



RIVER FOREST ZONING BOARD OF APPEALS MEETING AGENDA

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, January 9, 2020 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on November 14, 2019
- III. Variation Request – Public Hearing Regarding Major Variations to Sections 10-8-5 and 10-8-7 of the Zoning Ordinance (Lot Coverage and Setback) at 243 Park Avenue
- IV. Text Amendment Request – Public Hearing Regarding the Following Proposed Amendments to the Village of River Forest Zoning Ordinance”
 - a. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to Define Beauty Shops, “Permanent Cosmetics, Microblading, Micropigmentation, and Similar Care Services”; and
 - b. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to Designate Permanent Cosmetics, Mircoblading, Micropigmentation, and Similar Personal Care Services as a Permitted Use to Beauty Shops in the Land Use Chart, in the Same Districts Where Beauty Shops are Permitted Uses (C1, C2, C3 and ORIC Zoning Districts).
- V. Public Comment
- VI. Adjournment

**VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
November 14, 2019**

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, November 14, 2019 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 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman Frank Martin, David Berni, Ronald Lucchesi, Tagger O'Brien, Joanna Schubkegel and Gerald Dombrowski
Absent: Michael Smetana
Also Present: Clifford Radatz, Building Official

II. PUBLIC COMMENT

Secretary Radatz administered the admonition regarding the false statements ordinance and swore in all parties wishing to speak.

Nate Mellman, commented on the Findings of Fact and suggested modifications to reflect the Zoning Board's recommendation.

III. APPROVAL OF OCTOBER 17, 2019 ZONING BOARD OF APPEALS MEETING MINUTES

Chairman Martin noted the correction of a typographical error to the minutes.

A MOTION was made by Member O'Brien and SECONDED by Member Dombrowski to approve the minutes of the October 17, 2019 Zoning Board of Appeals meeting as amended.

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

IV. APPROVAL OF FINDINGS OF FACT – TEXT AMENDMENTS – CANNABIS BUSINESS ESTABLISHMENTS - FROM THE MEETING OF THE ZONING BOARD OF APPEALS OF OCTOBER 17, 2019

A MOTION was made by Member Lucchesi and SECONDED by Member Berni to approve the Findings of Fact and recommendation for the proposed Text Amendments related to Cannabis Business Establishments as amended from the meeting of the Zoning Board of Appeals on October 17, 2019.

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

V. APPROVAL OF FINDINGS OF FACT – ZONING VARIATIONS AT 535 MONROE AVENUE – FROM THE MEETING OF THE ZONING BOARD OF APPEALS OF OCTOBER 17, 2019

A MOTION was made by Member Dombrowski and SECONDED by Member Lucchesi to approve the Findings of Fact and recommendation for the proposed zoning variations at 535 Monroe Avenue as amended from the meeting of the Zoning Board of Appeals on October 17, 2019.

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

VI. ADJOURNMENT

A MOTION was made by Member Dombrowski and SECONDED by Member Lucchesi to adjourn the meeting at 7:41 p.m.

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

Respectfully Submitted:

Clifford Radatz, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: January 3, 2020

To: Frank Martin, Chairman, Zoning Board of Appeals

From: Lisa Scheiner, Assistant Village Administrator

Subj: Variation Request – 243 Park Avenue

Chris and Dionna Plywacz, owners of the property at 243 Park Avenue, have submitted the attached application for variations to the lot coverage and setback regulations (Section 10-8-5 and 10-8-7) of the Zoning Ordinance. The applicants propose to construct a second story addition to an existing one-story residence on a corner lot and rebuild a first story roof to match an existing non-conforming front and secondary front yard setback. 243 Park Avenue is located at the southeast corner of Park Avenue and Linden Street.

If the Zoning Board of Appeals 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 10-8-5 and 10-8-7 of the Zoning Ordinance at 243 Park Avenue.*

If you have any questions regarding this application please do not hesitate to contact either Clifford Radatz, Building Official, or 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, January 9, 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 Chris and Dionna Plywacz, owners of the property at 243 Park Avenue, who are proposing to construct a second story addition to an existing one-story residence on a corner lot and rebuild a first story roof to match an existing non-conforming front and secondary front yard setback.

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

The applicant is requesting a variation to Section 10-8-5 that would allow the property to have a Lot Coverage equal to 33.8% of the Lot Area. The Zoning Ordinance allows a maximum Lot Coverage equal to 30% of the Lot Area. The applicant is also requesting a variation to Section 10-8-7 that would allow a front yard setback of 31 feet 3 ½ inches and a secondary front yard setback of 3 feet 1¼ inches. The Zoning Ordinance requires a minimum front yard setback of 31 feet 5¼ inches and a secondary front yard setback of 13 feet.

The legal description of the property at 243 Park Avenue is as follows: LOT 1 (EXCEPT THE SOUTH 2 FEET) OF BLOCK 4 IN CONWAY'S RESUBDIVISION OF RANSON'S SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

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

Sincerely,
Lisa Scheiner
Secretary, Zoning Board of Appeals

PLYWACZ RESIDENCE

RESIDENTIAL ADDITION AND INTERIOR RENOVATION

243 PARK AVE.

RIVER FOREST, IL



ZONING VARIANCE APPLICATION

MARK ZINNI ARCHITECTS, LTD.
428 marengo ave. forest park, illinois 708/366-2416



16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491

KDC CONSULTANTS INC.

