



Commission/Board/Committee Name: PLANNING & ZONING COMMISSION

Date of Meeting: Monday, November 20 2023

Time of meeting: 7:00 PM

Location of Meeting: The regular meeting of the Village Planning & Zoning Commission will be held in person at 517 Des Plaines Ave, Forest Park II 60130

AGENDA:

**Roll Call**

**Approval of minutes from the meeting of** September 18, 2023

**Unfinished Business:**

**New Business**

1. PZC 2023-08 Request for Variation 7713 Wilcox Street
2. PZC 2023-09 Request for Variation 838 Circle Avenue
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Public Comment**

**Adjournment**



# Village of Forest Park Planning and Zoning Meeting Minutes 18 September 2023

1. **Call to Order:** The PCZ meeting was called to order at 7:00 pm.
2. **Establish Quorum:**  
Present: McBride, Price, Whitebone, East, Hibbits, Russ
3. **Approval of Minutes.** Minutes from 17 July meeting. 6-0 approved
4. **PZC 2023-07** Conditional Use Approval for a Performance Venue – Roberts Westside  
Packet into record, Hibbits/McBride 6-0 approved  
  
Action: The Chair asked the petitioner to make a presentation followed by Board Q&A.  
Five people gave public comment.  
  
Motion to approve McBride/Hibbits 6-0 approved  
  
Motion to close Whitebone/Maloney
5. **Adjournment.** Whitebone/Price 6-0





## Village of Forest Park Memorandum

**TO:** Planning and Zoning Commission

**FROM:** Steve Glinke, Director DPHS

**SUBJECT:** **ZBA 2023-08: 7713 Wilcox**  
Petitioner: George Rosca DBA RG Green Builder

**DATE OF REPORT:** 01 November 2023

**DATE OF PZC MEETING:** 20 November 2023

**PROJECT OVERVIEW:** The petitioner is seeking variations to construct a single-family dwelling. The requested variations are for lot width, lot area, lot coverage, and side yard setback.

**REASON FOR PZC REVIEW:** This project requires a variation from Section 9-3A-3 Lot Area Requirements of the R-1 Low Density Residential district as authorized under Section 9-10-6-E-1.

### GENERAL PROPERTY INFORMATION

**Applicant's Name:** George Rosca  
**Property Owner's Name:** George Rosca  
**Common Property Address:** 7713 Wilcox St.  
**Common Location:** The property is located on the north side of Wilcox St. west of Jackson Blvd.

**Neighboring Property Land Use(s):** North – Low Density Residential R- 1  
South – R-1  
West – R-1  
East – R-1

**Comprehensive Plan Designation:** Single family dwelling  
**Existing Use of Property:** Single family dwelling  
**Proposed Use of Property:** Single family dwelling  
**Existing Property Zoning:** R-1

**Previous Zoning Action on Property:** None

### Bulk Area Regulations:

Regulation	Requirement	Existing	Proposed
Lot area	6250sf	3125	3125 requires variation
Lot width	50'	25'	25' requires variation
Lot coverage	40%	24%	45% requires 5% variation
Rear yard setback	25' or 20% lot depth	0'	47'
Front yard setback	Base: 20' or 15% Based on block: 7'	105'	20'
Side yard setback	10% or 3' whichever is greater	East 3' West 2'	East Complies West 2' requires 1' variation
Building height	2 ½ stories & 35'	35'	35'
Off-street parking	2 spaces	1 space	2 spaces

### PROJECT DOCUMENTS:

The following documents, submitted by the applicant, are attached to this report as Exhibit 1:

1. Application for Zoning Action, signed 11/3/2023)
2. Project Narrative, undated
3. Applicant's response to Standards for Zoning [Variation], undated, 3 pages
4. Location and Zoning Map (SK1.0), dated 11/2/2023, 1 page
5. Plat of Survey, dated 12/29/2022, 1 page
6. Site Plan (SK1.1), dated 11/2/2023, 1 page
7. Floor Plans (SK2.1-SK2.3), dated 11/2/2023, 3 pages
8. Building Elevations (SK3.1-3.3), dated 11/2/2023, 3 pages

### OVERVIEW:

The subject property as recently as early 2023 was an existing lot of record with a non-conforming structure (single-family dwelling) located at the rear of the lot (on the alley). The property had a curb cut to accommodate one parking spot in the front yard. The previous owner lost title several years ago and the bank put the property on the market in late 2022. During the pre-sale Village inspection, it was determined that the existing structure (shown below) was beyond redemption and needed to be demolished. It was at that time staff believed that the lot remained "buildable" and approved construction of a new single-family dwelling in June of 2023. Actual construction was delayed until August for a variety of reasons unrelated to this case.

Recently it was determined that an error in the intra-office pre-construction review process permitted the building to be constructed with lot area restrictions that otherwise would have required zoning variations. Staff consulted with legal and was instructed to initiate a retroactive zoning process with the understanding that work to date could potentially be imperiled by the outcome.



The variations are highlighted in the bulk regulation table above. Staff remains confident the relief sought will not be injurious to existing character of the neighborhood but rather enhance value by replacing the former sub-standard structure with a market rate improved single-family dwelling. Below are screenshots of the existing lots on the 7700 block of Wilcox as well as half of the 7700 block of Adams. As shown, 25' lots represent the majority of the existing built on lots.



