF MARCH 12, 2020 ZONING BOARD OF APPEALS MEETING MINUTES

A MOTION was made by Member Schubkegel and SECONDED by Member Smetana to approve the minutes of the March 12, 2020 Zoning Board of Appeals meeting as amended.

Ayes: Members Berni, Lucchesi, O'Brien, Schubkegel, Smetana, and Chairman Martin

Nays: None

Abstain: Member Berni

Motion passed.

III. TEXT AMENDMENT REQUEST - PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT TO THE VILLAGE OF RIVER FOREST ZONING ORDINANCE REGARDING HOME BAKING OPERATIONS

Chairman Martin called the public hearing to order regarding proposed text amendments to the River Forest Zoning Ordinance to modify the definition of "Home Occupations" to allow home baking operations.

Assistant Village Administrator presented the text amendment petition to the Zoning Board of Appeals.

In response to a question from Member O'Brien, Assistant Village Administrator Scheiner stated that there are no other home occupations within the dwelling unit that require a special use permit.

In response to a question from Member Berni, Assistant Village Administrator and Village Attorney Forte stated that the Village does not incur liability if a home kitchen operation is allowed to operate in River Forest and that liability ultimately lies with the operator.

In response to a follow-up question from Member Berni, Assistant Village Administrator Scheiner explained how Sugar Beet in River Forest is inspected.

Attorney Forte noted that residential dwellings cannot be modified or expanded to accommodate the home occupation and that the home occupation must be performed within the dwelling unit and not within an accessory structure.

In response to a question from Member Luchhesi, Assistant Village Administrator Scheiner stated that the cap on monthly sales is set by state statute.

In response to a question from Member O'Brien, Assistant Village Administrator Scheiner stated that, while home kitchen operations may have online presence, sales are not necessarily online.

Assistant Village Administrator Scheiner swore in all parties wishing to speak.

Chairman Martin noted that Laura Riff, 801 Clinton Place, submitted a letter to the Zoning Board of Appeals which they have received and reviewed. Laura Riff, 801 Clinton Place, addressed the Zoning Board of Appeals and the basis for her petition.

In response to a question from Member Berni, Ms. Riff stated that she has a state sanitation license and supports that requirement for home kitchen operators.

Hearing no further public comment, Chairman Martin closed the public comment portion of the hearing.

In response to a question from Member Berni, Assistant Village Administrator Scheiner stated that she would verify with the Village's contract sanitarian whether any training or certification is required.

Chairman Martin stated that at the March meeting, the Zoning Board of Appeals was asked to consider an amendment to the land use chart to take a permitted use and make it a special use. He read from the minutes of the March Zoning Board of Appeals meeting, highlighting the basis for the Village's petition. He stated that the special use process gives residents notice and an opportunity to express concerns about that use, to avoid clustering of similar uses in a zoning district, and to avoid impacts on neighboring property owners. He stated that he does not understand how the Village can come before them and say that a special use permit is needed to protect neighbors and now come in and ask for the opposite for a home kitchen operation. He stated that by making it a permitted use there will be no opportunity for the neighbors to address the Zoning Board of Appeals regarding their concerns about the use.

In response to a question from Member Schubkegel, Assistant Village Administrator stated that, to her knowledge, the Village has not received a special use application for a home occupation but Ms. Riff could apply for a special use permit.

In response to a question from Member Schubkegel, Ms. Riff explained that, without the Village's permission to operate a home kitchen operation, she is not permitted to sell directly to consumers.

In response to a question from Chairman Martin, Ms. Riff explained that the Village did not advise that she could apply for a special use permit.

In response to Chairman Martin's question, Village Attorney Forte clarified that the statute states that a home kitchen operation may only occur within municipalities that have adopted ordinances authorizing the use. The Village's home occupation definition and the code, as written, would not allow a home kitchen operation and that the proposed text amendment does that and goes a step further to say that it is a permitted use and that a special use permit is not required. Assistant Village Administrator Scheiner added that the Village could require a notice to the neighbors, but that a public hearing would not be required.

In response to a question from Member O'Brien, Assistant Village Administrator Scheiner and Village Attorney Forte noted that the state statute narrowly defines what items may be produced in a home kitchen operation.

Chairman Martin stated that the impact of the proposed text amendment is to make a home kitchen operation a permitted use.

Village Attorney Forte stated that these uses often go unnoticed and may already be going unnoticed in River Forest.

In response to a question from Chairman Martin, Village Attorney Forte confirmed that a customer could come to the home to purchase products. He and Assistant Village Administrator Scheiner reviewed the conditions on home occupations that exist within the definition of "home occupation" in the Zoning Ordinance.

Member Smetana stated that home occupation definition lead him to distinguish this from the previous text amendment request regarding massage uses since many of the conditions that would be incorporated into a special use permit already exist in the ordinance. He noted that he did not think a massage use should be a special use either.

A MOTION was made by Member Smetana and SECONDED by Member Schubkegel to recommend to the Village Board of Trustees that the proposed text amendment be approved.

Ayes: Members Berni, Lucchesi, O'Brien, Schubkegel, Smetana, and Chairman Martin

Nays: Chairman Martin

Motion passed.

IV. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED TEXT AMENDMENT RELATED TO HOME BAKING OPERATIONS FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JUNE 11, 2020 AS AMENDED

Members Smetana and Chairman Martin asked that the basis of their positions be incorporated into the Findings of Fact.

A MOTION was made by Member Berni and SECONDED by Member Lucchesi to approve the Findings of Fact and recommendation as amended regarding the Proposed Text Amendment.

Ayes: Members Berni, Lucchesi, O'Brien, Schubkegel, Smetana, and Chairman Martin
Nays: None.
Motion passed.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

A MOTION was made by Member O'Brien and SECONDED by Member Lucchesi to adjourn the meeting at 8:14 p.m.

Ayes: Members Berni, Lucchesi, O'Brien, Schubkegel, Smetana, and Chairman Martin
Nays: None.
Motion passed.

Respectfully Submitted:



Lisa Scheiner, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____



MEMORANDUM

DATE: September 3, 2020

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 7820 Augusta Street

Brad Ament and Georgina Fabian, owners of the property at 7820 Augusta Street, have submitted a preliminary application for variations to the Lot Coverage (10-9-5) and the rear yard setback regulations (Section 10-9-7) of the Zoning Code for the purpose of constructing a one story addition onto the residence. The applicants have submitted a written request that their hearing be postponed until the October meeting of the Zoning Board of Appeals. A copy of this request is attached.

We have received one item of public comment in response to the legal notice for the requested variations. A copy of this item is attached.

As the legal notice for this hearing has been published, we request that the Zoning Board open the hearing for this matter and then consider the applicants' request for a continuance to a date certain.

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, September 10, 2020 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 Brad Ament and Georgina Fabian, owners of the property at 7820 Augusta Street, who are proposing to construct a one story addition onto the existing home.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-5 that would allow the addition to increase the Lot Coverage area from 3,107 square feet (31.68% of the Lot Area), to 3,569 square feet (36.39%). The Zoning Ordinance allows a maximum Lot Coverage of 30% of the area of the lot.

The applicants are also requesting a major variation to Section 10-9-7 that would allow the north wall of the addition to the home to have a rear yard setback of 5'-6 3/8" from the north property line to the wall, and a setback of 3'-7 3/8" to the fascia board of the roof overhang of the addition. The Zoning Ordinance requires a minimum rear yard setback equal to 15 % of the Lot depth or 26'-2", whichever is greater.

The legal description of the property at 7820 Augusta Street is as follows:

THE EAST HALF OF LOT 13 (EXCEPTING FROM SAID TRACT THE WEST 6 INCHES THEREOF) AND THE EAST HALF OF THE SOUTH 40 FEET OF LOT 14 IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE EAST 17 ACRES OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PARTS CONVEYED TO THE CHICAGO AND WISCONSIN RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

From: [Gina](#)
To: [Cliff Radatz](#); [Cliff Radatz](#)
Subject: Request for Postponement of Hearing on Application for Major Zoning Variation 7820 Augusta Street
Date: Wednesday, September 2, 2020 10:27:23 AM

Dear Mr. Radatz:

Good morning.

We are writing to kindly request a postponement of the hearing on the Application for Major Zoning Variation on 7820 Augusta Street so that the matter is heard at the next meeting of the Zoning Board of Appeals on October 8, 2020.

When you have an opportunity, kindly acknowledge receipt of this email and the granting of our request.

Thank you in advance.

Brad Ament (847) 275-4848 and Georgina Fabian (312) 375-0786

To: Village of River Forest, Illinois Zoning Board of Appeals

From: Jeff Stocker and Mary Spyropoulos, 1011 Forest Avenue, River Forest

Date: September 2, 2020

Subject: Objection to Major Zoning Variance Request for 7820 Augusta

This letter/email is being submitted as an objection to the major variance request for 7820 Augusta. We have lived at 1011 Forest Avenue since June 2001. In the 19 years we have lived in our home we have invested in an addition to the house, landscaping and patio/pergola and are happy to be part of the River Forest community. We investigated our ability to modify our house within zoning code before purchasing to ensure that our planned investments would not infringe on the property values of our neighbors.

Our issues with the proposed variance are multiple. Both major variance requests are problematic with respect to property value and aesthetics. Specifically:

1. The requested setback is **23 feet more** than allowed by River Forest zoning codes bring the requested addition **within 3 feet of the rear property line** with a 10 foot wall and 19 foot roof.
2. The requested lot coverage increase is **20% more** than allowed by River Forest zoning codes.
3. Increasing density far above permitted zoning codes will have a **detrimental impact on property values** for 1011 Forest Avenue, 1003 Forest Avenue and 7800 Augusta Street.
4. Permitting this set of major variances establishes a dangerous precedent for similar requests in River Forest.

Excerpt from the Public Meeting Notice

*The applicants are requesting a major variation to Section 10-9-5 that would allow the addition to increase the Lot Coverage area from 3,107 square feet (31.68% of the Lot Area), to 3,569 square feet **(36.39%)**. The Zoning Ordinance allows a maximum Lot Coverage of 30% of the area of the lot. The applicants are also requesting a major variation to Section 10-9-7 that would allow the north wall of the addition to the home to have a rear yard setback of 5'-6 3/8" from the north property line to the wall, and a setback of 3'-7 3/8" to the fascia board of the roof overhang of the addition. The Zoning Ordinance requires a minimum rear yard setback equal to 15 % of the Lot depth or 26'-2", whichever is greater.*


As requested, we are aligning our comments to the consideration standards for a variance as outlined in the notice of public hearing (excerpts in italics below). Please refer to the 3 diagrams at the bottom of this letter for context and impact visualization.

In preparing your comments to the ZBA, please discuss whether or not you believe the application meets the standards that the ZBA must consider when reviewing the application. Those standards are:

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;*
 - a. **RESPONSE:** The characteristics of the 7820 Augusta property/lot have not changed since the property was purchased. Our understanding is that the proposed addition is to house a swimming pool and office. It would seem that the office could be added in a 2nd level addition and the pool could be added to the basement and be within zoning ordinances. Our understanding of the desire for the pool is one of temporary inconvenience due to local health club closures due to Covid-19.

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;*
 - a. RESPONSE: Not applicable
3. *The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;*
 - a. RESPONSE: Not applicable
4. *The purpose of the variation is not based predominantly upon a desire for economic gain;*
 - a. RESPONSE: Not applicable
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,*
 - a. RESPONSE: The variation would have a major impact on the value of the properties at 1011 and 1003 Forest Avenue. The variation would further increase the coverage of the lot coverage area (already over at 31% to 36%) increasing density and setting a precedent for other such development in the village.
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;*
 - a. RESPONSE: The variation would:
 - i. Endanger the public safety due to constricting access to the back of the coach house at 7800 Augusta and to the back of 7820 Augusta with the proposed property line limit of 3'. When 7820 Augusta burned in 2003, firefighters accessed the back of the property through the west and north sides of the 7820 property. 3' of clearance would impede such firefighting after this variance and addition. Refer to Diagrams 1 and 2.
 - ii. Affect light and air to the 1011 Forest property with a major massing of building 3' to the property line with height of 10' (top of roof = 19'). Refer to Diagrams 2 and 3.
 - iii. Have a major impact on the value of the properties at 1011 and 1003 Forest Avenue. Specifically, for 1011 Forest, the addition would:
 1. Be within 3' of the property line with 8 large windows within 10' of the residential back yard and patio area. The impact on privacy would be very large given the patio area near that location. Diagrams 1, 2 and 3.
 2. Be a detriment to sustainability due to increased run off to the already water-retaining backyard for 1011 Forest by for incremental 450 square feet. Diagram 2.
7. *That the granting of the variation would not unduly tax public utilities and facilities in the area;*
 - a. RESPONSE: The variation would increase run off due to increased roof coverage of 450 square feet. Diagram 2.
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.*
 - a. RESPONSE: As noted in response to #1, it would seem that basement and 2nd floor addition zoning-compliant modifications could address the needs.