WWW.KDCCONSULTANTSINC.COM

LAND PLANNING ENGINEERING LAND SURVEYING

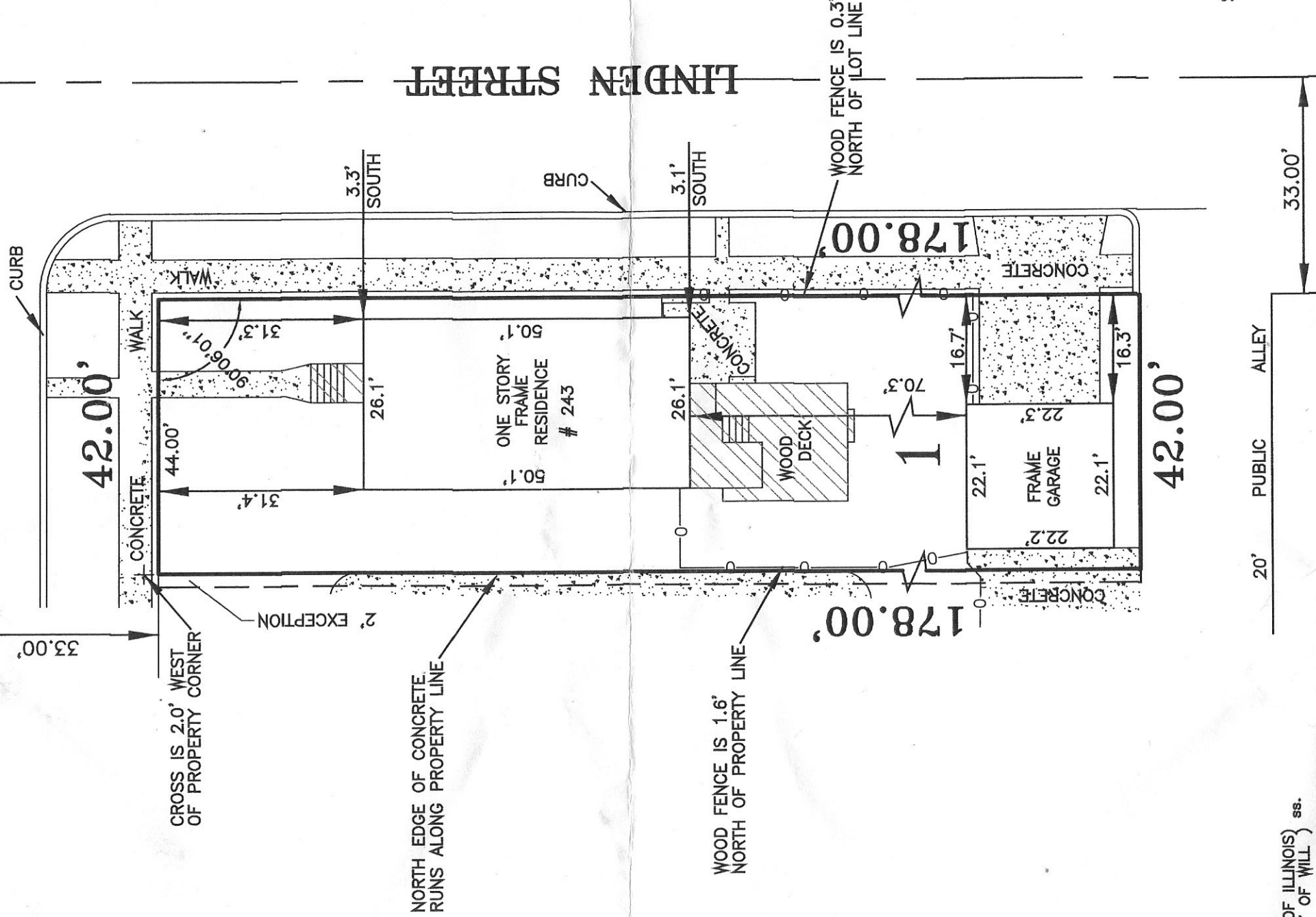
(708) 645-0545
Fax: 645-0546

PLAT OF SURVEY

OF
LOT 1 (EXCEPT THE SOUTH 2 FEET) IN BLOCK 4 IN CONWAY'S RESUBDIVISION OF
RANSON'S SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-12-308-001
LOT AREA=7,476 S.F.

PARK AVENUE



SCALE: 1" = 20'

20' PUBLIC ALLEY

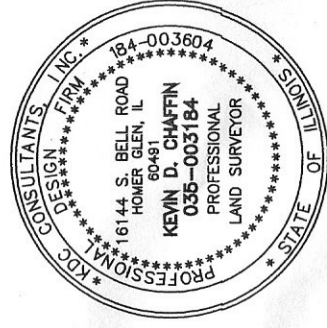
STATE OF ILLINOIS) ss.
COUNTY OF WILL)

WE, KDC CONSULTANTS INC., AS ILLINOIS LICENSED
PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE
HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION
TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A
FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES
FAHRENHEIT, DIMENSIONS SHOWN ON BUILDINGS ARE TO THE
OUTSIDE OF BUILDINGS.

SURVEYED 16TH DAY OF JUNE 2015.
SIGNED THIS 18TH DAY OF JUNE 2015.

BY: *Kevin D. Chaffin*
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184



PREPARED FOR: PLYWACZ

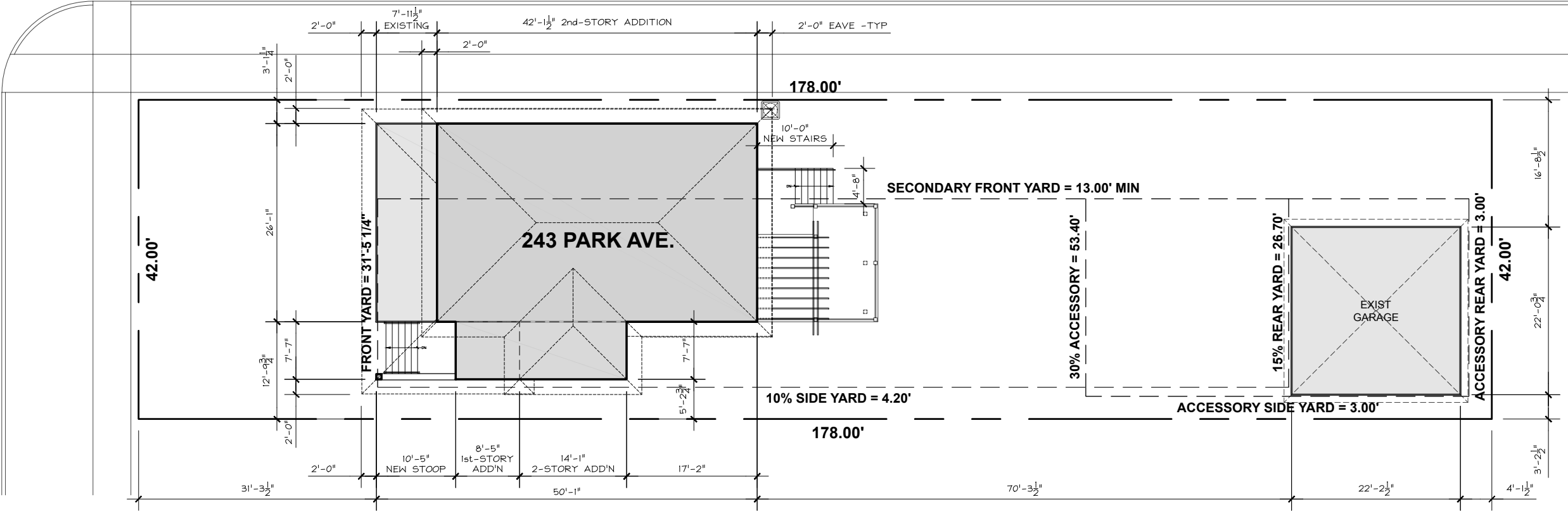
COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY
IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE
IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT
FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER
RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW
BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL
AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS.
SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS
SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE
PERMISSION OF KDC CONSULTANTS, INC.. THIS PLAT IS
NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE
OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY No. 15-06-034