7713 Wilcox – Previous structure street view





7713 Wilcox previous structure alley view.

Staff is uncertain of the year, but the residential code was amended around 2010 to downzone R-1 lot restrictions prohibiting building on 25' wide lots. It was likely due to multiple pre-real estate crises construction of new sfd's on 25' lots. These properties (examples below) were handsome, well built homes that have increasingly held/gained value. Over the past 10 years the Village saw a number of existing and recently improved structures on 25' wide lots commanding sale prices in excess of \$650,000.





Staff is currently working on long-needed updates to the Zoning Ordinance. One expected outcome is to reduce the number of non-conformities and to reflect the actual building pattern of the Village. Included in that update will be recommendations to reduce minimum lot width and area to 25' x 124' and 3125 sf. Respectively with 2'6" side yard setbacks. New construction and 3<sup>rd</sup> party rehabs over the past 15 years has provided a substantial contribution to the current value of community-wide housing prices.

Forest Park has many 25' lots with existing structures. Whole neighborhoods are defined by such lots. Safeguards for improvements to existing structures include 1 hour fire rated exterior walls with new construction having the same requirement plus automatic fire sprinkler protection. Historically speaking opposition to new homes on 25' lots has been subjective. With the notable exceptions of much of the 400,500 and 600 blocks, 25' lots remain a dominant housing feature in Forest Park and in many ways define single family housing in Forest Park.

#### **STANDARDS FOR VARIATIONS:**

1. **General Standard:** *No variation shall be granted pursuant to this section unless the applicant shall establish that carrying out the strict letter of the provisions of this title would*



---

*create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

Carrying out the strict letter of the lot and yard requirements would be a practical difficulty and while the request includes four variations, they are all related to the same issue of a substandard lot of record.

2. **Unique Physical Condition:** *The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

The unique physical condition is not that this is the *only* 25' lot in the Village but rather that until a standardized remedy for these substandard lots is approved, there will remain serious limitations to what kind of development and redevelopment is possible.

3. **Not Self-Created:** *The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title, for which no compensation was paid.*

The lot has been platted for many decades at 25' as many lots in the Village have. The subsequent zoning code amendments that required a minimum lot width in excess of the existing conditions has created hundreds of nonconformities with little in the way of remedy.

4. **Denied Substantial Rights:** *The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.*

The majority of properties surrounding this site are on substandard lots that do not conform with the zoning ordinance. The proposed project is in scale with surrounding homes.

5. **Special Privilege:** *The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.*

Given the high number of 25' lots in the Village, it is likely that new development or redevelopment on said lots will face similar issues. No special privilege is involved.

6. **Title And Plan Purposes:** *The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.*

The proposed development would be harmonious in that the front yard setback would be more in line with surrounding homes and would remedy the nonconforming parking.

7. **Essential Character Of Area:** *The variation would not result in a use or development on the subject property that:*
- a. *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity; or*
  - b. *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
  - c. *Would substantially increase congestion in the public streets due to traffic or parking; or*
  - d. *Would unduly increase the danger of flood or fire; or*
  - e. *Would unduly tax public utilities and facilities in the area; or*
  - f. *Would endanger the public health or safety.*

The requested variation would not adversely impact the character of the surrounding neighborhood as described above but would rather create a modern dwelling on an underutilized lot.

8. **No Other Remedy:** *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.*

Strict compliance with the lot requirements would make the project not feasible and would be incompatible with the surrounding character of the neighborhood.

## **STAFF REVIEW:**

The nonconformities associated with this lot and project are typical of the residential areas of Forest Park. Until or unless the zoning code is amended to reduce nonconformities, there is likely to be an increasing number of variation requests for 25' lots. If the Planning and Zoning Commission wishes to support the request, the following sample motion is provided:

***Based on the submitted petition and testimony provided, I move that the Planning and Zoning Commission recommend to the Village Council approval of the variations associated with PZC 2023-08 to reduce the west side yard setback from 3 feet to 2 feet, reduce the required buildable lot area to 3125 sf, reduce the required minimum lot width to 25 feet, and increase lot coverage by 5%, subject to the following conditions:***

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Public Health and Safety.***
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.***
- 3. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.***

- 
- 4. The variations shall expire one (1) year after its passage and approval unless a permit has been issued and construction has commenced within that time period.**
  - 5. Any violation of the above conditions will result in a violation of the Municipal code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.**



October 23, 2023

Village of Forest Park  
517 Des Plaines Avenue  
Forest Park, IL 60130

To Whom It May Concern:

I, Green Development, owner of the property located at 7713 Wilcox Street Street Forest Park, Illinois 60130 have contracted John Conrad Schiess to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit process of said property.

Should there be any questions or concerns, please feel free to contact me at 773-934-1296.

Signature

 \_\_\_\_\_  
/

**Village of Forest Park  
Application for Zoning Action**

**Application For (check all that apply):**

Site Plan Approval  Preliminary Planned Development \_\_\_\_\_ Rezoning \_\_\_\_\_  
 Variation  Conditional Use \_\_\_\_\_ Zoning Relief   
 Text Amendment \_\_\_\_\_ Final Planned Development \_\_\_\_\_ Administrative Appeal \_\_\_\_\_

**Subject Property Information:**

Street Address: 7713 WILCOX STREET FOREST PARK, ILLINOIS 60130  
 PIN(s): 15-13-105-018-0000  
 Current Zoning District (circle) R-1 R-2 R-3 B-1 B-2 DBD 1-1 1-2

Legal Description (attached separate sheet if necessary):  
LOT 269 IN E. A. CUMMINGS AND COMPANY'S MADISON STREET ADDITION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF FOREST PARK, COUNTY OF COOK, IN THE STATE OF ILLINOIS