Thanks for your consideration of this objection. We feel that this addition is not in keeping with River Forest density/aesthetics expectations, optimal design for fire safety, and would have a large impact on property values, specifically for 1011 Forest.



Jeff Stocker and Mary Spyropoulos

1011 Forest Avenue

Jeff.stocker@gmail.com

Mobile: 312.961.7616

Diagram 1 – Proposed addition in relation to 1011 Forest property

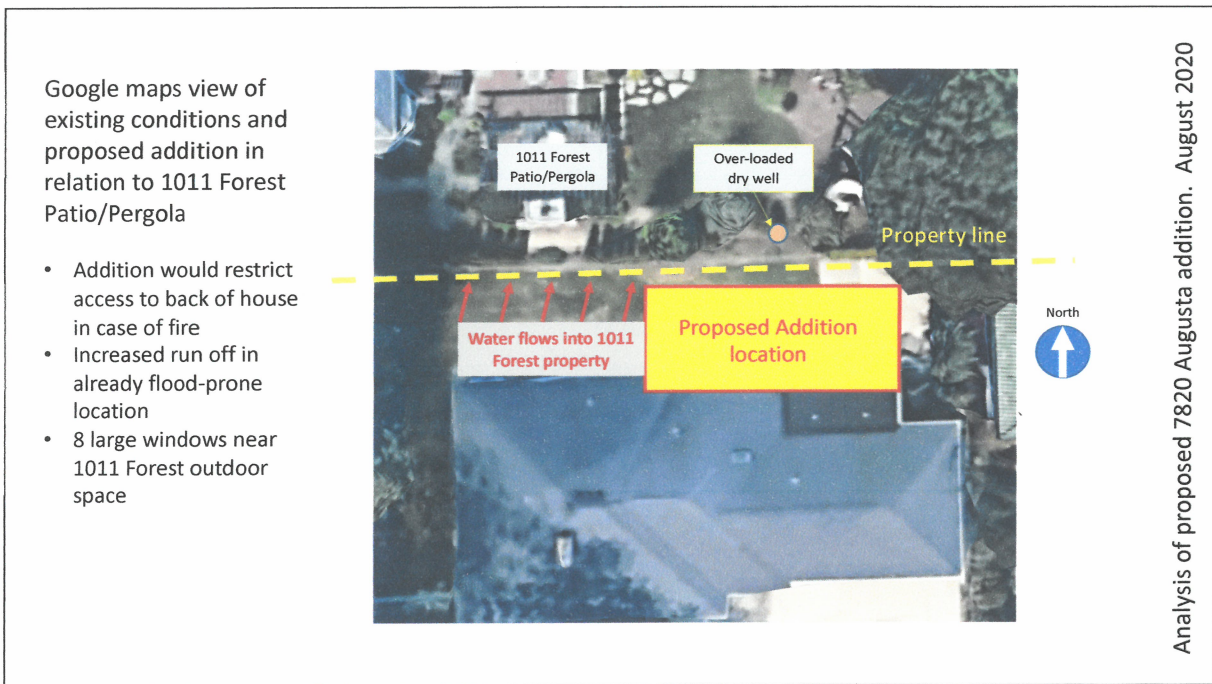
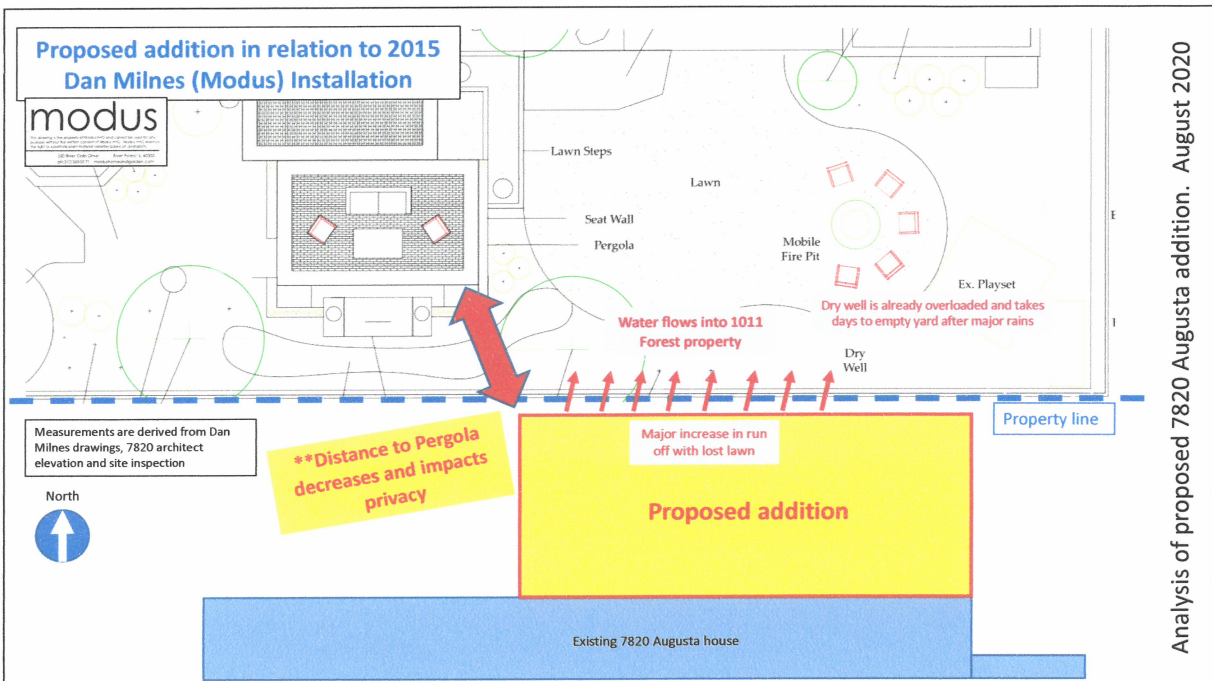
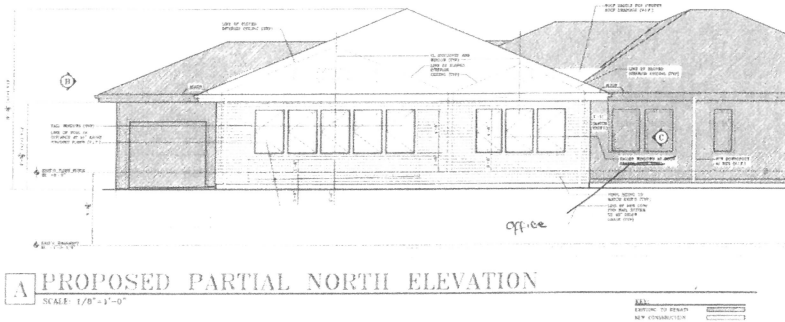


Diagram 2 – Proposed addition in relation to 1011 Forest landscape architecture installation of 2015



Proposed addition
elevation from North
as provided by 7820
Augusta owners

- 8 large windows on
the North the
property line





MEMORANDUM

DATE: September 2, 2020

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 346 Park Avenue

Shaun and Julie Krueger, owners of the property at 346 Park Avenue, have submitted the attached application for variations to the side yard setback regulations (Section 10-9-7) of the Zoning Code. The applicants propose to construct a two story addition onto the existing residence, which includes a second story addition on top of the existing house. The addition on the existing house will increase the height of the north wall which maintains a non-complying side yard setback.

Section 10-9-7 of the Zoning Code requires a minimum 5'-0" side yard setback to the wall of a building (3'-0" minimum setback to the roof eaves), and prohibits the increase in the height of a wall which maintains a non-complying side yard setback. The existing setback of the north wall of the house is approximately 2.98 feet. The roof for the addition is proposed to have an overhang of 1'-6" (1.5 feet), so the setback to the roof eave will be 1.48 feet from the north property line.

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

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-9-7 of the Zoning Code at 346 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, September 10, 2020 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 Shaun and Julie Krueger, owners of the property at 346 Park Avenue, who are proposing to construct a second story addition onto the existing home.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to Zoning Ordinance.

The applicants are requesting a major variation to Section 10-9-7 that would allow the north wall of the home, which has a non-conforming side yard setback of 2.98 feet, to increase in height from one story to two stories. The applicants are also requesting a variation for a roof overhang of 1'-6" at the second floor level, resulting in a setback of only 1.48 feet to the roof edge.

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

The legal description of the property at 346 Park Avenue is as follows:

LOT 25 IN RIVER FOREST PARK HOMES SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 14446645 IN THE VILLAGE OF RIVER FOREST, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals



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

Address of Subject Property: 346 Park Avenue Date of Application: 8/12/20

Applicant		Architect / Contractor	
Name: Shaun & Julie Krueger		Name: David Muriello	
Address: 346 Park Avenue		Address: 635 N. Lombard Avenue	
City/State/Zip: River Forest, IL 60305		City/State/Zip: Oak Park, IL	
Phone: (773) 988-3796	Fax:	Phone: (708) 386-8090	Fax:
Email: spkrueg@gmail.com		Email: davehuriello@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 15th day of the month in order to be heard by the Zoning Board of Appeals in the following month. The Zoning Board of Appeals meets on the second Thursday of each month.

SIGNATURES:

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

Owner:  Date: 14 Aug '20

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: 346 Park Avenue Date of Application: 8/12/20

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-7-C-2-b	The height of a wall that maintains a conforming side yard setback may not be increased.	Increase the height of the north wall which maintains a nonconforming side yard setback, from a single story into the second story by adding a second floor to the existing footprint.
10-8-7-C-2-b	The eaves of a structure shall be required to maintain a minimum 3 foot side yard setback.	Allow the construction of eaves at the north wall of the building with a side yard setback of 1.44.

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.

September 2, 2020

Shaun & Julie Krueger
346 Park Avenue
River Forest, IL 60305

River Forest Zoning Board of Appeals
Village of River Forest Trustees

Project Description

Shaun and Julie Krueger are the parents of three young school age boys. The Kruegers, hereinafter the Applicants, have long desired to live in River Forest, where Julie Krueger grew up and attended school. The Applicants were very pleased when they purchased the single-story brick Cottage on the 300 block of Park Avenue. However, in its current state, the house does not meet the Applicant's current housing needs. The existing kitchen is undersized, there are only two bedrooms and one bathroom, and the existing stairs to the basement are very steep and lack proper head clearance. Overall, the house has been only minimally updated since it was built in 1954, and the existing layout is not a functional space for a family of five. The Applicants hired an architect, David Muriello of Oak Park to draw up plans for an addition to the back of the house as well as a second story to the existing building. This will add three additional bedrooms and one additional bathroom. The planned project also consists of remodeling the existing first floor area to provide a larger more functional kitchen, new breakfast area, a family room, and a larger living room. The project will also involve bringing all the plumbing, electrical, insulations and building envelope up to date and to current the building code specifications. Once complete, the applicant's new home will allow the applicants family to age and grow in place; see attached survey of applicant's lot.

The applicants have submitted a Plat of Survey for the property dated July 3, 2018, which reflects a 3' side yard setback on the north side of the property.