PARK AVENUE

LINDEN STREET



SITE PLAN

NOTE: 1. -

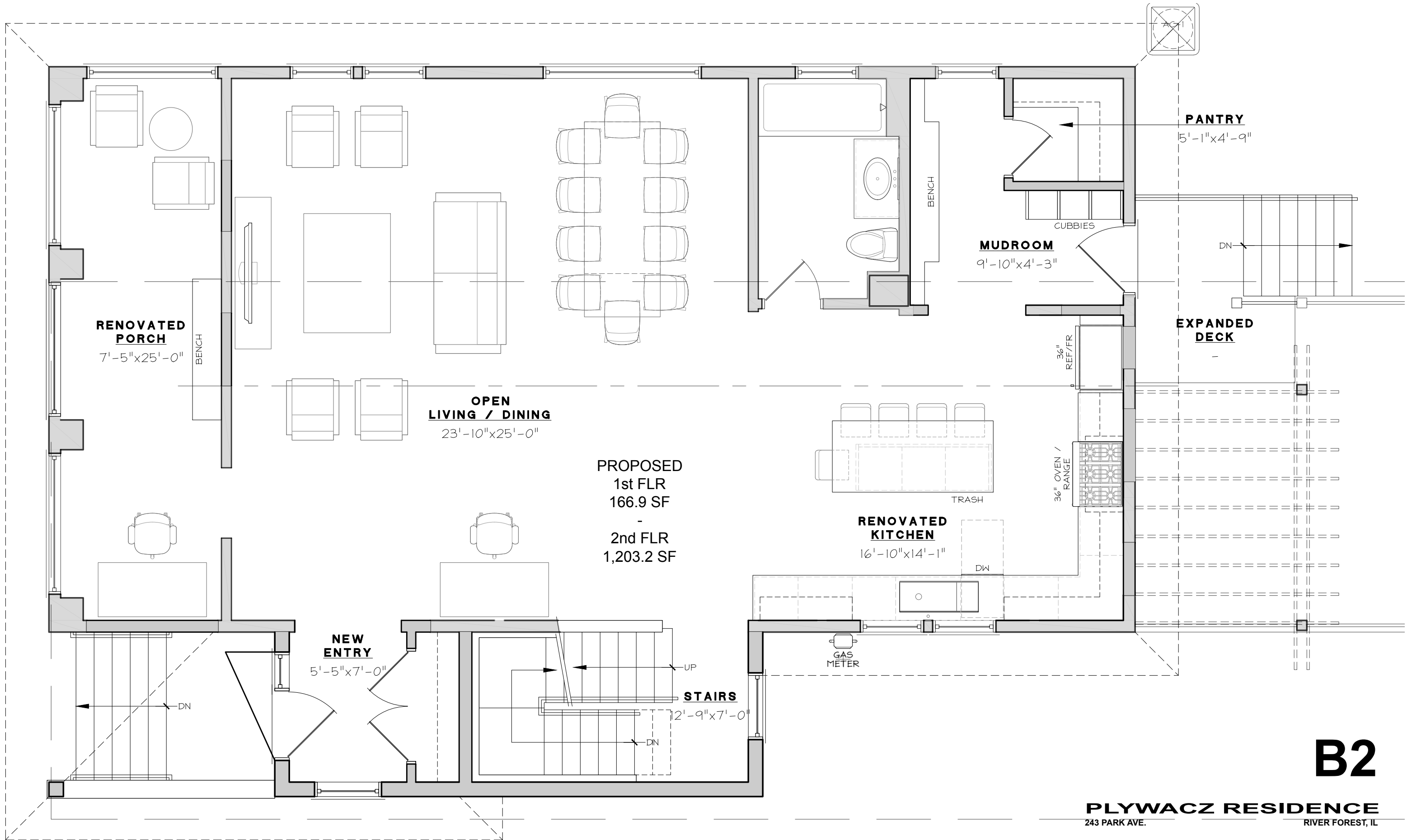
SCALE: 1/16" = 1'-0"