**Applicant Information:**

Name: JOHN CONRAD SCHIESS. ARCHITECT, LTD.  
 Address: 905 HOME AVENUE  
 City, State, Zip: OAK PARK, ILLINOIS 60304  
 Phone: 708-366-1500  
 Fax: EMAIL: JOHN@JCSARCHITECT.COM

**Owner Information (if different from applicant)**

Name: GEORGE ROSCA, GREEN DEVELOPMENT  
 Address: 6913 WEST JARVIS AVENUE  
 City, State, Zip: NILES, ILLINOIS 60714  
 Phone: 773-934-1296  
 Fax: EMAIL: RGGREENBUILDER@YAHOO.COM

Applicant Relationship to Property (ie Owner, Architect, Attorney): ARCHITECT

Description of Request for Approval (use additional sheet if necessary): SEE ATTACHED

If Application involves Rezoning/Variations/Appeal, List all Section of Zoning Ordinance from which relief is requested (use additional sheets if necessary): SEE ATTACHED

**THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE**

*With the submittal of this application, I hereby request that the Mayor and Village Council of the Village of Forest Park grant approval of there relief identified in the Application for Zoning Action for the proposed site development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge.\* Proof of ownership must be attached to your application and may include a current title policy report or a deed and a current title search, I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.*

[Signature]  
 Signature of Applicant  
11-3-23  
 Date

[Signature]  
 Signature of Owner  
11-3-23  
 Date



Subscribed and sworn to before me this 13 day of November, 2023  
[Signature]  
 Notary Public

**For Office Use Only:** Filing Fee: \_\_\_\_\_ Paid Date: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_



## Narrative

The property at 7713 Wilcox Street is a lot of record that measures 25 feet wide by 125 feet deep.

The property was purchased in 2023 by George Rosca the Applicant for this petition, for \$15,000. At the time of purchase, the property was improved with a two bedroom single family house with one parking space in the front yard that was accessed via a curb cut and driveway from Wilcox. Additionally, the structure on the property was located at the rear of the property with no setback from the alley. By all zoning metrics, the property was non-conforming. The Applicant then hired John Conrad Schiess Architect, Ltd. to design a single-family home on the property. The building permit application was approved showing a single-family house with a two car garage with access from the alley at the rear of the property. The permitted plans showed a primary structure with an east yard setback of 3 feet and a west side yard setback of 2 feet. Additionally, the lot coverage was noted at 45% of the lot area.

The resulting variance requests: the side yard set back at the west, lot area requirement and the lot coverage were direct outgrowths of the reduced lot width of the property within the requirements of the R-1 zone. And, since the plans gained approval, the Applicant assumed that the plan approvals were final. The Applicant moved forward with construction. Currently the construction status on the property is that the foundations and major framing are completed.

After the start of construction, the Applicant was notified that the Lot width, the Lot area, the Lot coverage and the side yard setback on the east were not zoning compliant.

Therefore, the request of this Application is to retroactively seek approval for those variances.

Relief sought – Lot width from 50 feet to 25 feet

Relief sought – Lot area from 6,250 SF to 3,125 SF

Relief sought – lot coverage from 40% to 45%

Relief sought – west side yard with reduction from 3 feet to 2 feet

The Applicant through their architect and various other consultants will provide testimony and evidence to show that the variances sought should be granted.



---

## Standards for Zoning Variance

Applicant's responses are shown in blue text.

1. General Standard: How will carrying out the strict letter of the provisions of Title 9, Zoning Regulations, of the Village Code create a particular hardship or practical difficulty? Explain why the variation is necessary for residents, the neighborhood, or the community-at-large.

As stated in the Applicant's narrative, the resulting variance requests: the side yard setback at the west, lot area requirement and the lot coverage were direct outgrowths of the reduced lot width of the property within the requirements of the R-1 zone. Therefore, the responses to the Standards addresses the primary driver of the variance request – the lot width requirement in the R-1 zone district.

The variance is requested in this application is necessary in order to align the current condition of the property, a 25-foot-wide property, within the R-2 zone. Once aligned, the property be harmonious with other neighboring properties. The beneficiaries of this action will be the community-at-large.

2. Unique Physical Condition: Describe how the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. Physical conditions might include the presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property.

The applicant has submitted a survey and site data that shows this property as a 25 foot wide parcel. Also, the property is known to be in an R-2 zone district. And, within that district a 25-foot-wide parcel (property) is not considered buildable. The property was previously improved with a single-family structure that was by several zoning metrics, non-conforming. As mentioned earlier in previous statements and representations by the Applicant, the property and its physical conditions (lot width) was inherently exceptional given the lot width dimension of 25 feet. That is its physical condition.

---



3. Not Self-Created: Describe how the aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title, for which no compensation was paid.

The hardship was created by rezoning that designated the area from an R-2 zone to an R-1 zone. That action had the consequence of changing the once non 50 foot wide lot width properties in the area essentially non-conforming. See lot area map. **Exhibit A**

Therefore, the Applicant did not create the hardship.

By converting a once compliant property into a non-conforming property and given the physical nature of the improvements of the property prior to the Applicant's purchase of the property, a hardship was imposed onto the property. That hardship can be found in the inability of any future owner, including the Applicant, to do nothing other than maintain the current state of the improvements which results in a property value significantly lower than neighboring properties.

Of note, the hardship is not just to Applicant, but to village as a whole – underimproved property with limited contributions to village life and vitality. If the variance request not approved, hardship then falls on to the Village as a whole and not just the Applicant.