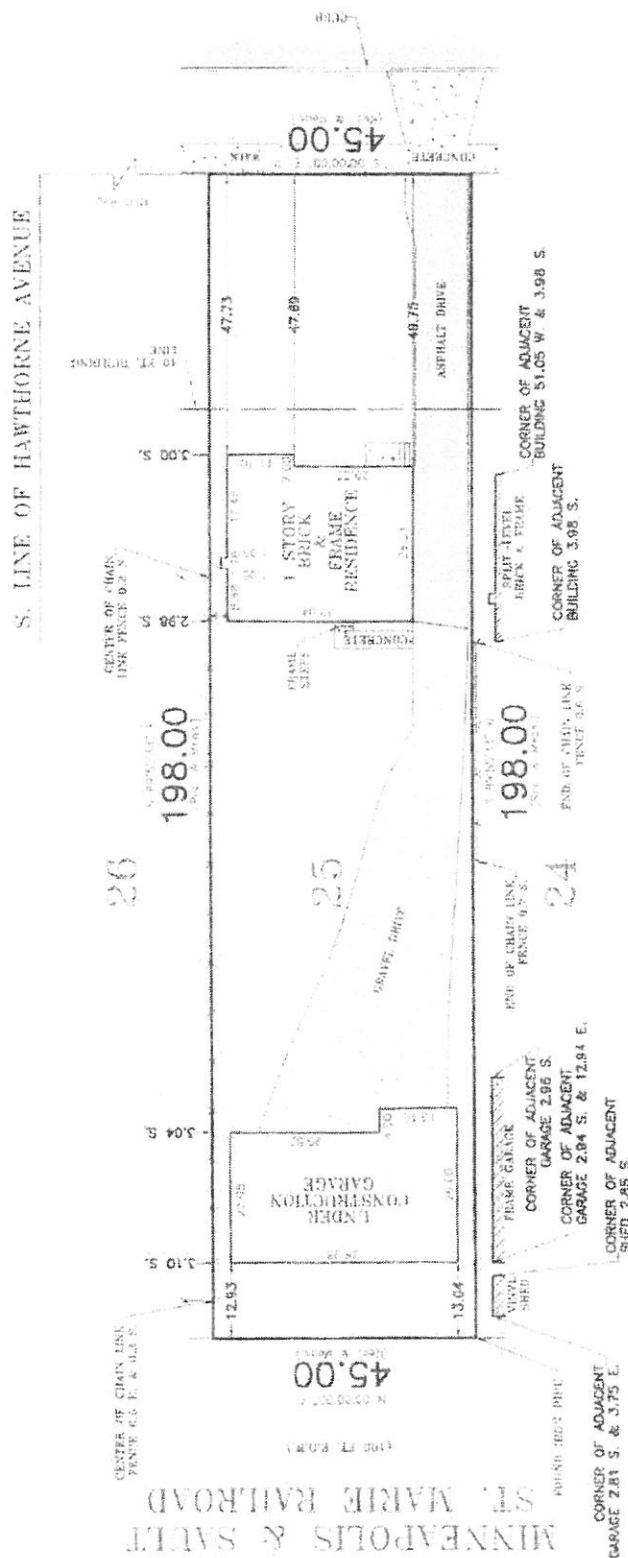
According to the River Forest Village Ordinance, Section 10-8-7-C, a 5 foot setback for the wall built on the north side of the second floor addition of the existing building is required. If the strict letter of the zoning ordinance were carried out, it would create unnecessary hardships as described.

Description of Requested Zoning Variation

Applicants are respectfully requesting a zoning variance to allow the non-conforming, first floor, north wall of the home to increase from one story to two stories, with a side yard setback of 3 feet to match the existing home instead of the required 5 feet. The eave of the same wall also requires a variance to match the eaves of the conforming wall of the rest of the house. The eaves of this wall will project 18 inches into a required 3 foot side yard setback.

LOT 25 IN RIVER FOREST PARK HOMES SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 14466645 IN THE VILLAGE OF RIVER FOREST IN COOK COUNTY, ILLINOIS.

SCALE 1-20



GENERAL NOTES:

3) THE FINAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

TO PAGE 2 OF 10 PAGE THIS COPY IS AS AN UNFILED COPY

THESE THINGS ARE NOT THE ONLY THINGS THAT ARE

OF LOCATIONS OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.

THE UNIVERSITY OF CHICAGO PRESS
530 N. Dearborn St., Chicago, IL 60610
Tel: (312) 937-1221 Fax: (312) 937-1441
http://www.uchicago.edu

[illegible]


MICHAEL J. ROPEZ, AS AN EMPLOYEE OF HYPERBOLIC SURVEY INC. 06
HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT MINIMUM STANDARD FOR A SECONDARY SURVEY. PROPERTY
OWNERS HAVE BEEN NOT OR NOT IN ACCORDANCE WITH CURRENT AGENCY
REGULATIONS AND CHAINS IN FIVE AND OTHER PARTS THEREOF AND ARE
DEFECTED IN A TEMPERATURE OF 65 DEGREES FAHRENHEIT.

30 JUL 1964
COMMUNICATIONS SECTION
NAVY AIR MOUNTED CENTER

Subsidiary

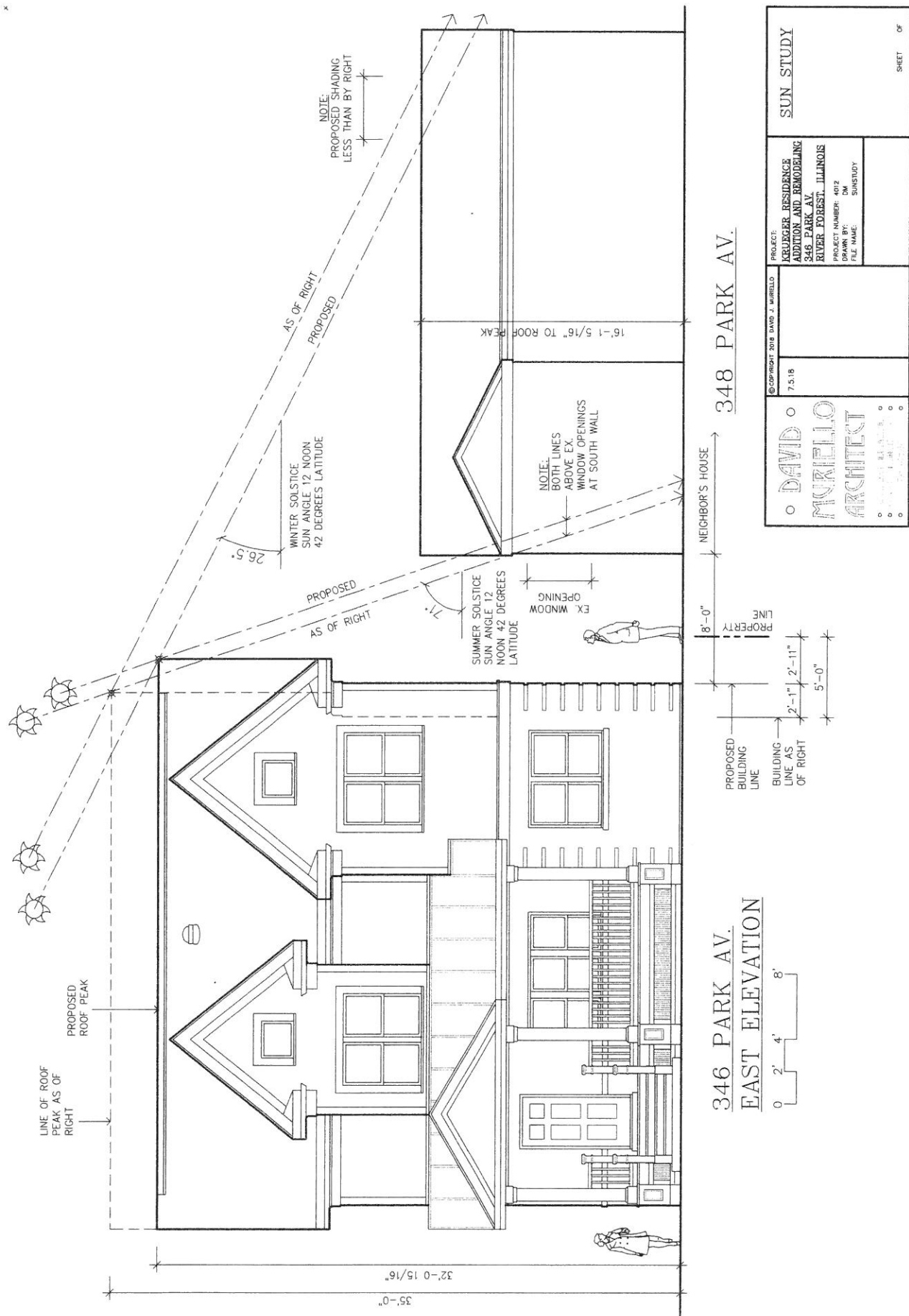
1000



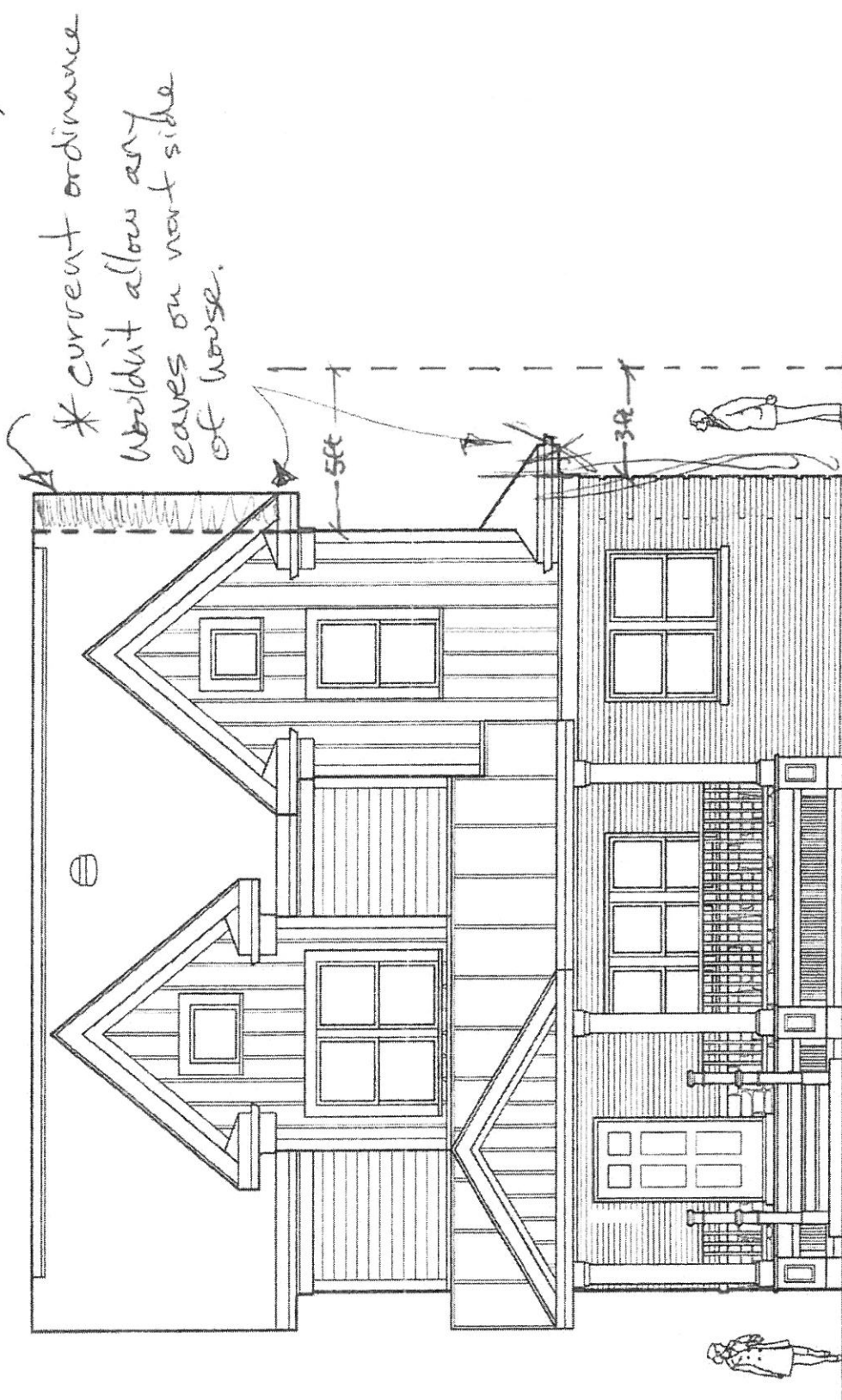
	Preferred SURVEY, INC. 7614 N. 70TH STREET, BIRMINGHAM 4, ALA. 35215 Phone: (205) 261-2806 / Telex: 168-108-2866 www.preferred-inc.com	Field Book Completed with New Surveyor Reading Manual	10-11 10-12 10-13 10-14 10-15 10-16 10-17 10-18 10-19 10-20 10-21 10-22 10-23 10-24 10-25 10-26 10-27 10-28 10-29 10-30 10-31
---	--	---	---