B1

PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

ZONING VARIANCE
SCALE AS SHOWN
SITE
MZA 1-2-2020



FIRST FLOOR PLAN

NOTE: 1. -

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



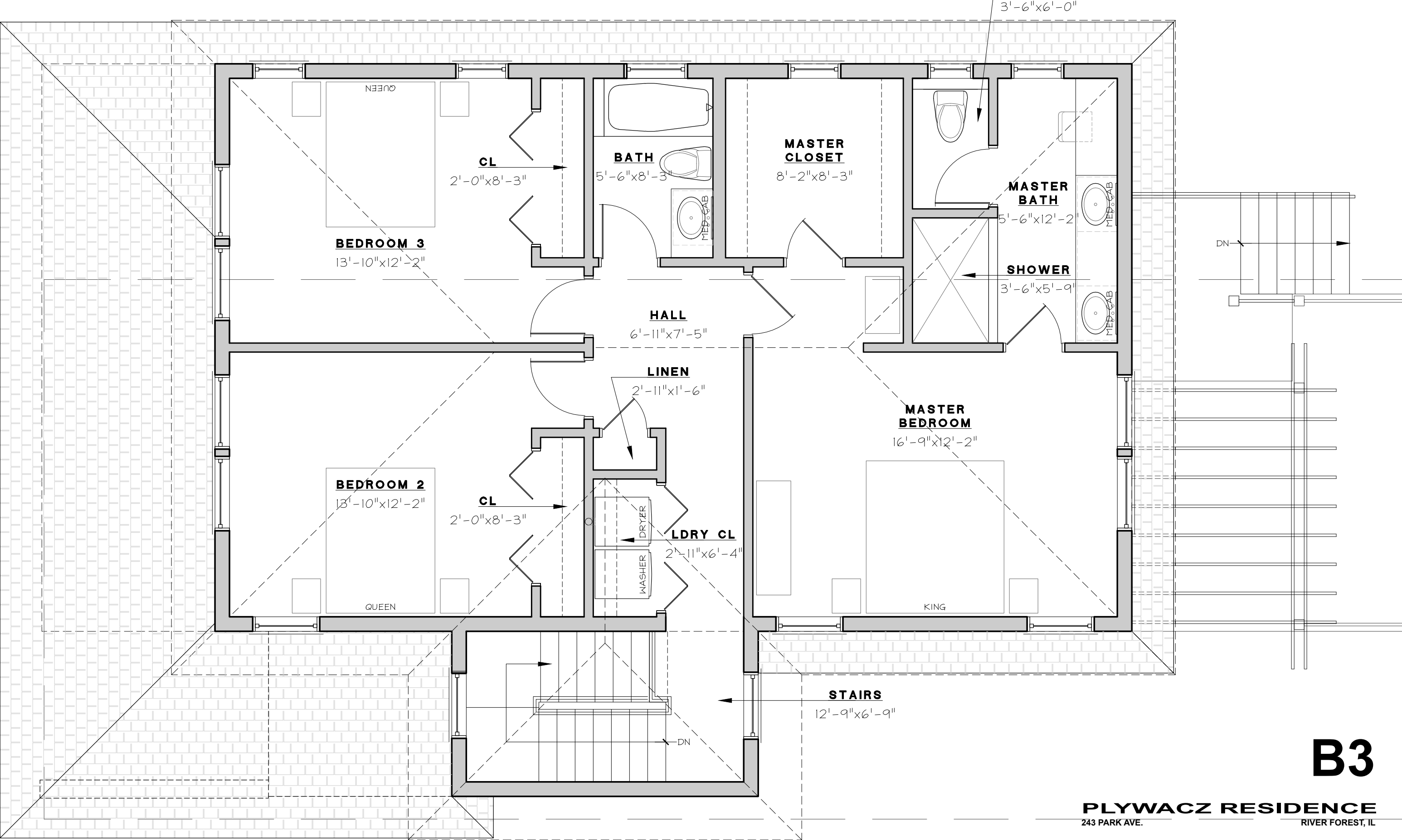
B2

PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

FIRST FLOOR

ZONING VARIANCE
SCALE AS SHOWN

MZA 1-2-2020



SECOND FLOOR PLAN

NOTE: 1. -

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



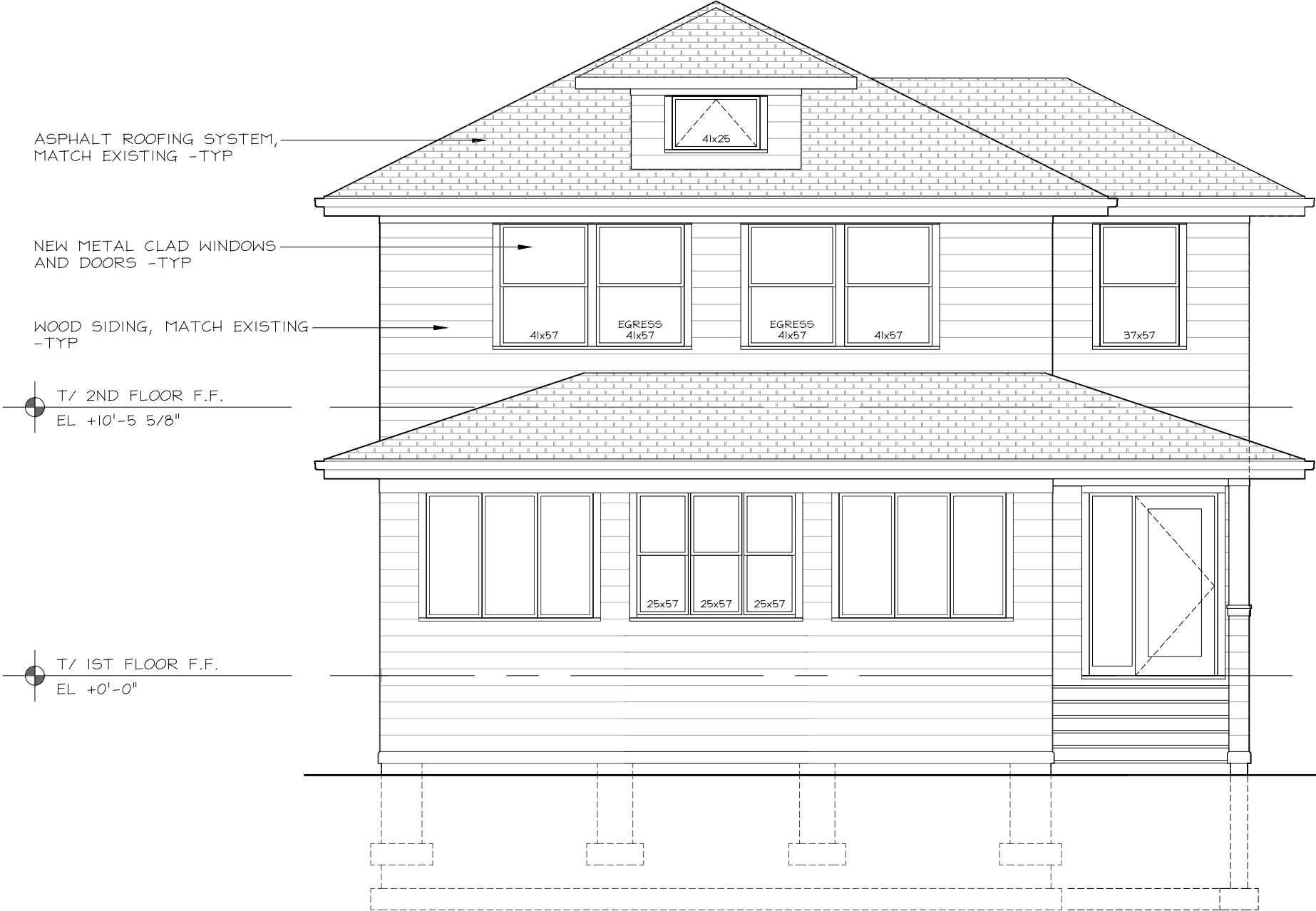
B3

PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

SECOND FLOOR

ZONING VARIANCE
SCALE AS SHOWN

MZA 1-2-2020



WEST ELEVATION

NOTE: 1. -

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

B4

PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

WEST ELEVATION

ZONING VARIANCE
SCALE AS SHOWN

MZA 1-2-2020



SOUTH ELEVATION

NOTE: 1. -

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

B5

PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

SOUTH ELEVATION

ZONING VARIANCE
SCALE AS SHOWN

MZA 1-2-2020



EAST ELEVATION

NOTE: 1. -

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

B6

PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

EAST ELEVATION
ZONING VARIANCE
SCALE AS SHOWN MZA 1-2-2020



NORTH ELEVATION

NOTE: 1. -

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

B7

PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

.1
ZONING VARIANCE
SCALE AS SHOWN

NORTH ELEVATION

MZA 1-2-2020



EXISTING FRONT STREET ELEVATION – PARK AVENUE
WEST ELEVATION



EXISTING FRONT STREET ELEVATION – PARK AVENUE
SOUTHWEST CORNER AND NEIGHBOR TO SOUTH



EXISTING REAR ELEVATION
EAST ELEVATION



EXISTING SECONDARY FRONT STREET ELEVATION – LINDEN STREET
NORTH ELEVATION

November 15, 2019

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

Re: Plywacz Residence 243 Park Ave.

River Forest, IL 60305

To Whom It May Concern:

Our neighbors, Chris and Dionna Plywacz, have informed us that they are proposing a second-story addition to their home that would require a zoning variance to the required secondary front yard setback and to the front yard setback. We understand the construction would begin in the spring or summer of 2020.

We agree that many of the homes on the 200-300 block of Park Avenue were built in the 40's after WWII, that they are small by today's standards and need to be expanded to meet the needs of today's owners, and that additional investment in existing properties within the Village is essential to maintain property values and uphold River Forest's reputation as an outstanding and desirable community.

We support their application for the zoning variance and the proposed construction project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Bohdan". The signature is fluid and cursive, with the first name "Susan" being more prominent than the last name "Bohdan".

Thomas & Susan Bohdan
239 Park Ave.
River Forest, IL 60305

D1

November 15, 2019

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

Re: Plywacz Residence 243 Park Ave.

River Forest, IL 60305

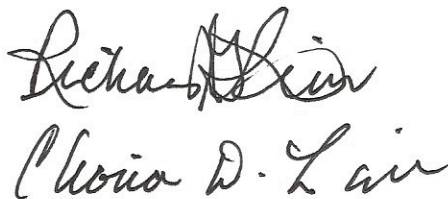
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We agree that many of the homes on the 200-300 block of Park Avenue were built in the 40's after WWII, that they are small by today's standards and need to be expanded to meet the needs of today's owners, and that additional investment in existing properties within the Village is essential to maintain property values and uphold River Forest's reputation as an outstanding and desirable community.

We support their application for the zoning variance and the proposed construction project.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Richard Lim' and the second is 'Cliona D. Lim'. Both are written in a cursive, flowing style.

Richard & Cliona Lim
303 Park Ave
River Forest, IL 60305

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

Address of Subject Property: 243 Park Avenue Date of Application 11-15-2019

Applicant:

Chris and Dionna Plywacz
Name

243 Park Avenue, River Forest, Illinois 60305
Address

773-297-3391 cplywacz@gmail.com
Phone (Daytime) Fax E-Mail

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

Architect/Contractor:

Mark Zinni Architects, Ltd.
Name

428 Marengo Avenue, Forest Park, Illinois 60130
Address

708.366.2416 mzarchs@sbcglobal.net
Phone (Daytime) Fax E-Mail

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

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

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

☒ Zoning Code ☐ Building Code (fence variations only)

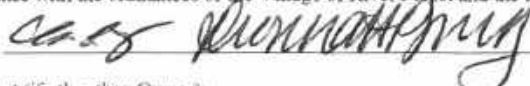
Application requirements: Attached you will find an outline of the other application requirements. Please read the attached carefully, the applicant will be responsible for submitting all of the required information.

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

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

SIGNATURES:

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

Owner:  Date: 11-1-2019
Applicant (if other than Owner): Date:

Application Fee: A non-refundable fee of **\$650.00** must accompany every application for variation. Checks should be made out to the Village of River Forest.



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

RECEIVED
NOV 08 2019
12:00 CF
VILLAGE OF RIVER FOREST

Address of Subject Property: 243 Park Ave.