4. Denied Substantial Rights: Describe how carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

The Applicant and their consultants will show evidence that neighboring properties are similarly improved – number of bedrooms, bathrooms, lot coverage and side yard setbacks.

Therefore, if the variance request not approved, the Applicant would be denied substantial rights that are commonly enjoyed by other property owners in the area.

---

5. Special Privilege: Describe how the alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.

The Applicant, through this application, merely seeks the same privileges that nearby neighbors of similar properties enjoy – to construct a new home on a property within the R-2 zone district.

The Applicant will present evidence of similar properties that enjoy similar benefits which the Applicant seeks through this variance request.

6. Title and Plan Purposes: Describe how the variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

There is no request within this application to change the use from residential to any other use other than residential. Residential is allowed under current zoning and residential use will remain as such.

The Applicant and their consultants will show evidence that neighboring properties are similarly improved – bedrooms, bathrooms, lot coverage and side yard setbacks.

Therefore, the evidence will show that the subject property will be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

---



7 Essential Character Of Area: Describe how the variation would not result in a use or development on the subject property that: (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity; or (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) Would substantially increase congestion in the public streets due to traffic or parking; or (d) Would unduly increase the danger of flood or fire; or (e) Would unduly tax public utilities and facilities in the area; or (f) Would endanger the public health or safety.

**Property Values:** The Applicant and their consultants, specifically a licensed professional real estate appraiser, will present evidence that neighboring properties will not be negatively impacted by the granting of the requested variances.

**Light and Ventilation:** The house on the subject property is 3 feet from the common property line. The subject property is compliant with the east side yard setback requirement and since the proposed house is compliant with building height requirements, now therefore the question of adequate light and vent is not applicable.

The plans for the new house show that the property to the west is 25 feet from the common property line. And that the house on the subject property is 2 feet from the common property line. The distance between the two structures is therefore approximately 27 feet, and since the proposed house is compliant with building height requirements, now therefore the question of adequate light and vent would not an issue.

Of note, the proposed house is compliant with building codes and ordinances including the requirement for an automatic sprinkler system.

**Traffic:** The proposed request for variance will not have a negative impact on traffic flow. The current use is as a single-family house and the proposed use is the same. Therefore, the number of trip generations is unchanged.

**Flooding:** The property is not listed as being with in a flood zone – see FEMA map

Additionally, per the MWRD stormwater management guidelines, stormwater management is not required for 50 foot lot or 25 foot lot width.

**Public Utilities:** There is no evidence that granting the variation will have an unduly taxes or has a negative impact on utilities and facilities since the use - residential use stays the same – single family.

Water supply adequate for both prior and after approved – the water main has been recently improved by the Village of Forest Park and sanitary sewer capacity the same - no increase since the use stays the same – single family house.

---

**Health and Safety:** The proposed improvements will be compliant with building codes and ordinances including the requirement for an automatic sprinkler system.

Additionally, the proposed improvements will have the following safety features:

New code compliant connections to water and sewer

New code compliant connections to electric + gas

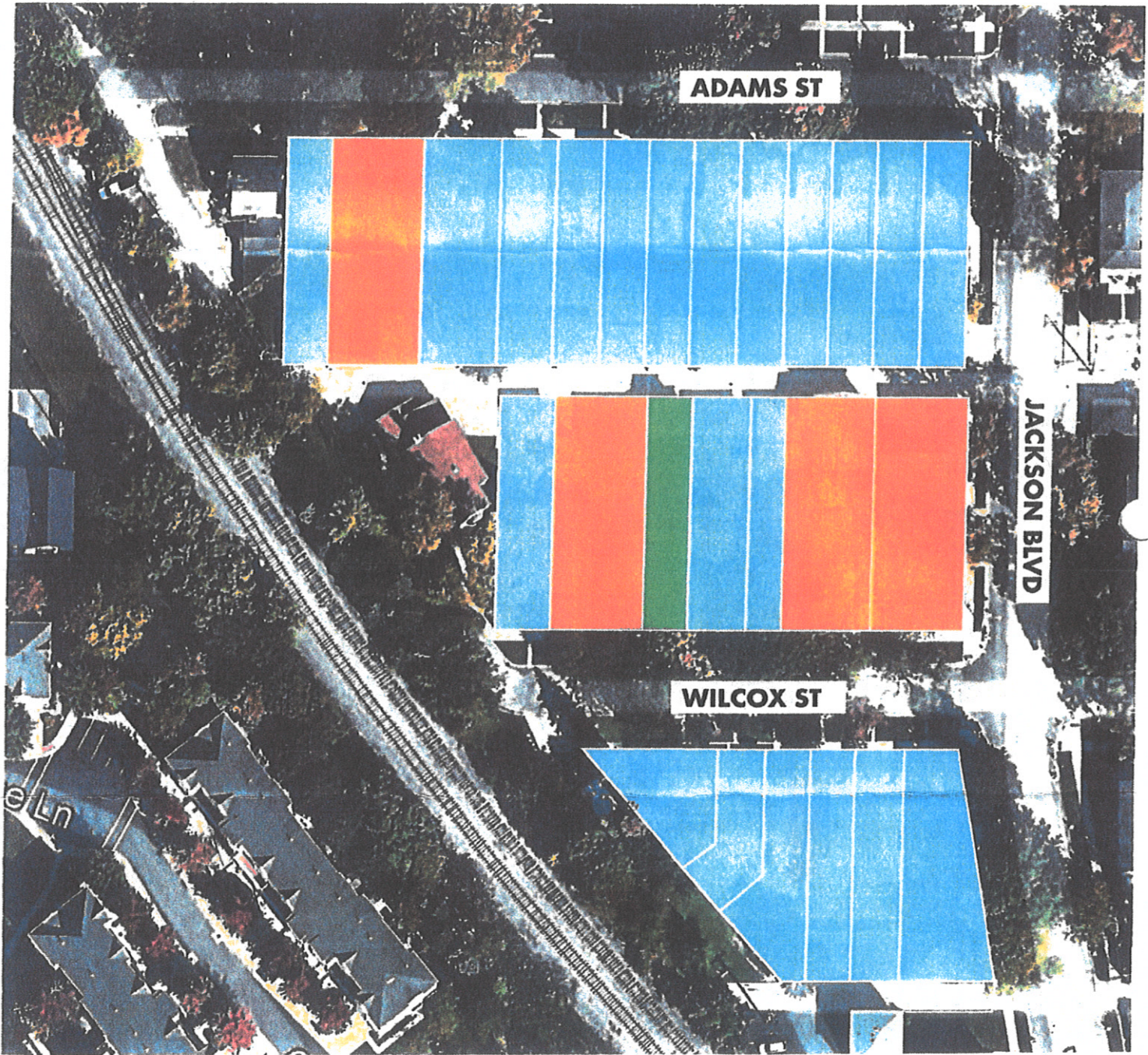
Sprinkler system

8. No Other Remedy: Describe how 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.




Upon a reasonable assessment of the evidence provided and that testimony that will be provided, it should be clear 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.



EXHIBIT A



7713 WILCOX STREET

-  Lots that meet the 50' minimum lot width
-  Subject Property
-  Lots with less than 50' lot width







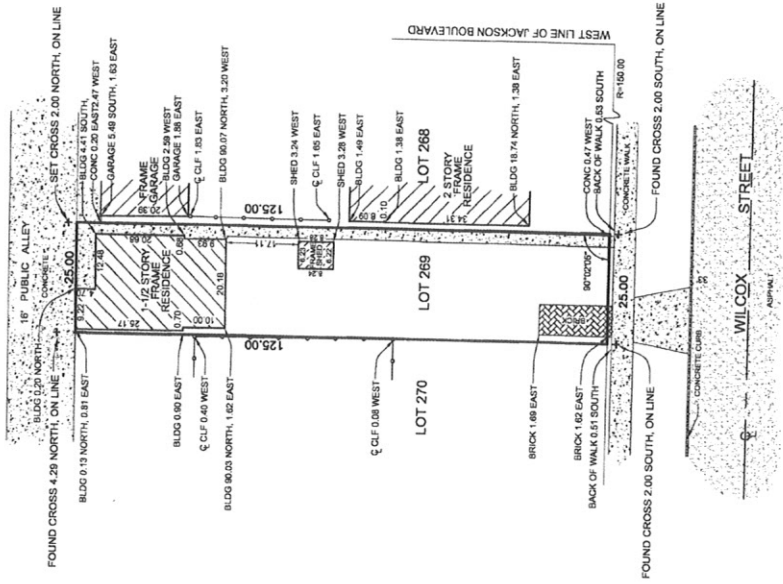
BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

# SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60526  
TEL: 708-352-1432  
WWW.LAND-SURVEY-IL.COM  
PHONE: 708-352-1432  
FAX: 708-352-1434

LOT 269 IN E. A. CUMMINGS AND COMPANY'S MADISON STREET ADDITION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF FOREST PARK, COUNTY OF COOK, IN THE STATE OF ILLINOIS.

COMMON ADDRESS: 7713 WILCOX STREET, FOREST PARK



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY THE LEGAL DESCRIPTION BY COMPARING THE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND TO MAKE ANY NECESSARY CORRECTIONS OR AMENDMENTS IMMEDIATELY. UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND DISTANCES ARE AS SHOWN UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE AN ANGULAR RELATIONSHIP OF LOT LINES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. THE LOCATION OF SOME BUILDINGS SHOWN ON THIS PLAT IS AN INTERPOLATION OF SOME DIMENSIONS FROM THE INFORMATION PROVIDED TO US BY THE CUSTOMER. SCHOMIG LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ARE VALID. ALL RIGHTS RESERVED.

DATE: DECEMBER 29TH, 2022.

NOTE: ALL GROUND FEATURES MAY NOT BE SHOWN DUE TO SNOW COVER

LEGEND

- M. — MEASURED DIMENSION
- B.L. — BUILDING
- P.U.E. — PUBLIC UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- C.L.F. — CENTER LINE
- C.F.F. — CHAIN LINK FENCE
- W.F. — WOOD FENCE
- I.F. — IRON FENCE



STATE OF ILLINOIS  
COUNTY OF COOK

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO DESCRIBE HEREON THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND DISTANCES SHOWN TO INDICATE AN ANGULAR RELATIONSHIP OF LOT LINES.