[illegible]

1. 1/2" SCALE
2. 1/4" SCALE
3. 1/8" SCALE
4. 1/16" SCALE
5. 1/32" SCALE
6. 1/64" SCALE
7. 1/128" SCALE
8. 1/256" SCALE
9. 1/512" SCALE
10. 1/1024" SCALE
11. 1/2048" SCALE
12. 1/4096" SCALE
13. 1/8192" SCALE
14. 1/16384" SCALE
15. 1/32768" SCALE
16. 1/65536" SCALE
17. 1/131072" SCALE
18. 1/262144" SCALE
19. 1/524288" SCALE
20. 1/1048576" SCALE
21. 1/2097152" SCALE
22. 1/4194304" SCALE
23. 1/8388608" SCALE
24. 1/16777216" SCALE
25. 1/33554432" SCALE
26. 1/67108864" SCALE
27. 1/134217728" SCALE
28. 1/268435456" SCALE
29. 1/536870912" SCALE
30. 1/1073741824" SCALE
31. 1/2147483648" SCALE
32. 1/4294967296" SCALE
33. 1/8589934592" SCALE
34. 1/17179869184" SCALE
35. 1/34359738368" SCALE
36. 1/68719476736" SCALE
37. 1/137438953472" SCALE
38. 1/274877906944" SCALE
39. 1/549755813888" SCALE
40. 1/1099511627776" SCALE
41. 1/2199023255552" SCALE
42. 1/4398046511104" SCALE
43. 1/8796093022208" SCALE
44. 1/17592186044416" SCALE
45. 1/35184372088832" SCALE
46. 1/70368744177664" SCALE
47. 1/140737488355328" SCALE
48. 1/281474976710656" SCALE
49. 1/562949953421312" SCALE
50. 1/1125899906842624" SCALE
51. 1/2251799813685248" SCALE
52. 1/4503599627370496" SCALE
53. 1/9007199254740992" SCALE
54. 1/18014398509481984" SCALE
55. 1/36028797018963968" SCALE
56. 1/72057594037927936" SCALE
57. 1/144115188075855872" SCALE
58. 1/288230376151711744" SCALE
59. 1/576460752303423488" SCALE
60. 1/1152921504606846976" SCALE
61. 1/2305843009213693952" SCALE
62. 1/4611686018427387904" SCALE
63. 1/9223372036854775808" SCALE
64. 1/18446744073709551616" SCALE
65. 1/36893488147419103232" SCALE
66. 1/73786976294838206464" SCALE
67. 1/147573952589676412928" SCALE
68. 1/295147905179352825856" SCALE
69. 1/590295810358705651712" SCALE
70. 1/1180591620717411303424" SCALE
71. 1/2361183241434822606848" SCALE
72. 1/4722366482869645213696" SCALE
73. 1/9444732965739290427392" SCALE
74. 1/18889465931478580854784" SCALE
75. 1/37778931862957161709568" SCALE
76. 1/75557863725914323419136" SCALE
77. 1/151115727451828646838272" SCALE
78. 1/302231454903657293676544" SCALE
79. 1/604462909807314587353088" SCALE
80. 1/1208925819614629174706176" SCALE
81. 1/2417851639229258349412352" SCALE
82. 1/4835703278458516698824704" SCALE
83. 1/9671406556917033397649408" SCALE
84. 1/19342813113834066795298816" SCALE
85. 1/38685626227668133590597632" SCALE
86. 1/77371252455336267181195264" SCALE
87. 1/154742504910672534362390528" SCALE
88. 1/309485009821345068724781056" SCALE
89. 1/618970019642690137449562112" SCALE
90. 1/1237940039285380274899124224" SCALE
91. 1/2475880078570760549798248448" SCALE
92. 1/4951760157141521099596496896" SCALE
93. 1/9903520314283042199192993792" SCALE
94. 1/19807040628566084398385987584" SCALE
95. 1/39614081257132168796771975168" SCALE
96. 1/79228162514264337593543950336" SCALE
97. 1/158456325028528675187087900672" SCALE
98. 1/316912650057057350374175801344" SCALE
99. 1/633825300114114700748351602688" SCALE
100. 1/1267650600228229401496703205376" SCALE
101. 1/2535301200456458802993406410752" SCALE
102. 1/5070602400912917605986812821504" SCALE
103. 1/10141204801825835211973625643008" SCALE
104. 1/20282409603651670423947251286016" SCALE
105. 1/40564819207303340847894502572032" SCALE
106. 1/81129638414606681695789005144064" SCALE
107. 1/162259276829213363391578010288128" SCALE
108. 1/324518553658426726783156020576256" SCALE
109. 1/649037107316853453566312041152512" SCALE
110. 1/1298074214633706907132624082305024" SCALE
111. 1/2596148429267413814265248164610048" SCALE
112. 1/5192296858534827628530496329220096" SCALE
113. 1/10384593717069655257060992658440192" SCALE
114. 1/20769187434139310514121985316880384" SCALE
115. 1/41538374868278621028243970633760768" SCALE
116. 1/83076749736557242056487941267521536" SCALE
117. 1/166153499473114484112975882535043072" SCALE
118. 1/332306998946228968225951765070086144" SCALE
119. 1/664613997892457936451903530140172288" SCALE
120. 1/1329227995784915872903807060280344576" SCALE
121. 1/2658455991569831745807614120560689152" SCALE
122. 1/5316911983139663491615228241121378304" SCALE
123. 1/10633823966279326983230456482242756608" SCALE
124. 1/21267647932558653966460912964485513216" SCALE
125. 1/42535295865117307932921825928971026432" SCALE
126. 1/85070591730234615865843651857942052864" SCALE
127. 1/170141183460469231731687303715884105728" SCALE
128. 1/340282366920938463463374607431768211456" SCALE
129. 1/680564733841876926926749214863536422912" SCALE
130. 1/1361129467683753853853498429727072845824" SCALE
131. 1/2722258935367507707706996859454145691648" SCALE
132. 1/5444517870735015415413993718908291383296" SCALE
133. 1/10889035741470030830827987437816582766592" SCALE
134. 1/21778071482940061661655974875633165533184" SCALE
135. 1/43556142965880123323311949751266331066368" SCALE
136. 1/87112285931760246646623899502532662132736" SCALE
137. 1/174224571863520493293247799005065324265472" SCALE
138. 1/348449143727040986586495598010130648530944" SCALE
139. 1/696898287454081973172991196020261297061888" SCALE
140. 1/1393796574908163946345982392040522594123776" SCALE
141. 1/2787593149816327892691964784081045188247552" SCALE
142. 1/5575186299632655785383929568162090376495104" SCALE
143. 1/11150372599265311570767859136324180752990208" SCALE
144. 1/22300745198530623141535718272648361505980416" SCALE
145. 1/44601490397061246283071436545296723011960832" SCALE
146. 1/89202980794122492566142873090593446023921664" SCALE
147. 1/178405961588244985132285746181186892047843328" SCALE
148. 1/356811923176489970264571492362373784095686656" SCALE
149. 1/713623846352979940529142984724747568191373312" SCALE
150. 1/1427247692705959881058285969449495136382746624" SCALE
151. 1/2854495385411919762116571938898990272765493248" SCALE
152. 1/5708990770823839524233143877797980545530986496" SCALE
153. 1/11417981541647679048466287755595961091061972992" SCALE
154. 1/22835963083295358096932575511191922182123945984" SCALE
155. 1/45671926166590716193865151022383844364247891968" SCALE
156. 1/91343852333181432387730302044767688728495783936" SCALE
157. 1/182687704666362864775460604089535377456991567872" SCALE
158. 1/365375409332725729550921208179070754913983135744" SCALE
159. 1/730750818665451459101842416358141509827966271488" SCALE
160. 1/1461501637330902918203684832716283019655932542976" SCALE
161. 1/2923003274661805836407369665432566039311865085952" SCALE
162. 1/5846006549323611672814739330865132078623730171904" SCALE
163. 1/11692013098647223345629478661730264157247460343808" SCALE
164. 1/23384026197294446691258957323460528314494920687616" SCALE
165. 1/46768052394588893382517914646921056628989841375232" SCALE
166. 1/93536104789177786765035829293842113257979682750464" SCALE
167. 1/187072209578355573530071658587684226515959365500928" SCALE
168. 1/374144419156711147060143317175368453031918731001856" SCALE
169. 1/748288838313422294120286634350736906063837462003712" SCALE
170. 1/1496577676626844588240573268701473812127674924007424" SCALE
171. 1/2993155353253689176481146537402947624255349848014848" SCALE
172. 1/5986310706507378352962293074805895248510699696029696" SCALE
173. 1/11972621413014756705924586149611790497021399392059392" SCALE
174. 1/23945242826029513411849172299223580994042798784118784" SCALE
175. 1/47890485652059026823698344598447161988085597568237568" SCALE
176. 1/95780971304118053647396689196894323976171195136475136" SCALE
177. 1/191561942608236107294793378393788647952342390272950272" SCALE
178. 1/383123885216472214589586756787577295904684780545900544" SCALE
179. 1/766247770432944429179173513575154591809369561091801088" SCALE
180. 1/1532495540865888858358347027150309183618739122183602176" SCALE
181. 1/3064991081731777716716694054300618367237478244367204352" SCALE
182. 1/6129982163463555433433388108601236734474956488734408704" SCALE
183. 1/12259964326927110866866776217202473468949912977468817408" SCALE
184. 1/24519928653854221733733552434404946937899825954937634816" SCALE
185. 1/49039857307708443467467104868809893875799651909875269632" SCALE
186. 1/98079714615416886934934209737619787751599303819750539264" SCALE
187. 1/196159429230833773869868419475239575503198607639501078528" SCALE
188. 1/392318858461667547739736838950479151006397215279002157056" SCALE
189. 1/784637716923335095479473677900958302012794430558004314112" SCALE
190. 1/1569275433846670190958947355801916604025588861116008628224" SCALE
191. 1/3138550867693340381917894711603833208051177722232017256448" SCALE
192. 1/6277101735386680763835789423207666416102355444464034512896" SCALE
193. 1/12554203470773361527671578846415332832204710888928069025792" SCALE
194. 1/25108406941546723055343157692830665664409421777856138051584" SCALE
195. 1/50216813883093446110686315385661331328818843555712276103168" SCALE
196. 1/100433627766186892221372630771322662657637687111424552206336" SCALE
197. 1/200867255532373784442745261542645325315275374222849104412672" SCALE
198. 1/401734511064747568885490523085290650630550748445698208825344" SCALE
199. 1/803469022129495137770981046170581301261101496891396417650688" SCALE
200. 1/1606938044258990275541962092341162602522202993782792835301376" SCALE
201. 1/3213876088517980551083924184682325205044405987565585670602752" SCALE
202. 1/6427752177035961102167848369364650410088811975131171341205504" SCALE
203. 1/12855504354071922204335696738729300820177623950262342682411008" SCALE
204. 1/25711008708143844408671393477458601640355247900524685364822016" SCALE
205. 1/51422017416287688817342786954917203280710495801049370729644032" SCALE
206. 1/102844034832575377634685573909834406561420991602098741459288064" SCALE
207. 1/205688069665150755269371147819668813122841983204197482918576128" SCALE
208. 1/411376139330301510538742295639337626245683966408394965837152256" SCALE
209. 1/822752278660603021077484591278675252491367932816789931674304512" SCALE
210. 1/1645504557321206042154969182557350504982735865633579863348609024" SCALE
211. 1/3291009114642412084309938365114701009965471731267159726697218048" SCALE
212. 1/6582018229284824168619876730229402019930943462534319453394436096" SCALE
213. 1/13164036458569648337239753460458804039861886925068638906788872192" SCALE
214. 1/26328072917139296674479506920917608079723773850137277813577744384" SCALE
215. 1/52656145834278593348959013841835216159447547700274555627155488768" SCALE
216. 1/105312291668557186697918027683670432318895095400549111254310977536" SCALE
217. 1/210624583337114373395836055367340864637790190801098222508621955072" SCALE
218. 1/421249166674228746791672110734681729275580381602196445017243910144" SCALE
219. 1/842498333348457493583344221469363458551160763204392890034487820288" SCALE
220. 1/1684996666896914987166688442938726917102321526408785780068975640576" SCALE
221. 1/3369993333793829974333376885877453834204643052817571560137951281152" SCALE
222. 1/6739986667587659948666753771754907668409286105635143120275902562304" SCALE
223. 1/13479973335175319897333507543509815336818572211270286240551805124608" SCALE
224. 1/26959946670350639794667015087019630673637144422540572481103610249216" SCALE
225. 1/53919893340701279589334030174039261347274288845081144962207220498432" SCALE
226. 1/107839786681402559178668060348078522694548577690162289924414440996864" SCALE
227. 1/215679573362805118357336120696157045389097155380324579848828881993728" SCALE
228. 1/431359146725610236714672241392314090778194310760649159697657763987456" SCALE
229. 1/862718293451220473429344482784628181556388621521298319395315527974912" SCALE
230. 1/1725436586902440946858688965569256363112777243042596638790631055949824" SCALE
231. 1/3450873173804881893717377931138512726225554486085193277581262111899648" SCALE
232. 1/6901746347609763787434755862277025452451108972170386555162524223799296" SCALE
233. 1/13803492695219527574869511724554050904902217944340773110325048447598592" SCALE
234. 1/27606985390439055149739023449108101809804435888681546220650096895197184" SCALE
235. 1/55213970780878110299478046898216203619608871777363092441300193790394368" SCALE
236. 1/110427941561756220598956093796432407239217743554726184882600387580788736" SCALE
237. 1/220855883123512441197912187592864814478435487109452369765200775161577472" SCALE
238. 1/441711766247024882395824375185729628956870974218904739530401550323154944" SCALE
239. 1/883423532494049764791648750371459257913741948437809479060803100646309888" SCALE
240. 1/1766847064988099529583297500742918515827483896875618958121606201292619776" SCALE
241. 1/3533694129976199059166595001485837031654967793751237916243212402585239552" SCALE
242. 1/7067388259952398118333190002971674063309935587502475832486424805170479104" SCALE
243. 1/14134776519904796236666380005943348126619871175004951664972849610340958208" SCALE
244. 1/28269553039809592473332760011886696253239742350009903329945699220681916416" SCALE
245. 1/56539106079619184946665520023773392506479484700019806659891398441363832832" SCALE
246. 1/113078212159238369893331040047546785012958969400039613319782796882727665664" SCALE
247. 1/226156424318476739786662080095093570025917938800079226639565593765455331328" SCALE
248. 1/452312848636953479573324160190187140051835877600158453279131187530910662656" SCALE
249. 1/904625697273906959146648320380374280103671755200316906558262375061821325312" SCALE
250. 1/1809251394547813918293296640760748560207343510400633813116524750123642650624" SCALE
251. 1/3618502789095627836586593281521497120414687020801267626233049500247285301248" SCALE
252. 1/723700557819125567317318656304299424082937404160