Date of Application: _____

Applicant		Architect / Contractor	
Name: <u>Christopher Dionna Plywacz</u>		Name: <u>Mark Zinni Architects Ltd.</u>	
Address: <u>243 Park Ave</u>		Address: <u>428 Marengo Ave</u>	
City/State/Zip: <u>River Forest IL 60305</u>		City/State/Zip: <u>Forest Park, IL 60130</u>	
Phone: <u>773 297-2160</u>	Fax: _____	Phone: <u>708 366 2416</u>	Fax: _____
Email: <u>dplywacz@gmail.com</u>		Email: <u>mzarchs@sbeglobal.net</u>	

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

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.

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Owner:  Date: 11-1-2019

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

Application Fee: A non-refundable fee of \$650.00 must accompany every application for variation. Checks should be made out to the Village of River Forest.

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

Address of Subject Property: 243 Park Avenue **Date of Application** 1-2-2020

Applicant:

Chris and Dionna Plywacz
Name

243 Park Avenue, River Forest, Illinois 60305
Address

773-297-3391 cplywacz@gmail.com
Phone (Daytime) Fax E-Mail

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

Architect/Contractor:

Mark Zinni Architects, Ltd.
Name

428 Marengo Avenue, Forest Park, Illinois 60130
Address

708.366.2416 mzarchs@sbcglobal.net
Phone (Daytime) Fax E-Mail

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

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

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

☒ Zoning Code ☐ Building Code (fence variations only)

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

SIGNATURES:

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

Owner: _____ Date: _____

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

Application Fee: A non-refundable fee of **\$650.00** must accompany every application for variation. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 243 Park Avenue Date of Application: 1-2-2020

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

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section)	Code Requirement(s)	Proposed Variation(s)
<i>Example:</i> 10-8-5, lot coverage	<i>Example:</i> no more than 30% of lot	<i>Example:</i> 33.8% of the lot (detailed calculations On a separate sheet are required)
10-8-7, A, Front Yard	Average of existing front yard setbacks = 31'-5 1/4".	31'-3 1/2" front yard setback (29'-3 1/2" to the eave). New re-built lower roof to match existing, with slightly reduced overhang from 2'-3" to 2'-0".
10-8-7, A.2, Secondary Front Yard	Minimum 13'-0".	3'-1 1/4" secondary front yard setback (1'-1 1/4" to the eaves). New re-built lower roof and proposed upper roof to match existing, with slightly reduced Overhang from 2'-3" to 2'-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 THE REQUESTED VARIATION

The Applicant wishes to construct a second story addition to an existing one-story structure on a corner lot that has an existing non-conforming setback at the north secondary front yard, and to rebuild a first story roof to match an existing non-conforming west front yard.

The required north secondary front yard setback per Section 10-8-7,A.2 is a minimum of 13'-0" for a fifty foot wide lot. The proposed north secondary front yard setback at the second-story addition is 3'-1 1/4" (1'-1 1/4" to the eave) to match the existing. A proposed re-built first-story partial roof and eave is also 3'-1 1/4" (1'-1 1/4" to the eave) to match the existing. The lot width is an unusually narrow 42'-0" making the minimum 13'-0" setback unusually restrictive.

The required west front yard setback per Section 10-8-7,A is the average of the existing front yard setbacks along the same side of the street and on the same block = 31'-5 1/4". The proposed front yard setback at the rebuilt first-story roof is 31'-3 1/2" (29'-3 1/2" to the eave). The proposed rebuilt first-story roof would impose on the current required west front yard setback by a 2'-1 3/4", but would match the original setback to the eave.

Examination of the attached Exhibits will demonstrate that the proposed second-story addition matching the existing non-conforming setbacks would have much less adverse effect on the quality of light, air and site drainage on the applicant (owner) and adjacent properties than a larger structure that could be built to conforming height and setbacks pushed to south and/or east, much closer the neighboring property. Also a second-story addition would minimize the increase amount of the impervious area on the lot, in contrast to a conforming addition to the south and/or east of the existing structure.

Although the combined side yard setback requirement probably should not apply to a corner lot, this has not been formally encoded in the zoning ordinance. The Applicant wishes for a formal verification of this opinion.

APPLICATION REQUIREMENTS FOR MAJOR VARIATIONS

A. General Requirements.

1. a. Applicant: Chris and Dionna Plywacz
243 Park Avenue
River Forest, Illinois 60305
773-297-3391

b. Applicant is the owner.

c. Date of Application: January 2, 2020.

d. Property Identification: 243 Park Avenue, River Forest, Illinois.

e. Variance requested is:

- 1) Secondary Front Yard Setback: The requested variance is to reduce the secondary front yard setback to 3'-1 1/4" (1'-1 1/2" to the eave) in lieu of the required 13'-0".

The required secondary front yard setback per Section 10-8-7,A.2 is a minimum of 13'-0" for a fifty foot wide lot. The proposed north secondary front yard setback at the second-story addition is 3'-1 1/4" (1'-1 1/4" to the eave) to match the existing. A proposed re-built first-story partial roof and eave is also 3'-1 1/4" (1'-1 1/4" to the eave) to match the existing.

- 2) Front Yard Setback: The requested variance is to reduce the front yard setback to 31'-1 1/2" (29'-3 1/2" to the eave) in lieu of the required 31'-5 1/4".

The required west front yard setback per Section 10-8-7,A is the average of the existing front yard setbacks along the same side of the street and on the same block = 31'-5 1/4". The proposed front yard setback at the rebuilt first-story roof is 31'-3 1/2" (29'-3 1/2" to the eave). The proposed rebuilt first-story roof would impose on the current required west front yard setback by a 2'-1 3/4", but would match the original setback to the eave.

- 3) Combined Side Yard Setback: Formal opinion on the inapplicability of the combined sideyard setback to a corner lot.

f. See attached Plat of Survey, Exhibit "A", dated June 16, 2015.

2. See attached drawings, Exhibits "B1" to "B7", dated January 2, 2020.

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

- B.**
1. Height: Two-story, 30'-2" proposed (less than allowable 35'-0" for principal structure).
Lot Size: 42' x 178' = 7,476 sq. ft.
Gross Floor Area: First Floor: 1,306.1 sq. ft. existing + 172.6 sq. ft. proposed
Detached Garage: 490.4 sq. ft. existing.
Second Floor: 0.0 sq. ft. existing + 1,206.5 sq.ft. proposed
Covered, Open Stoop: 71.1 sq.ft.
Lot Coverage: 2,040.2 sq. ft. proposed = 27.3% Lot Coverage.
(Note: 30% permitted.)
Floor Area Ratio: 2,775.5 sq. ft. proposed net floor area = 0.371 F.A.R.
(Note: 0.40 F.A.R. permitted.)
 2. Multi-family development: N/A
 3. Site development dimensioned: See attached Site Plan, Exhibit "B1".
 4. Freestanding signs: N/A
 5. Identification of vehicular areas: See attached Site Plan, Exhibit "B1".
 6. HOA legal documents: N/A
 7. Property photographs: See Exhibits "C1" and "C2".
 - 7b. Neighbor written testimony / letters: See Exhibits "D1" and "D2", each dated November 15, 2020.
- C.** Nine month permitted variation validation period: Noted

1. *The physical surroundings, shape or typographical conditions of the specific property involved with bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;*

The physical surrounding conditions do create a specific hardship. A second story addition is the best solution to adding living space to a relatively small and modest one-story structure to meet the increasing needs of a growing family. In addition to eliminating the need for more foundation work and roofing, it would also have the least adverse effect on the open area of the backyard, and on the natural light, ventilation and site drainage that the adjacent neighbors also enjoy.