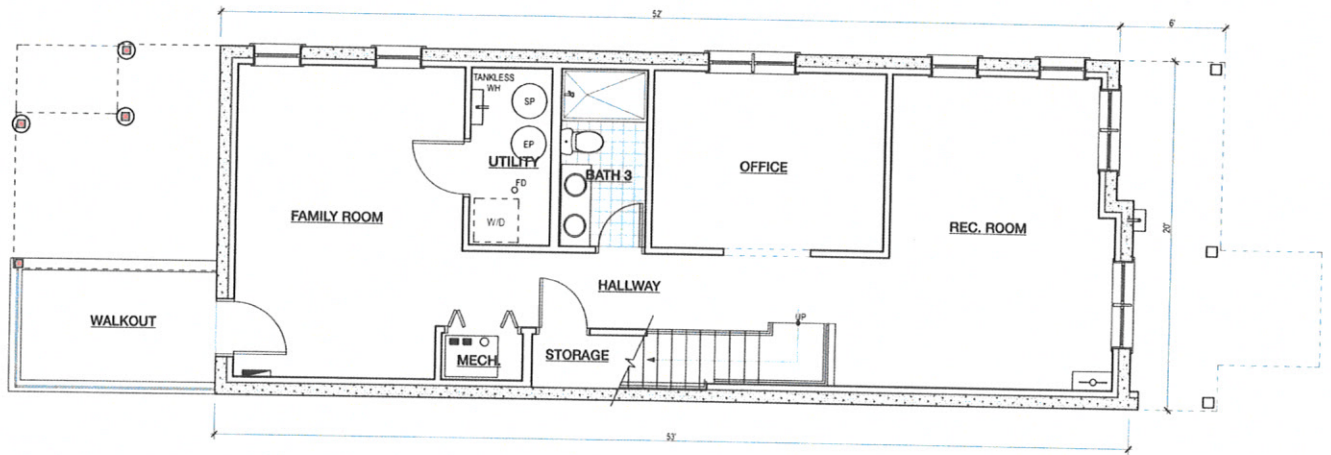
MINIMUM STANDARD SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: *Russell W. Schomig*  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 033-002448  
11-30-2022

BUILDING LOCATED: DECEMBER 29TH, 2022. FILE#945862.CRD  
ORDERED BY: COOK COUNTY PUBLIC ADMINISTRATOR  
PLAT NUMBER: 221577 SCALE: 1" = 20'







 **LOWER LEVEL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

FLOOR AREA: 1,052 SQ FT



**John Conrad Schiess**  
Architect + LEED AP  
905 Home Avenue  
Oak Park Illinois 60304  
tel 708.366.1500  
john@jcsarchitect.com

architecture +

COPYRIGHT John C. Schiess expressly reserves and affirms his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

**GREEN DEVELOPMENT**  
6913 West Janss Avenue  
Niles, Illinois 60714  
(773) 934-1296  
rgreenbuilder@yahoo.com

_____	_____
_____	_____
_____	_____
_____	_____
Issued for Zoning Approval	11.2.2023
	Date

**7713**  
Wilcox Street  
Forest Park, Illinois

Sheet Title  
FLOOR PLANS

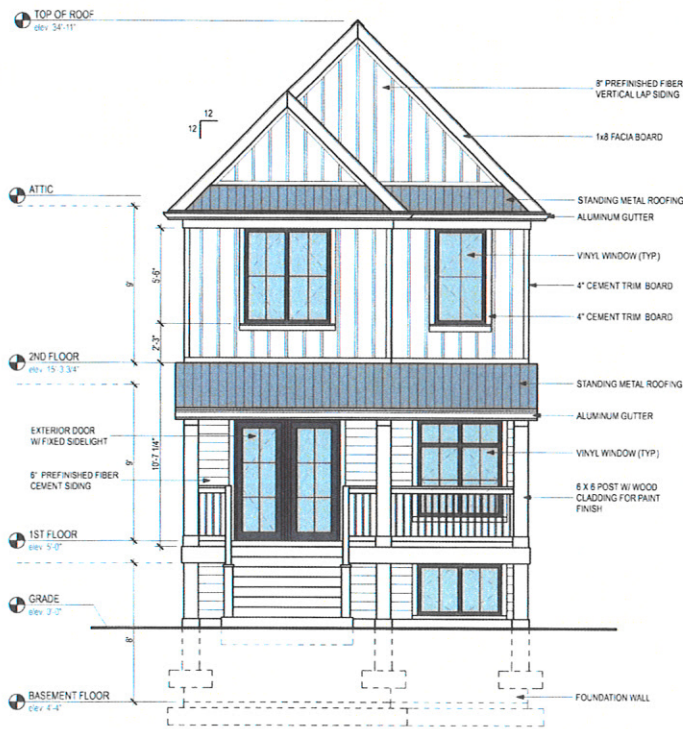
**SK2.1**

Sheet No.