B. Alternative Elevation following current ordinance to the letter.



B 346 PARK AV. EAST ELEVATION
- ALT. B

0 2' 4' 8'



Zoning Review Checklist

Address: 346 Park Avenue
 Date of Review: 5/23/2018 Date of Submission: 5/15/2018
 Contact: Telephone #:

Zoning District: R2

Use: Addition to a Single Family Residence
Permitted Use

Lot Area	Lot Width	Lot Depth	Lot Area
	45.00	198.00	8910.00

Lot Coverage	Allowed	Existing	Proposed	
30% allowed for the R2 District	2673.00	1766.30 19.82%	2519.94 28.28%	<input checked="" type="checkbox"/>

Floor Area Ratio	Allowed	Existing	Proposed	
40% allowed for the R2 District	3564.00	1266.30 14.21%	3492.44 39.20%	<input checked="" type="checkbox"/>

Setbacks	Required	Existing	Proposed	
Frontyard				
East				
Eave Length		47.7600 0.0000	47.7600 1.5000	
Setback to Eave	45.6500	47.7600	46.2600	<input checked="" type="checkbox"/>

Sideyard	Required	Existing	Proposed	
North				
10% of Lot Width for the R2 District	5.0000	2.9400	2.9400	<input checked="" type="checkbox"/>
Eave Length		0.0000	1.5000	
Setback to Eave	3.0000	2.9400	1.4400	<input checked="" type="checkbox"/>

NC SYSB
☒

Sideyard	Required	Existing	Proposed	
South				
10% of Lot Width for the R2 District	5.0000	9.9100	9.9100	<input checked="" type="checkbox"/>
Eave Length		0.0000	1.5000	
Setback to Eave	3.0000	9.9100	8.4100	<input checked="" type="checkbox"/>

Combined Sideyard	Required	Existing	Proposed	
25% of Lot Width for the R2 District	11.2500	12.8500	12.8500	<input checked="" type="checkbox"/>

Rearyard	Required	Existing	Proposed	
West				
15% of Lot Depth or 26'-2" minimum		122.2400	100.2400	
Eave Length		0.0000	1.5000	
Setback to Eave	29.7000	122.2400	98.7400	<input checked="" type="checkbox"/>

Addition

Zoning Review Checklist

Building Height Ridge

Height above grade in feet

Allowed

35'

Existing

17.75'

Proposed Ht.
at addition

33.08'



Story Height

2.5

1

2.5



Off-Street Parking

Garage spaces

Required

2

Existing

3

Existing +
Proposed

3



346 Park Avenue**5/23/2018**

Area Calculations

Date of Submission **5/15/2018**

Lot Area	45.0000	198.0000	8910.0000
----------	---------	----------	------------------

Allowed Coverage	0.3000		2673.0000
------------------	--------	--	------------------

Allowed FAR	0.4000		3564.0000
-------------	--------	--	------------------

Lot Coverage - Existing

First Floor Area	Existing	855.6375
------------------	----------	----------

Detached Garage	Existing	910.6667
-----------------	----------	----------

Open Porch	Existing	0.0000
------------	----------	--------

		0.0000
--	--	--------

Total		1766.3042
-------	--	------------------

Lot Coverage - New

First Floor Area	Proposed	1405.6375
------------------	----------	-----------

Detached Garage	Existing	910.6667
-----------------	----------	----------

Open Porch	Proposed	203.6329
------------	----------	----------

		0.0000
--	--	--------

Total		2519.9370
-------	--	------------------

Floor Area - Existing

Floor Area - existing	1st floor	855.6375
-----------------------	-----------	----------

	2nd floor	0.0000
--	-----------	--------

	Attic	0.0000
--	-------	--------

Detached Garage	Existing	910.6667
-----------------	----------	----------

garage allowance (up to 500 s.f)		-500.0000
----------------------------------	--	-----------

		1266.3042
--	--	------------------

Floor Area - Proposed

Floor Area - Proposed	1st floor	1405.6375
-----------------------	-----------	-----------

	2nd floor	1425.3042
--	-----------	-----------

	Attic	250.8275
--	-------	----------

Detached Garage	Existing	910.6667
-----------------	----------	----------

garage allowance		-500.0000
------------------	--	-----------

		3492.4358
--	--	------------------

House - 1st floor - **Existing to remain**

A	2.0000	11.8000	23.6000
B	25.9000	32.1250	832.0375
C	1.7500	1.0500	1.8375
			0.0000
"- C"	-1.7500	1.0500	-1.8375
			855.6375

House - 1st floor - **Proposed
Existing to remain**

			855.6375
e	22.0000	25.0000	550.0000
			0.0000
			1405.6375

House - 2nd floor - **Existing**

0.0000
0.0000

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

			0.0000
j	22.0000	25.0000	550.0000
k	2.0000	11.8000	23.6000
l	25.9000	32.1250	832.0375
rear bay m	10.6667	1.0000	10.6667
front bay n	9.0000	1.0000	9.0000
			1425.3042

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

			0.0000
o	3.8500	32.1250	123.6813
p	33.0250	3.8500	127.1463
			250.8275

Detached Garage - **Existing**

q	4.0000	13.1667	52.6667
r	22.0000	39.0000	858.0000
			910.6667

Open Front Porch - **Proposed**

u	7.7500	21.0365	163.0329
v	2.0000	20.3000	40.6000
			203.6329

Responses to Standards

1. **The physical surroundings, shape or typographical 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;**

Response:

346 Park Avenue (lot 25) is substandard due to lot width-"A"

Section 10-9-4 of the River Forest Village Code requires a minimum lot width of 50 feet in an R-2 District. This provision in the River Forest Zoning Code describes a topographical condition which brings a specific hardship upon petitioners as distinguished from an inconvenience. The Krueger's lot is 45 feet wide. The Krueger's property, lot 25, is substandard by definition with the specific zoning district, and is specifically related to lot width. See following response "B" below concerning the impact of the loss of five feet in lot width relating to this hardship.

346 Park Ave (lot 25) is substandard due to the location of the house built on lot 26-"B"

Petitioner's Lot 25 suffers a hardship in its relation to Lot 26. Lot 26 does not contain a driveway on its southern boundary. The remaining eleven lots south of lot 25 on the western side of the block, 14-24, each has driveways running on their southern border and their houses are all built on its north side of the lots. Lot 26 has no driveway and is built in the center of the lot.

Moreover, each of these houses built on lots 14-25, consecutively, are built on the allowable northern portion of its respective lot. The house built on lot 26 is built in the maximum allowable central portion of the lot. The result is the house on lot 25 is nearly ten feet closer to the house built on lot 26 than all the houses to its south, 14-24. See attached exhibit 1.

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

Petitioners were not a party to the decision made many decades ago concerning the subdivision of all the lots on the 300 block of Park Ave. Specifically, Petitioners were not party to the decisions made decades ago when all the houses built on Lots 14-25 of Park Avenue were located on the north side of each lot. Also, Petitioners were not a party to any aspect of the house built on Lot 26 including the absence of front driveways and its middle of the lot house location. Accordingly, the origin of Petitioner's hardship was not created by petitioner's actions or by the adoption of the River Forest Zoning Ordinance.

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

Response: The hardships and conditions upon which this variation is based are exclusive and unique in its causal relation between Lots 25 and 26 and no other. See also response to #1.

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

Response: Petitioners have owned but not lived at 346 Park for nearly five years. To date, the Krueger's experience with this property has resulted in an economic loss caused primarily to their not living at 346 Park. The Petitioners' motive is not economic gain as evidenced by the Kruegers' continued interest in the improvement of 346 Park after nearly five years.

Petitioners plan to live and raise their young family for many years to come in River Forest mindful of the access to excellent schools and to the stable property values of River Forest.

The variation would provide for an attractive updated family home with adequate living space for a family of five.

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;

Response: This variation would result in the construction of a modestly sized second story addition in a residential neighborhood. The very limited scope of the requested variance coupled with the traditional nature and size of the project demonstrates the variance will not be detrimental to the public welfare or unduly injurious to the enjoyment use or development value of other property or improvements in the neighborhood in which the property is located.

The primary effect of this variation would be the addition of an attractive newly updated and enlarged family residence to the neighborhood. The planned residence matches and blends in with both the size and character of existing homes in this area.

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

Response: The sun study submitted by Petitioners shows the roof line (the focus point of the study) is to be built three feet under what is already allowed as a matter of right *currently* and is fully compliant with currently applicable zoning law. Applicants respectfully note that *any* second floor home addition at 346 Park would with have an impact of light. A showing of substantial diminishment or impairment of property is required. Applicants are unaware of any evidence or suggestion of substantial diminishment. Applicants regret any loss of light to its neighbors but a second story addition is an allowable and reasonable use.

The zoning ordinance does not prohibit variances that have *any* impact on light. The impact of the other proposed variation does not substantially diminish or impair property values. The loss of light is triggered by an unavoidable elevated roof as would any second floor home addition and not by a side yard setback. This is a limited increase which according to the sun study submitted currently complies with applicable ordinances.

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

Response: The utilities and facilities required would not be above normal usage. The amount of square footage proposed by this project is well below the permissible floor area ratio, which has been established by the Village of River Forest zoning ordinance and building code provision, as the level that will be supported by public utilities. By granting the requested variance there would be no undue burden placed on schools, the fire department, the police department, streets and sanitation, etc.