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

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

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

The conditions upon which the petition for variation is based, generally do not exist to other properties within the same zoning classification. The lot is unusual in it's width of 45 feet (in lieu of the typical 50 foot). The house is shifted to the north of the property allowing space between the Appplicant's house and the neighbor to the south for drainage, natural light and ventilation. The neighbor to the south has an existing non-conforming side yard setback to the building and to the eave.

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

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

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

The granting of the variation will not be detrimental to the public welfare nor injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood

in which the property is located. See Exhibits “D1” and “D2” (letters of support from neighbors). Conforming alternatives to the second-story addition, the placement of an addition to the southeast of the existing structure and within the allowed setbacks, would be more injurious to the neighborhood by adversely increasing the amount of impervious surface and decreasing the separation to the adjacent neighbors. A second-story addition would be aid in the increase of property values in the neighborhood and be more in keeping with the existing character of the neighborhood

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

The proposed variation will not impair nor alter the existing adequate supply of light and air to the adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, nor substantially diminish or impair property values within the neighborhood. Also see Exhibits “D1” and “D2” (letters of support from neighbors).

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

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

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

There is no means other than the requested variation to permit a reasonable use of the property without more adversely affecting adjacent properties and the neighborhood in general by reducing green space, light and ventilation. Hardship can be avoided if the variation is granted.

Zoning Analysis Table - 1

Project Address: [Plywacz - 243 Park Ave.](#)

Prepared by: MZA

Date: [1/2/20](#)

Telephone No: 708-366-2416

Zoning District: R2

Use: Single-Family Residence

Line	Lot Area	Lot Width	Lot Depth	Lot Area
1		42.00	178.00	7476.0
	Lot Coverage	Allowed	Existing	Existing + Proposed
2	2A	2242.8	2B 1306.1	2C 2037.4
	Floor Area Ratio	Allowed	Existing	Existing + Proposed
3	3A	2990.4	3B 1396.5	3C 2772.2
	Building Height at Roof Ridge	Allowed	Existing	Existing + Proposed
4	Above "grade" in feet	4A 35.0	4B 19.9	4C 30.2
5	Story Height	5A 2.5	5B 1.0	5C 2.0
	Off-Street Parking	Required	Existing	Existing + Proposed
6	6A	2	6B 2	6C 2

Zoning Analysis Table - 2

Project Address: Plywacz - 243 Park Ave.

Line	Direction	Required Setback	Existing Setback	Proposed Setback at Addition
Front Yard		West		
7 Property Line to Bldg		7B	31.33	7C 31.33
8 Eave Length		8B	2.00	8C 2.00
9 Setback to Eave / Average of Block	9A	31.44	9B 29.33	9C 29.33
Secondary Front Yard		North		
10 Property Line to Bldg		10B	3.10	10C 3.10
11 Eave Length		11B	2.00	11C 2.00
12 Setback to Eave	12A	13.00	12B 1.10	12C 1.10
Side Yard		South		
13 Property Line to Bldg	13A	4.20	13B 12.60	13C 5.04
14 Eave Length		14B	2.00	14C 2.00
15 Setback to Eave	15A	3.00 min.	14C 10.60	15C 3.04
Side Yard		N.A.		
16 Property Line to Bldg	16A		16B 0.00	16C 0.0
17 Eave Length		17B	0.00	17C 0.0
18 Setback to Eave	18A		18B 0.00	18C 0.00
Combined Side Yard		N.A.		
19 25% of Lot Width	19A		19B	19C
Rear Yard				
20 Property Line to Bldg		20B	96.62	20C 96.6
21 Eave Length		21B	2.00	21C 2.0
22 Setback to Eave / 15% Lot Depth or 26'-2"	22A	26.70	22B 94.62	22C 94.62

Existing	+ Proposed	= Existing+Proposed
1306.1	731.3	2037.4

Floor Area Summary

Project Address: Plywacz - 243 Park Ave.

Lot Area		Allowed Floor Area
7,476.00 x	0.40	= 2990.4

Existing Floor Area	Area
Existing Basement Floor Area (Note 1)	0.0
Existing First Floor Area	1306.1
Existing Second Floor Area	0.0
Existing Half-Story Area (Note 2)	0.0
Existing Detached Garage Area	490.4
Enclosed Off-Street Parking Allowance (Note 3)	-400.0
Total Existing Floor Area (Enter in Box 3B)	1396.5

Existing + Proposed Floor Area	Area
Existing + Proposed Basement Floor Area (Note 1)	0.0
Existing + Proposed First Floor Area	1476.6
Existing + Proposed Second Floor Area	1205.2
Existing + Proposed Half-Story Area (Note 2)	0.0
Existing + Proposed Detached Garage Area	490.4
Enclosed Off-Street Parking Allowance (Note 3)	-400.0
Total Existing Floor Area (Enter in Box 3B)	2772.2

Basement Floor Area

Project Address: Plywacz - 243 Park Ave.

See Attached Sheet

Existing Basement Floor Area

Piece	Length	Width	Area
E1	0.00	0.00	0.0
Total Existing Basement Floor Area			0.0

Proposed Basement Floor Area

Piece	Length	Width	Area
P1	0.00	0.00	0.0
Total Proposed Basement Floor Area			0.0

Existing	+ Proposed	= Existing+Proposed
0.0	0.0	0.0

Proposed First Floor Area

Second Floor Area

Project Address: Plywacz - 243 Park Ave.

See Attached Sheet

Existing Second First Floor Area

Piece	Length	Width	Area
E1	0.00	0.00	0.0
Total Existing Second Floor Area			0.0

Proposed Second Floor Area

Piece	Length	Width	Area
P1	42.12	26.08	1098.5
P2	14.08	7.58	106.7
Total Proposed Second Floor Area			1205.2

Existing	+ Proposed	= Existing+Proposed
0.0	1205.2	1205.2

Half-Story (Attic) Floor Area

Project Address: Plywacz - 243 Park Ave.