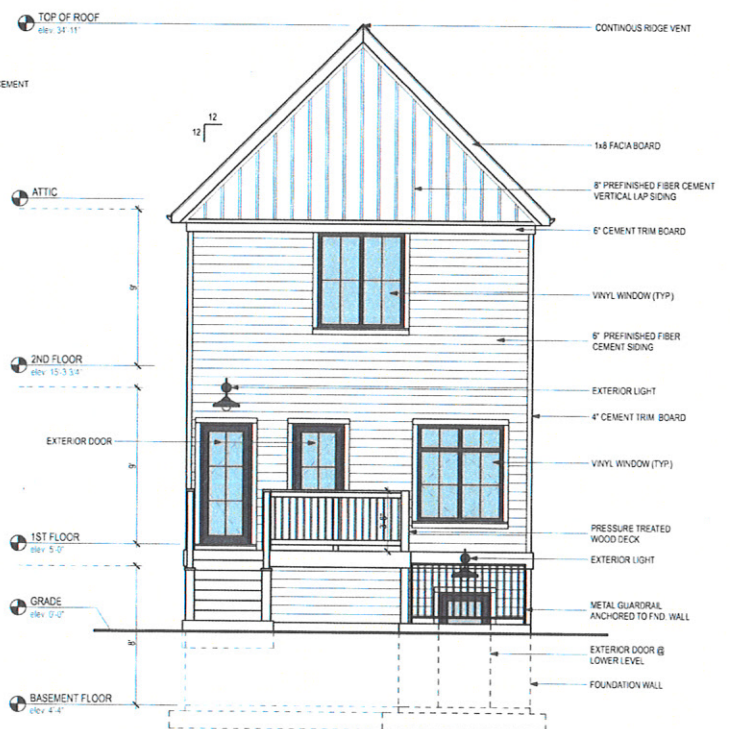








**south ELEVATION**  
SCALE: 3/16" = 1'-0"



**north ELEVATION**



**John Conrad Schiess**  
Architect + LEED AP  
905 Home Avenue  
Oak Park Illinois 60304  
tel. 708.356.1500  
john@jcsaarchitect.com

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirms his common law copyrights and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.

**GREEN DEVELOPMENT**  
6933 West Jarvis Avenue  
Niles, Illinois 60714  
(773) 934-1296  
rgreenbuilder@yahoo.com

Issued for Zoning Approval	11.2.2023
	Date

**7713**  
Wilcox Street  
Forest Park, Illinois

Sheet Title  
**ELEVATION**  
**SK3.1**  
Sheet No.







## **Village of Forest Park Memorandum**

**TO:** Planning and Zoning Commission  
**FROM:** Steve Glinke, Director DPHS  
**SUBJECT:** **ZBA 2023-09: 838 Circle**  
Petitioner: Patrick Buckley dba Cill Dara

**DATE OF REPORT:** 01 November 2023

**DATE OF PZC MEETING:** 20 November 2023

**PROJECT OVERVIEW:** The petitioner is seeking variation(s) to construct a single family dwelling. Variations include lot width, lot area and side yard setback.

**REASON FOR PZC REVIEW:** This project requires a variation from Section 9-3A-3 Lot Area Requirements of the R-1 Low Density Residential district as authorized under Section 9-10-6-E-1.

### **GENERAL PROPERTY INFORMATION**

**Applicant's Name:** Patrick Buckley  
**Property Owner's Name:** Patrick Buckley  
**Common Property Address:** 838 Circle Ave.  
**Common Location:** The property is located mid-block on the east side of Circle Ave

**Neighboring Property Land Use(s):** North – Low Density Residential R- 1  
South – R-1  
West – R-1  
East – R-1

**Comprehensive Plan Designation:** Single family dwelling  
**Existing Use of Property:** Single family dwelling  
**Proposed Use of Property:** Single family dwelling  
**Existing Property Zoning:** R-1

**Previous Zoning Action on Property:** None



**Bulk Area Regulations:**

Regulation	Requirement	Existing	Proposed
Lot area	6250sf	3125	3125 requires variation
Lot width	50'	25'	25' requires variation
Lot coverage	40%	0	39.5%
Rear yard setback	25' or 20% lot depth	0'	47'
Front yard setback	20" or 15%	0	22'
Side yard setback	10% or 3' whichever is greater	0	2.6'
Building height	2 ½ stories & 35'	0	35'
Off-street parking	2 spaces	0	2

**PROJECT DOCUMENTS:**

The following documents, submitted by the applicant, are attached to this report as Exhibit 1:

1. Application for Zoning Action, signed 10/23/2023)
2. Project Narrative, undated
3. Applicant's response to Standards for Zoning [Variation], undated, 5 pages
4. Location Map, undated, 1 page
5. Plat of Survey, dated 4/6/2022, 1 page
6. Site Plan (A1), dated 5/26/2023, 1 page
7. Interior Plans (A2), dated 5/26/2023, 1 page
8. Building Elevations (A3), dated 5/26/2023, 1 page

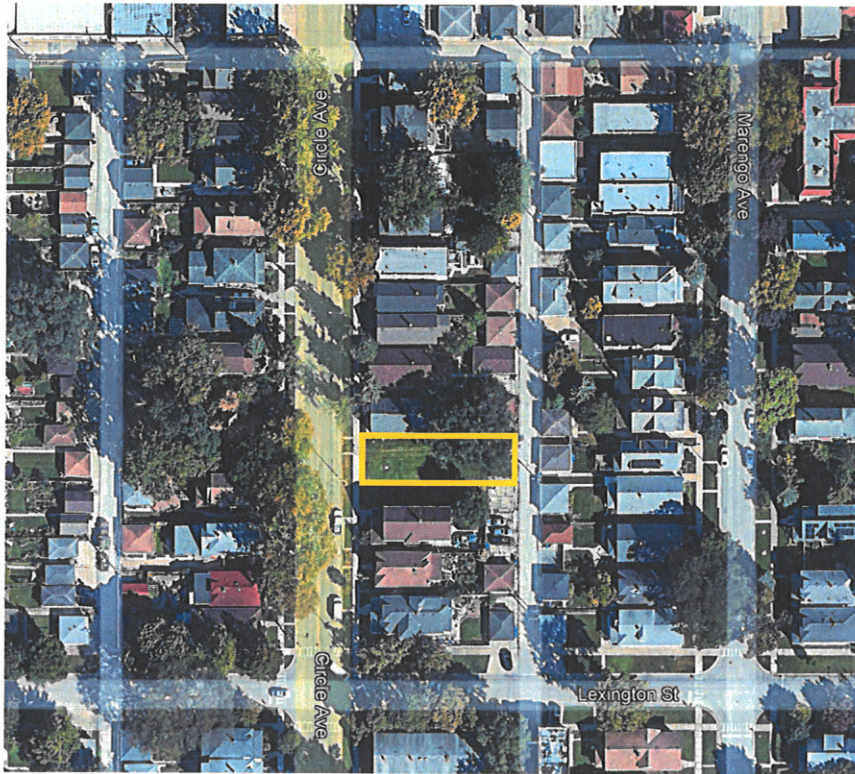
**OVERVIEW:**

After being destroyed by fire in 2005 the subject property has been vacant land until recent approvals were issued by DPHS to construct a single family dwelling on the 23 (the south half of the lot. The subject property has two PINS but is technically a single lot of 50' in width. According to Village subdivision regulations the subject property is considered two lots.