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 –

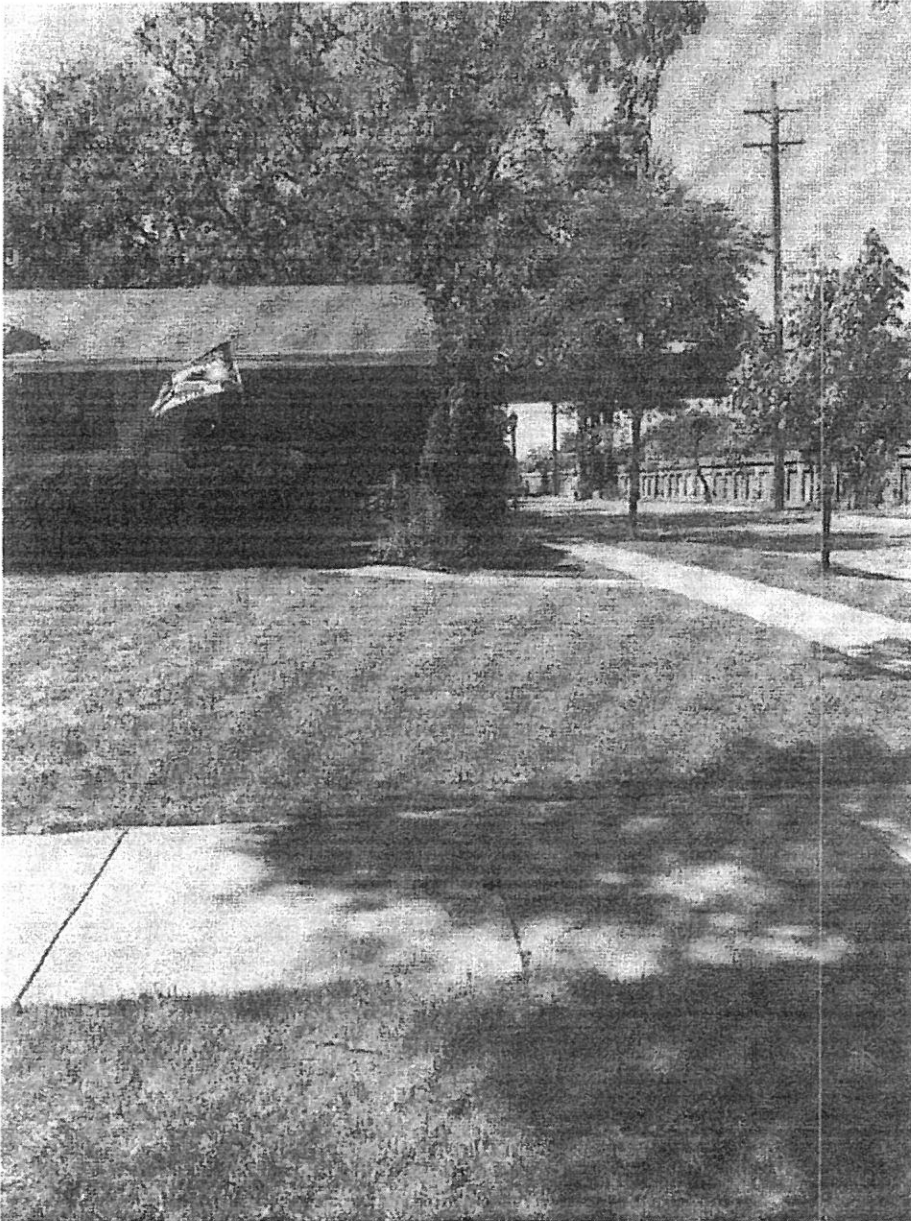
Response: The Applicant's house in its current state does not meet the applicant's current housing needs. The existing kitchen is undersized, there are only two bedrooms and one bathroom, and the existing stairs to the basement are very steep and lack proper height.

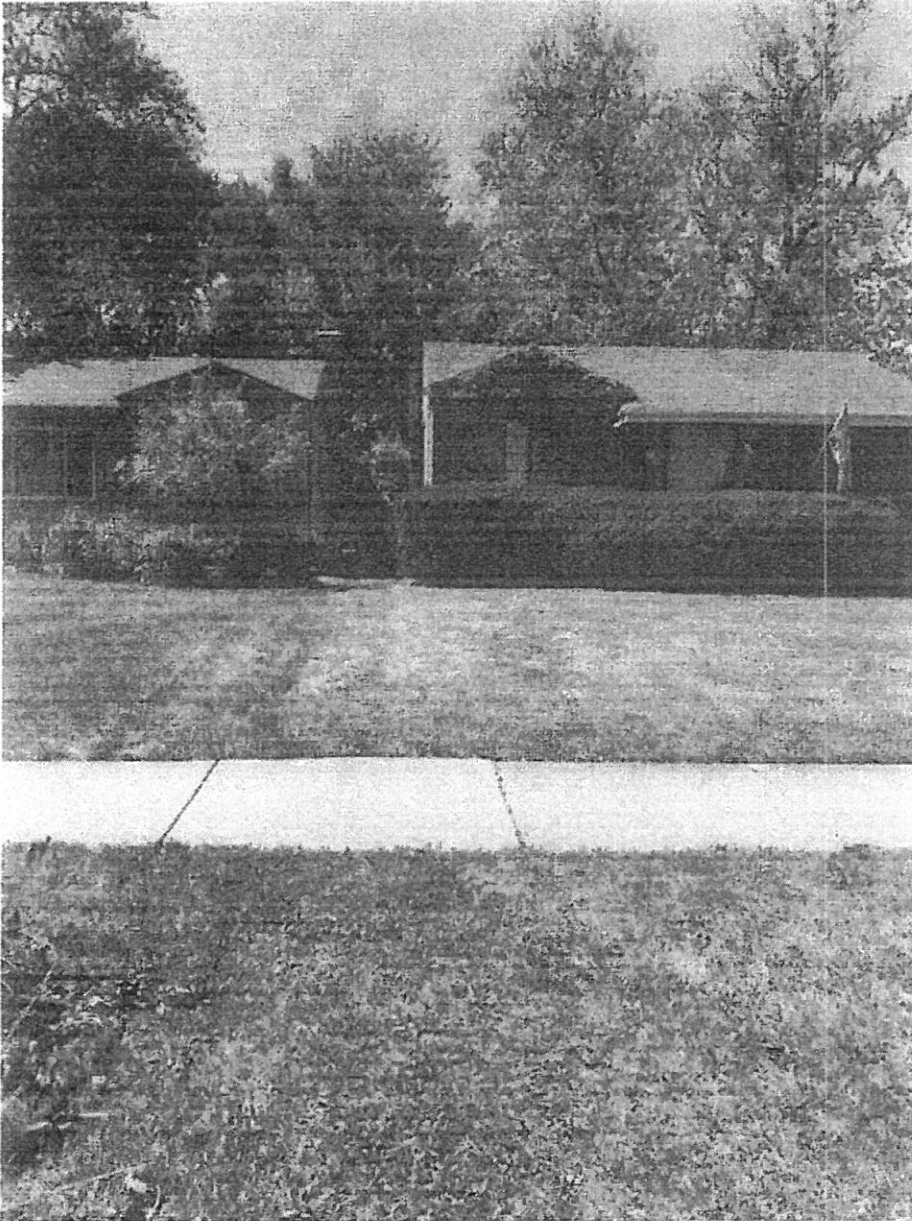
The construction of a second floor load-bearing wall which is not is not bearing on the floor below it, but rather offset by 2 feet from the wall below it, adds significantly to the degree of difficulty of construction.

The addition built without the requested variance would lose 18-20% of critically needed and habitable floor space in the north bedrooms of the proposed second floor.

There is not an alternative location for the addition to this house as an addition on the south end of the house is precluded by the now existing and required side driveway providing the sole means of ingress and egress.

End of Responses

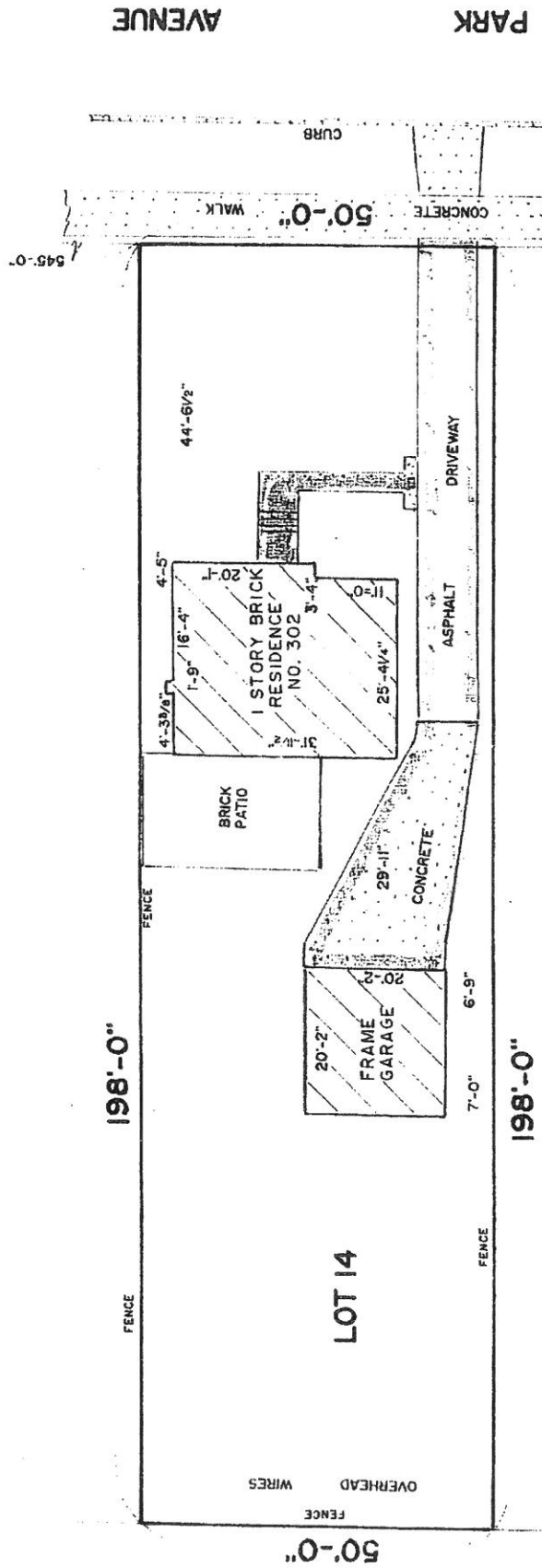






552 W. 10th STREET-UNIT 7
DAR -AWN, IL-INCIS 60453
PHONE 708-423-8202
FAX 708-423-8212

SOUTH LINE OF HAWTHORNE AVENUE



SCALE: 1"=15'

STATE OF ILLINOIS
COUNTY OF COOK

WE, VANDERWALKER AND SURVEYORS, LICENCED
ILLINOIS PROFESSIONAL LAND SURVEYORS, DO HEREBY
CERTIFY THAT WE HAVE SURVEYED THE ABOVE
DESCRIBED PROPERTY ON THE HEREON DRAWN PLAT.

15th

DAY OF _____ JUNE 2002

1

10

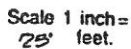
1. Licensed Professional Land Surveyor No. 1926
2. To insure an authentic copy, Surveyor's Seal
Must be Impressed.

SENSE EXAMINES 11/30/20

685-4077
685-4078

Lot 18 in River Forest Park Homes, a Subdivision of part of the West half of the Southwest quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof Recorded November 19, 1948 as Document 1446645, in Cook County, Illinois.

1997 Property
Transfer



State of Illinois }
County of Cook }

State of Illinois }
County of Cook }

I, John A. Vex, a Prof. M. Land Surveyor
do hereby certify that I have resurveyed the above
described property.

October 30, 1996

Prof. M. Land Surveyor

Order No. 95899

Date September 26, 1995

Ordered By H. Dubaik attorney at law
 Recertified for Polleggrini & Cristiane



State of Illinois }
County of Cook } ss

I, John A. Hoy a Prof.
II. Land Surveyor do hereby certify that a survey of
the above described property has been made under
my supervision and that the plat hereon drawn is a
correct representation of said survey corrected to a
temperature of 62° Fahrenheit.