See Attached Sheet

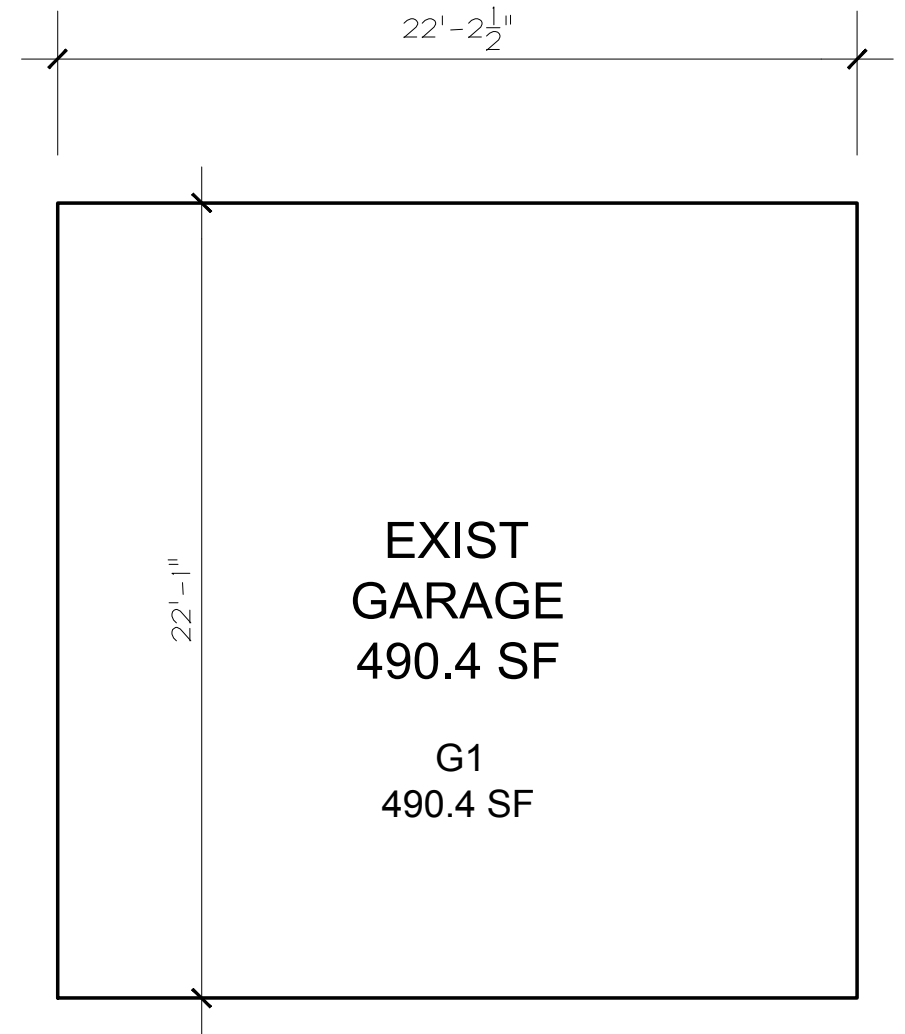
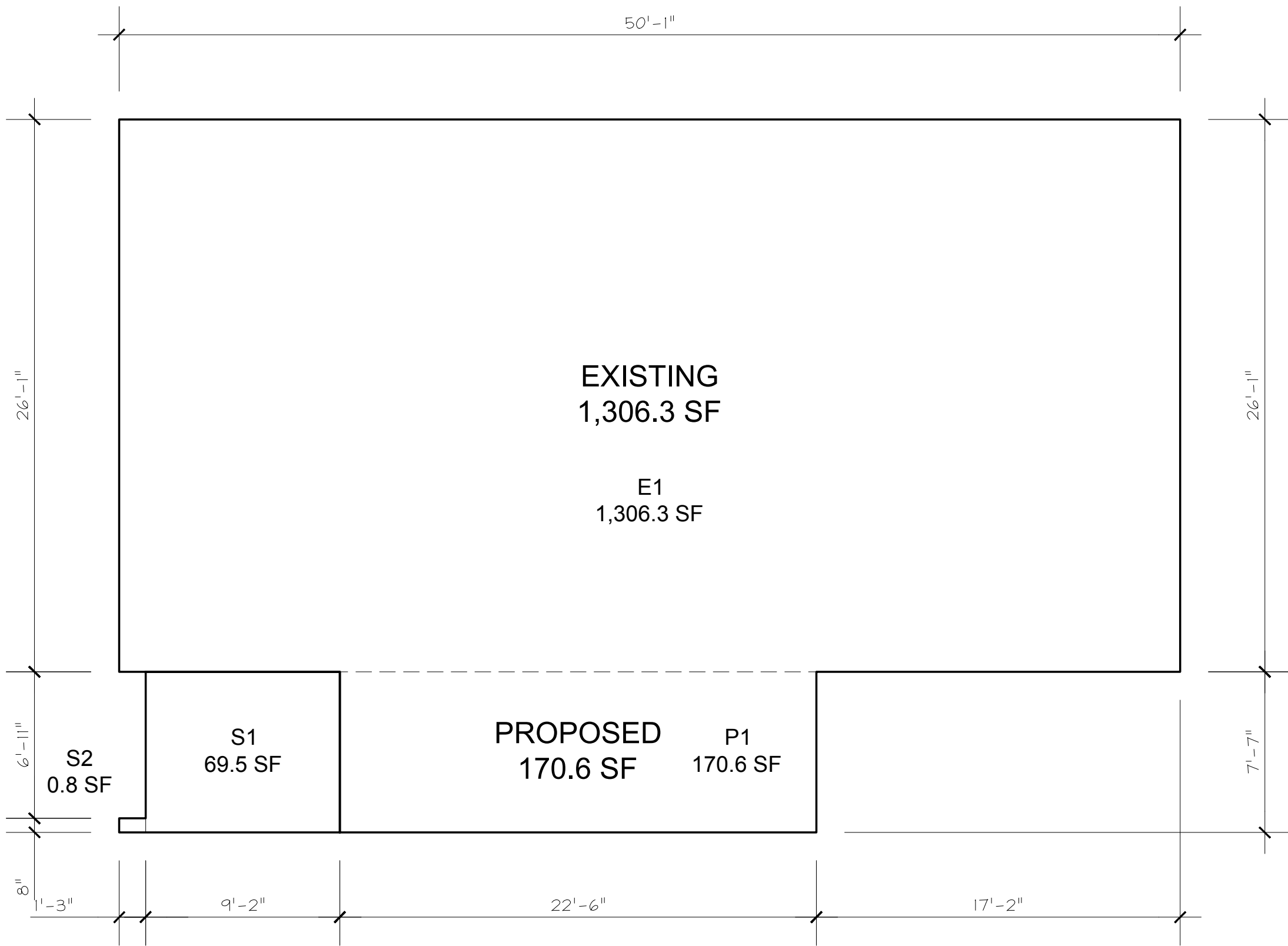
Existing Half-Story Floor Area

Piece	Length	Width	Area
E1	0.00	0.00	0.0
Total Existing Half-Story Floor Area			0.0

Proposed Half-Story Floor Area

Piece	Length	Width	Area
P1	0.00	0.00	0.0
Total Proposed Half-Story Floor Area			0.0