John A. Wey
PROF. ILL. LAND SURVEYOR

Compare all points before building and at once report any difference.

PLAT OF SURVEY

NORTHWEST SURVEY SERVICE

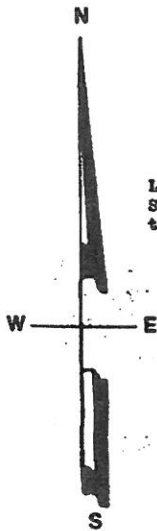
685-4077

685-4078

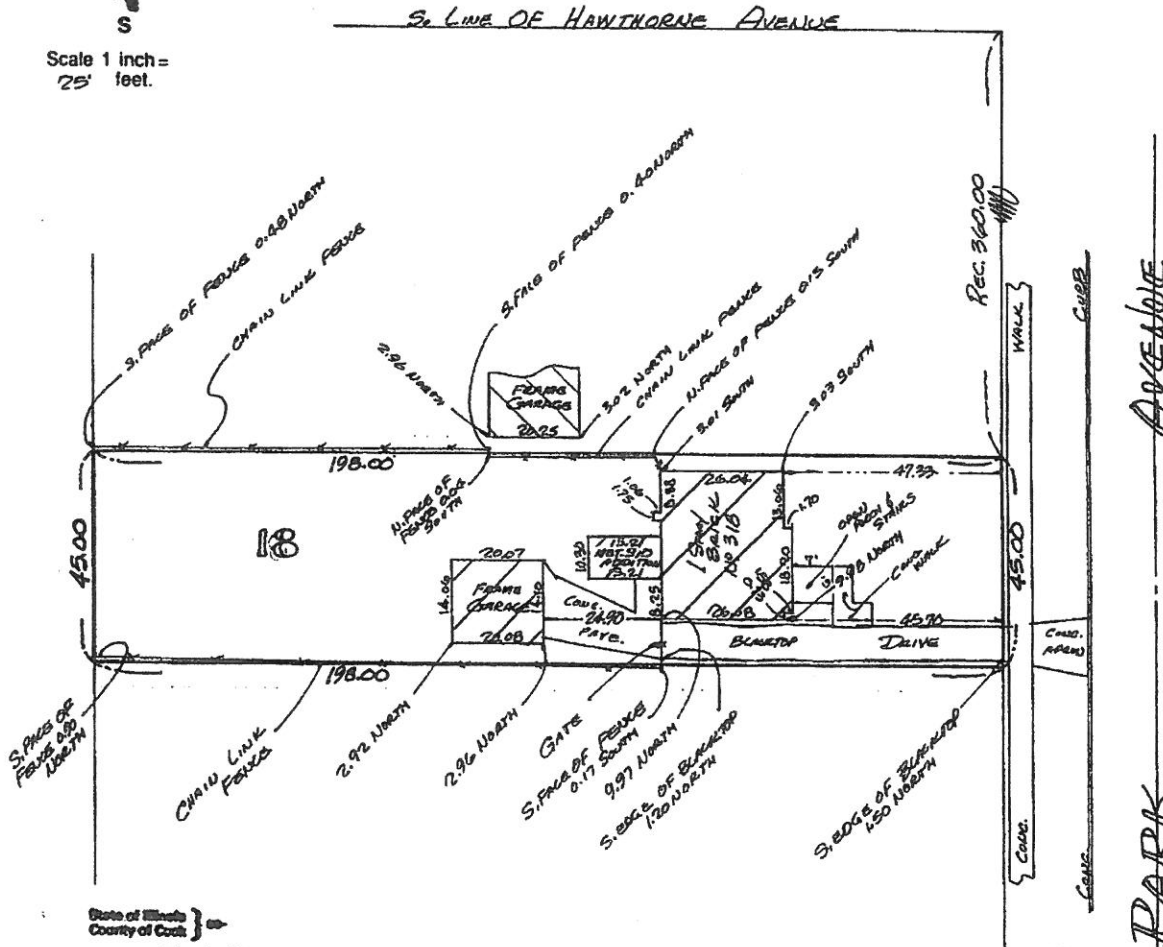
4425 W. IRVING PARK RD.
CHICAGO, ILLINOIS 60641

Lot 18 in River Forest Park Homes, a Subdivision of part of the West half of the Southwest quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof Recorded November 19, 1948 as Document 14446645, in Cook County, Illinois.

318 Park Ave.
Property Transfer
1998



Scale 1 inch =
25' feet.



State of Illinois }
County of Cook }

I, John A. Way, a Prof. Ill. Land Surveyor
do hereby certify that I have resurveyed the above
described property.

October 30, 1996

John A. Way
Prof. Ill. Land Surveyor

Order No. 95899

Date September 26, 1995

Ordered By H. Dubnik attorney at law
Resurveyed for Pellegrini & Cristiane



State of Illinois }
County of Cook }

I, John A. Way, a Prof.
Ill. Land Surveyor do hereby certify that a survey of
the above described property has been made under
my supervision and that the plat hereon drawn is a
correct representation of said survey corrected to a
temperature of 62° Fahrenheit.

John A. Way
PROF. ILL. LAND SURVEYOR

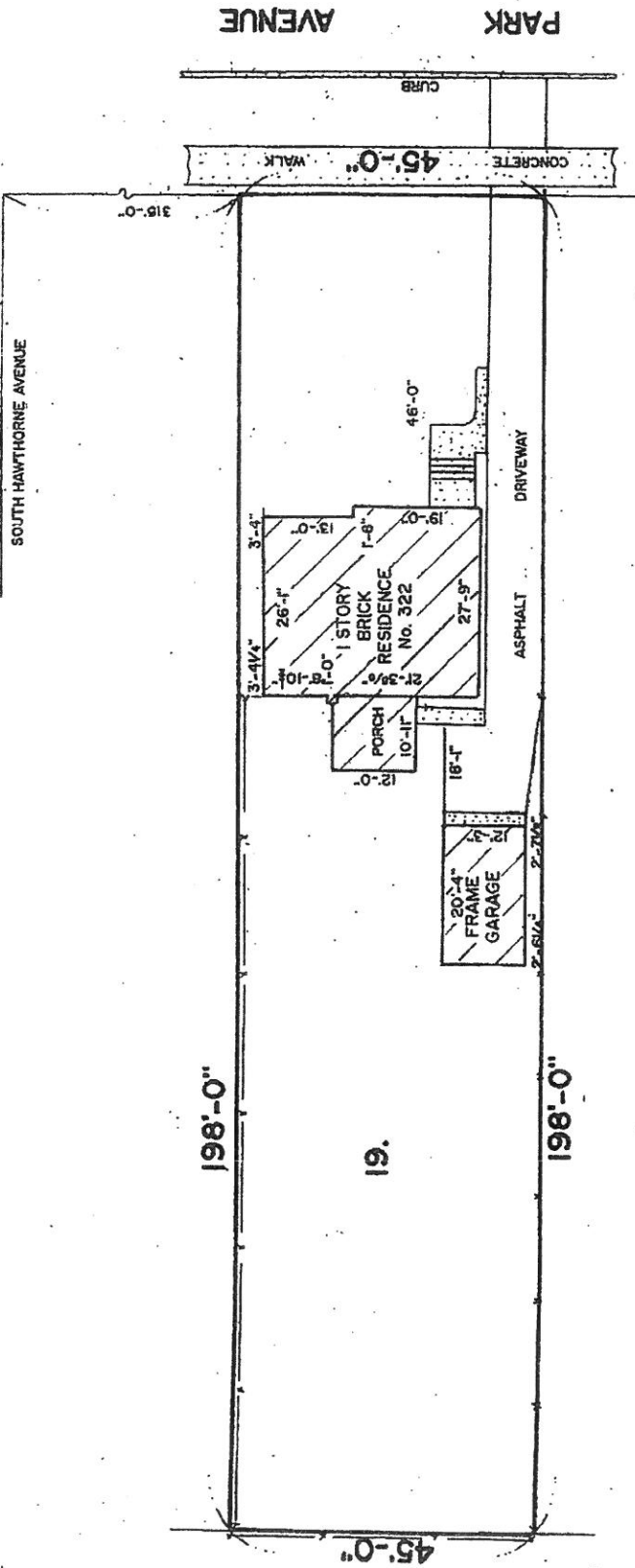
Compare all points before building and at once report any difference.



12543 S. 73rd AVE.
PALOS HEIGHTS, ILL. 60463-1419
PHONE (708) 361-1161
FAX (708) 361-7818

Plat of Survey

Lot 19 in the River Forest Park Homes Subdivision of part of the West 1/2 of the Southwest 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded November 19, 1948 as Document 14446645 in Cook County, Illinois.



STATE OF ILLINOIS } 35.
COUNTY OF COOK }

WE, VANDERWALKER LAND SURVEYORS, LICENSED ILLINOIS PROFESSIONAL LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ON THE HEREON DRAWN PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF MAY 1999

J. VANDERWALKER
LICENSED PROFESSIONAL LAND SURVEYOR No. 1925
TO INQUIRE AN AUTHENTIC COPY SURVEYOR'S SEAL MUST BE IMPRESSED.

SCALE: 1" = 161'

NOTES: CHECK RECORDS FOR BUILDING LINES, EASEMENTS AND OTHER RE-STRUCTIONS & ANY NOT SHOWN.

DO NOT ASSUME THAT PROPERTY STAKES ARE AT PROPERTY CORNERS UNLESS SHOWN HEREON. ALSO DO NOT ASSUME THAT PROPERTY STAKES RE-MAIN IN PLACE.

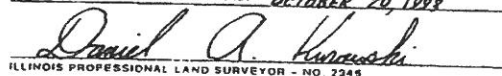
COMPARE ALL POINTS BEFORE BUILD-ING AND REPORT ANY DIFFERENCE.

ORDERED BY: _____
PELLEGRINI AND CRISTIANO, ATTYS
ORDER No. 995-61V

THIS PLAT WAS PREPARED FOR REAL ESTATE SALE AND OR FINANCING PURPOSES, NO MONUMENTATION WAS RE-SET. IF THE SURVEY IS USED FOR CONSTRUCTION, A "STAKED" SURVEY SHOULD BE PERFORMED TO VERIFY CORNERS.

of

RAILROAD R.O.W.



685-4077
685-4078

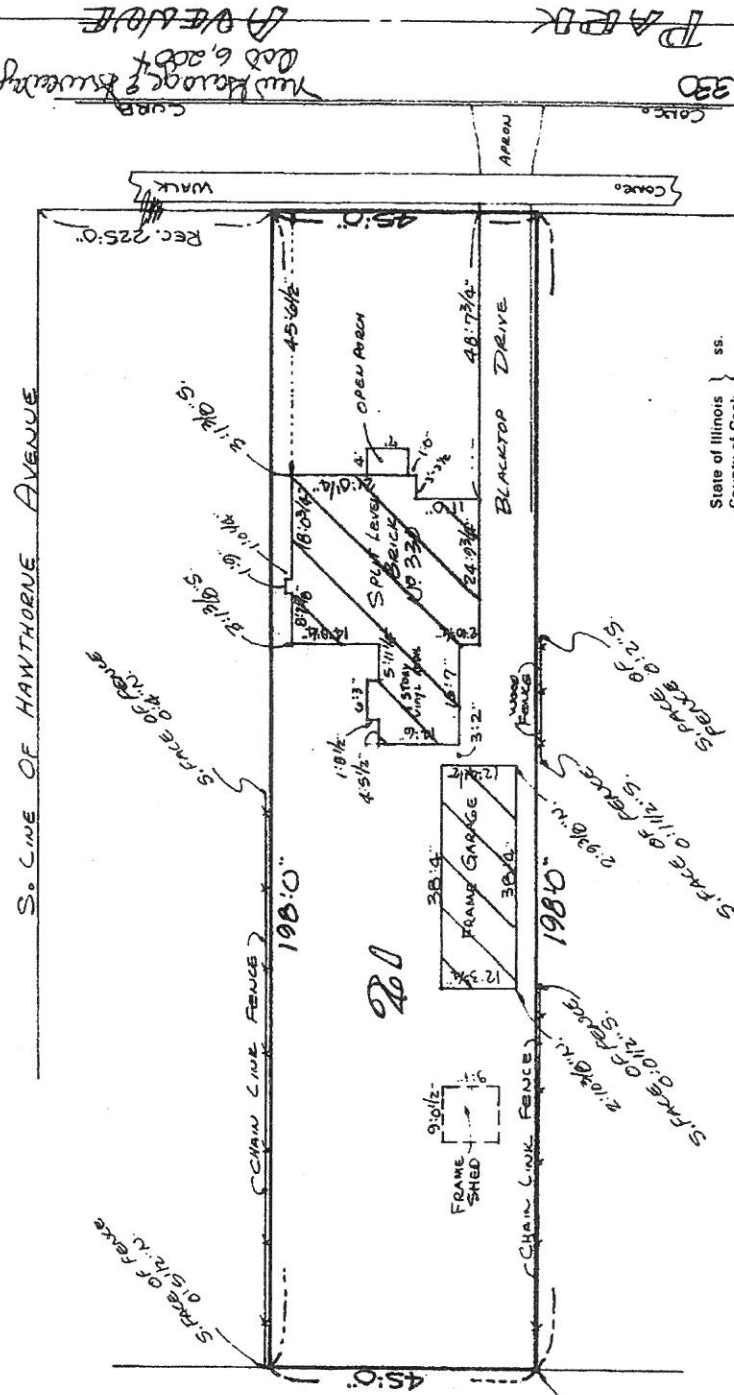
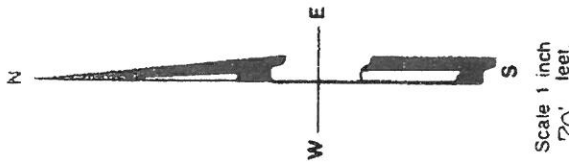
PLAT OF SURVEY