Existing	+ Proposed	= Existing+Proposed
0.0	0.0	0.0



FIRST FLOOR AREA PLAN

NOTE: 1. -

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

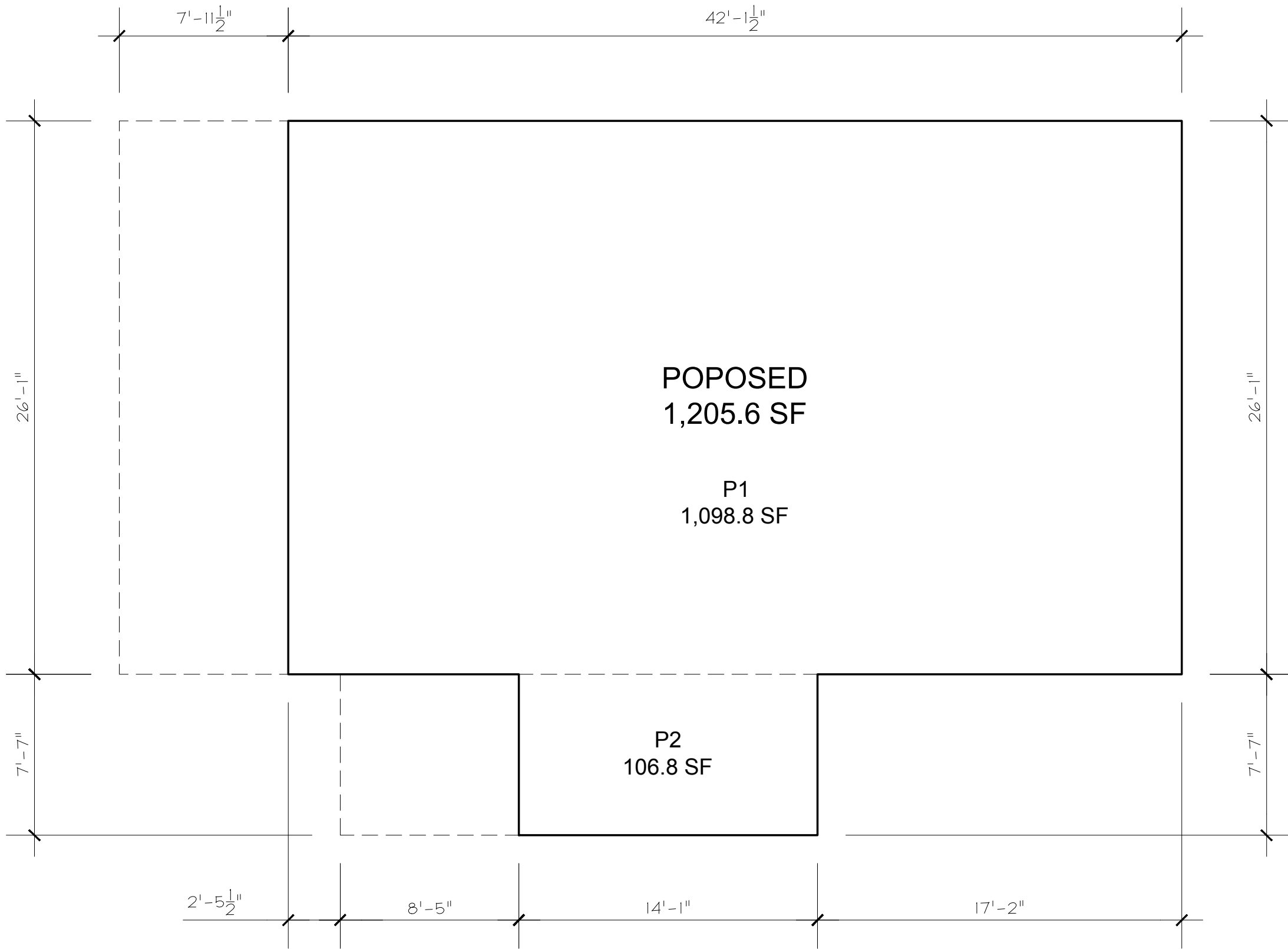


PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

ZONING VARIANCE
SCALE AS SHOWN

FIRST FLOOR AREA

MZA 1-2-2020



SECOND FLOOR AREA PLAN

NOTE: 1. -

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



PLYWACZ RESIDENCE
243 PARK AVE. RIVER FOREST, IL

ZONING VARIANCE
SCALE AS SHOWN

SECOND FLOOR AREA

MZA 1-2-2020



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: January 3, 2020

To: Frank Martin, Chairman, Zoning Board of Appeals

From: Lisa Scheiner, Assistant Village Administrator

Subj: Beauty Shops and Accessory Uses - Proposed Text Amendments

Issue:

At its December 3, 2019 meeting, the Village Board of Trustees unanimously voted to recommend that a petition be sent to the Zoning Board of Appeals to consider text amendments to the Zoning Ordinance regarding beauty salons and micropigmentation. The purpose of the January 9, 2020 public hearing is for the Zoning Board of Appeals to consider the proposed text amendments. This hearing has been advertised on the Village's website, a legal notice was published at the Village Hall, on the Village website, and in the *Wednesday Journal* in accordance with the requirements of the Zoning Ordinance.

Petition:

Pursuant to Section 10-5-5 of the River Forest Zoning Ordinance, the Village Board of Trustees has petitioned the Zoning Board of Appeals to consider text amendments to amend the following sections of the Zoning Ordinance to create definitions for "beauty shops" and "permanent cosmetics, microblading, micropigmentation and similar care services", and to designate permanent cosmetics, microblading, micropigmentation, and similar personal care services as a permitted accessory use to beauty shops in the land use chart, in the same districts where beauty shops are permitted uses (C1, C2, C3 and ORIC).

- Chapter 10-3 (Definitions)
- Chapter 10-21 (Land Use Chart)

Attachment:

- Legal Notice
- Memo from Eric Palm, Village Administrator



**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, January 9, 2020 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 regarding to define beauty shops, "permanent cosmetics, microblading, micropigmentation, and similar care services"; and
2. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate permanent cosmetics, microblading, micropigmentation, and similar personal care services as a permitted use to beauty shops in the land use chart, in the same districts where beauty shops are permitted uses (C1, C2, C3 and ORIC 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.

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.**

For further information or for a copy of the proposed text amendments, please contact Assistant Village Administrator Lisa Scheiner at (708) 714-3554 or at lscheiner@vrf.us or visit www.vrf.us.

Sincerely,
Lisa Scheiner
Secretary, Zoning Board of Appeals



Village of River Forest

Village Administrator's Office

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

MEMORANDUM

Date: December 3, 2019

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Proposed Zoning Text Amendment

Issue: Recently the Village was approached by Dustin Cagnina regarding her desire to open up a business focusing on skin care and micropigmentation. Ms. Cagnina is an aesthetician and micropigmentation specialist. In order for Ms. Cagnina to operate her business, staff is recommending the Village Board consider a text amendment to the Zoning Ordinance to allow for micropigmentation as a permitted accessory use to a beauty shop, which would allow for micropigmentation to be performed as a subset of beauty shop services, but not as a standalone primary use; and, at the same time, create a definition for “beauty shops” which currently does not exist.

Analysis: While Ms. Cagnina may currently operate a beauty salon/skin care type facility in the Village as a matter of right, the Village’s Zoning Ordinance does not allow for micropigmentation uses. Combining these two fields is the focus of her proposed business operations. As part of her licensing, she would be required, in part, to seek the appropriate licenses from the State of Illinois including tattoo and body art establishment. Further, this area of business has evolved and expanded over time since the Zoning Ordinance land use chart was first established. As a result, creating a broader definition for “beauty shops” is appropriate. Staff is proposing three components to this text amendment.

1. Create a definition for “beauty shops” as follows:

An establishment where persons receive beauty treatments, and/or purchase beauty products. These treatments primarily include one or more of the following: 1) cutting, trimming, shampooing, weaving, coloring, waving, or styling hair; 2) providing facials; 3) applying makeup (except permanent makeup); and 4) providing nail care services, such as manicures, pedicures, and nail extensions.

2. Create a definition for “permanent cosmetics, microblading, micropigmentation and similar care services” as follows:

The practice of placing ink or other pigment into the skin or mucosa by the aid of needles or any other instrument used to puncture a person’s skin for the purpose of permanent cosmetic restoration or enhancement of the epidermis for re-pigmentation. This category of services does not include other forms of body art such as body piercing or the adornment of the body with letters, images, drawings, or other illustrations. The use is also commonly known as dermal implantation, microstroking, eyebrow embroidery, and long-time/long lasting makeup.

3. Designate Permanent Cosmetics, Microblading, Micropigmentation, and Similar Personal Care Services as a permitted accessory use to beauty shops in the land use chart, in the same districts where beauty shops are permitted uses as follows:

LAND USES	R1 & R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential	C1 Comm.	C2 Comm.	C3 Central Com- mercial	ORIC	PRI
Accessory Uses								
Permanent Cosmetics, Microblading, Micropigmentation, and Similar Personal Care Services – accessory to Beauty Shop	N	N	N	P	P	P	P	N

Next Steps: This text amendment will be referred to the ZBA for a public hearing and recommendation back to the Village Board of Trustees.

Recommendation: Direct the Village Administrator to propose the aforementioned text amendments to the Zoning Board of Appeals for a public hearing and recommendation.

Thank you.