NORTHWEST SURVEY SERVICE

4425 W. IRVING PARK ROAD • CHICAGO, ILLINOIS 60641

Lot 21 in River Forest Park Harbor Subdivision of part of the West half of the Southwest quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

N. ST. P. & S. ST. M. R.R. R.O.W.



Order No. 891152

Date July 13, 1989

Ordered By Albert S. Georges, Jr., Atty.

State of Illinois }
County of Cook }

John A. Way

hereby certify that the Building on the above property has been located under my supervision.

State of Illinois }
County of Cook }

John A. Way

hereby certify that a survey of the above described property has been made under my supervision and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.



July 13, 1989

Compare all points before building and at once report any difference

REG. ILL. LAND SURVEYOR

John A. Way

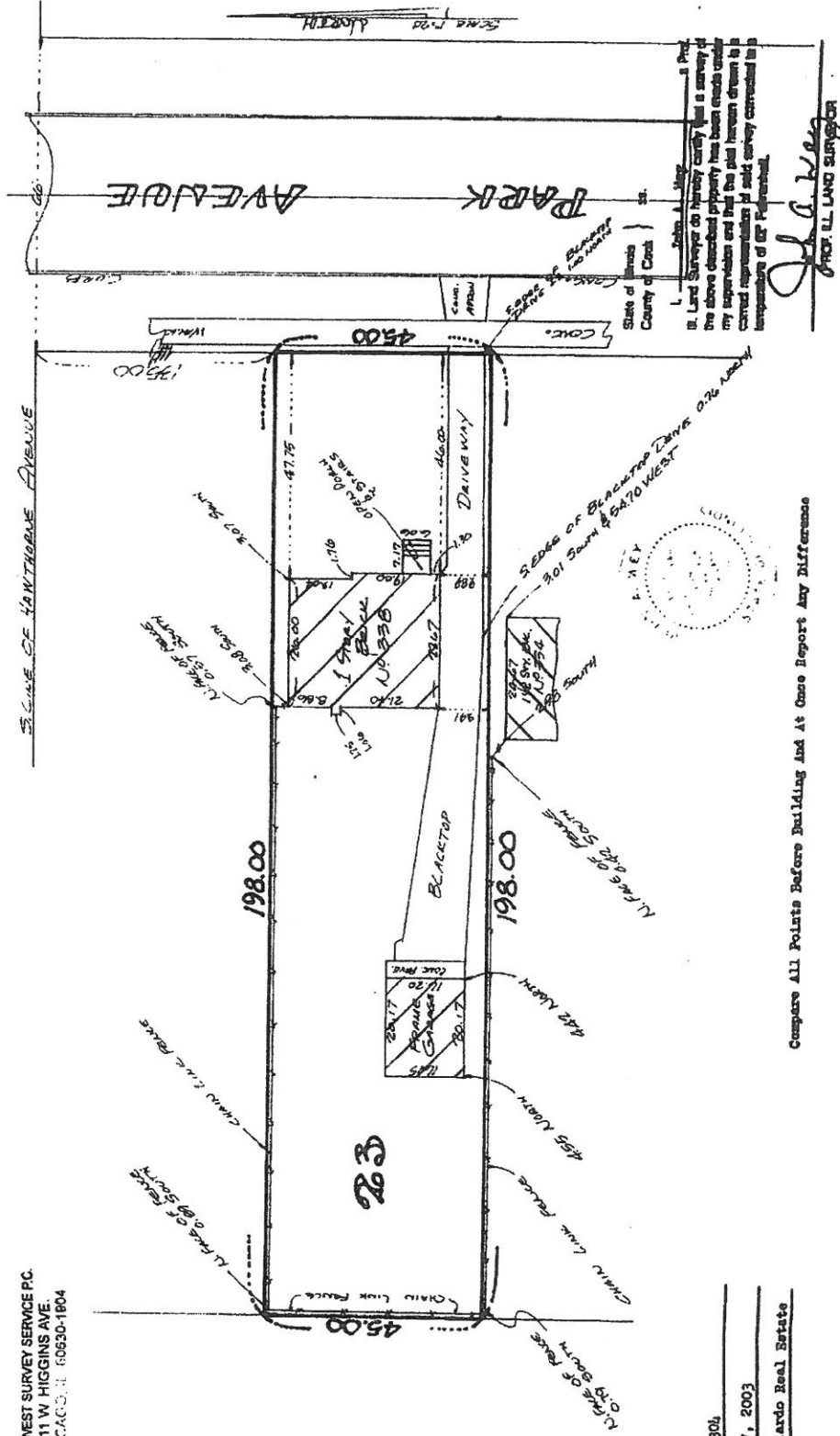
REG. ILL. LAND SURVEYOR

PLAT OF SURVEY NORTHWEST SURVEY SERVICE

685-4077
70-685-4078

Lot 23 In River Forest Homes Subdivision Of Part Of The West Half Of The South West Quarter Of Section 12, Township 39 North, Range 12 East Of The Third Principal Meridian, According To The Plat Thereof Recorded November 19, 1948 As Document 1444645. In Cook County, Illinois.

NORTHWEST SURVEY SERVICE P.C.
5911 W HIGGINS AVE.
CHICAGO, ILL 60630-1804



Order No. 0304

Date January 7, 2003

Ordered By Gagliardo Real Estate

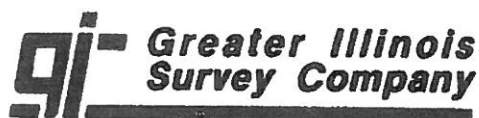
Compare All Points Before Building and At Once Report Any Difference

I, Land Surveyor on Survey hereby certify that a survey of the above described property has been made under my supervision and that the said survey drawn to a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

John A. May
John A. May
Surveyor
State of Illinois
County of Cook

(338 BULL)

LOT 24 IN RIVER FOREST PARK HOMES SUBDIVISION, PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1949 AS DOCUMENT 14446645, IN COOK COUNTY, ILLINOIS.



ORDER NO. 12925/4179052

Dated this 17th / MARCH, 95

IRIS No. 2625

**PROPOSED GARAGE
346 AND 342 PARK AVE RIVER
FOREST, IL. 60305**

PLAT OF SURVEY

of

LOT 25 IN RIVER FOREST PARK HOMES SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1440646 IN THE VILLAGE OF RIVER FOREST, IN COOK COUNTY, ILLINOIS

ADDRESS: 346 PARK AVENUE, RIVER FOREST, ILLINOIS
P.L.N. 35-12-302-829



SCALE: 1"=20'

S. LINE OF HAWTHORNE AVENUE

MINNEAPOLIS & SALT
ST. MARIE RAILROAD

CENTER OF CHAIN LINK
FENCE 6.0 E. & 0.3 S.

12.93

3.10 S.

3.04 S.

27.05

26.00

25.00

24.00

23.00

22.00

21.00

20.00

19.00

18.00

17.00

16.00

15.00

14.00

13.00

12.00

11.00

10.00

9.00

8.00

7.00

6.00

5.00

4.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

0.00

0.00

0.00

0.00

3.00

2.00

1.00

8/1/2018

Clifford Radatz
Secretary, Zoning Board of Appeals
400 Park Avenue
River Forest, IL 60305

Dear Cliff,

My name is Christine and my husband Jayme and I live at 334 Park. We are close neighbors of Shaun and Julie Krueger and are writing in regard to the zoning variation application for their addition. We have seen the plans and have no issue with their expansion plans. Both the new garage and this addition will be a nice improvement for our block and feel fortunate that our neighbors continue to invest in the expansion and beautification of their home.

Sincerely,

Christine and Jayme Barnard

334 Park

Christine Barnard
Jayme Barnard

August 1, 2018

Shaun and Julie Krueger
346 Park Ave.
River Forest, IL 60305

Dear Shaun and Julie,

I understand your proposed plan to add a second story to your existing home, and that the Village is requiring a variance from the side yard setback requirement to do so.

As a Realtor who specializes in River Forest my opinion is that adding a second story above the existing first floor plan will not harm neighboring homes. A house with a second story that is offset 2' from the existing wall will have a negative impact on the neighborhood because of its odd appearance. The second story that you are proposing to build will benefit the neighborhood by mirroring the houses with second stories that already exist in your neighborhood. This will also add value to the homes in area.

Please feel free to contact me with any questions.

Thank you,



Dionna H Plywacz | Broker
@properties

1011 South Boulevard
Oak Park, IL 60302
708.848.0200 office
708.848.0400 fax
773.297.2160 cell
dplywacz@atproperties.com

Stop looking, start finding®
atproperties.com

Village of River Forest
Zoning Board
400 Park Ave.
River Forest, IL 60305

July 31, 2018

Dear Members,

I have been neighbors with Shaun and Julie Krueger for three years. I am writing this letter to express my support for their plans to add a two-story addition to their existing home. I am also in support of their request for a zoning variance. I think the house will look lopsided without the requested variance.

I have seen their plans and feel that what they are proposing is a reasonable size for the lot. This addition will be a significant improvement to their home as well as our neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Nunn', with a stylized, flowing script.

Mark Nunn
342 Park Ave.

July 25, 2018

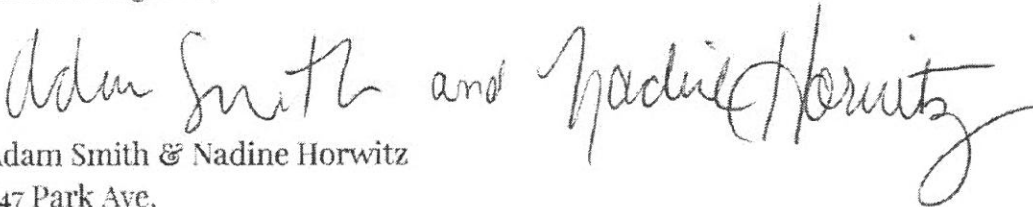
Dear Zoning Board Members,

We reside across the street from Shaun and Julie Krueger. We were delighted when they shared their plans with us for expanding their home. Their current home is quite cramped for a family of five; we are fully supportive of their plans to add a second floor and addition onto their home.

Our block is comprised of bungalows, split-levels, and two-story homes. The Kruegers' plans for enlarging their home are aesthetically pleasing to the eye and will enhance the character of our neighborhood. We are in full support of the variation they asking for to extend the second floor straight up instead of bumping in two feet

Please feel to contact us if you have any questions.

Kindest Regards,

Handwritten signature of Adam Smith and Nadine Horwitz in cursive script.

Adam Smith & Nadine Horwitz
347 Park Ave.

630-675-6366