Recently it was determined that an error in the intra-office pre-construction review process permitted the building to be constructed with lot area restrictions that otherwise would have required zoning variations. Staff consulted with legal and was instructed to conduct a retroactive zoning process with the understanding that work to date could potentially be imperiled by the outcome.

The variations are highlighted in the bulk regulation table above. Staff remains confident the relief sought will not be injurious to existing character of the neighborhood but rather enhance value with a market rate improved single-family dwelling.





Staff is uncertain of the year, but the residential code was amended around 2010 to downzone R-1 lot restrictions prohibiting building on 25' wide lots. It was likely due to multiple pre-real estate crises construction of new sfd's on 25' lots. These properties (examples below) were handsome, well built homes that have increasingly held/gained value. Over the past 10 years the Village saw a number of existing and recently improved structures on 25' wide lots commanding sale prices in excess of \$650,000.





Staff is currently working on long-needed updates to the Zoning Ordinance. One expected outcome is to reduce the number of non-conformities and to reflect the actual building pattern of the Village. Included in that update will be recommendations to reduce minimum lot width and area to 25' x 124' and 3125 s.f. respectively. New construction and 3<sup>rd</sup> party rehabs over the past 15 years has provided a substantial contribution to the current value of community-wide housing prices.

Forest Park has many 25' lots with existing structures. Whole neighborhoods are defined by such lots. Safeguards for improvements to existing structures include 1 hour fire rated exterior walls with new construction having the same requirement plus automatic fire sprinkler protection. Historically speaking opposition to new homes on 25' lots has been subjective. With the notable exceptions of much of the 400,500 and 600 blocks, 25' lots remain a dominant housing feature in Forest Park and in many ways define single family housing in Forest Park.

#### **STANDARDS FOR VARIATIONS:**

1. **General Standard:** *No variation shall be granted pursuant to this section unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection.*

Carrying out the strict letter of the lot and yard requirements would be a practical difficulty and while the request includes four variations, they are all related to the same issue of a substandard lot of record.

2. **Unique Physical Condition:** *The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.*

The unique physical condition is not that this is the *only* 25' lot in the Village but rather that until a standardized remedy for these substandard lots is approved, there will remain serious limitations to what kind of development and redevelopment is possible.

3. **Not Self-Created:** *The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title, for which no compensation was paid.*

The lot has been platted for many decades at 25' as many lots in the Village have. The subsequent zoning code amendments that required a minimum lot width in excess of the existing conditions has created hundreds of nonconformities with little in the way of remedy.

4. **Denied Substantial Rights:** *The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.*

The majority of properties surrounding this site are on substandard lots that do not conform with the zoning ordinance. The proposed project is in scale with surrounding homes.

5. **Special Privilege:** *The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.*



---

Given the high number of 25' lots in the Village, it is likely that new development or redevelopment on said lots will face similar issues. No special privilege is involved.

6. **Title And Plan Purposes:** *The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.*

The proposed development would be harmonious in that the front yard setback would be more in line with surrounding homes and would remedy the nonconforming parking.

7. **Essential Character Of Area:** *The variation would not result in a use or development on the subject property that:*
- a. *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity; or*
  - b. *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
  - c. *Would substantially increase congestion in the public streets due to traffic or parking; or*
  - d. *Would unduly increase the danger of flood or fire; or*
  - e. *Would unduly tax public utilities and facilities in the area; or*
  - f. *Would endanger the public health or safety.* The requested variation would not adversely impact the character of the surrounding neighborhood as described above but would rather create a modern dwelling on an underutilized lot.
  - g. **No Other Remedy:** *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.*

Strict compliance with the lot requirements would make the project not feasible and would be incompatible with the surrounding character of the neighborhood.

**STAFF REVIEW:**

The nonconformities associated with this lot and project are typical of the residential areas of Forest Park. Until or unless the zoning code is amended to reduce nonconformities, there is likely to be an increasing number of variation requests for 25' lots. If the Planning and Zoning Commission wishes to support the request, the following sample motion is provided:

***Based on the submitted petition and testimony provided, I move that the Planning and Zoning Commission recommend to the Village Council approval of the variations associated with PZC 2023-09 to reduce the side yard setbacks from 3 feet to 2.6 feet,***

---



**reduce the required buildable lot area to 3125 sf, and reduce the required minimum lot width to 25 feet, subject to the following conditions:**

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Public Health and Safety.**
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Public Health and Safety.**
- 3. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.**
- 4. The variations shall expire one (1) year after its passage and approval unless a permit has been issued and construction has commenced within that time period.**
- 5. Any violation of the above conditions will result in a violation of the Municipal code of the Village of Forest Park and the owner may be subject to fines for each day said violation exists.**





October 23, 2023

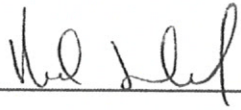
Village of Forest Park  
517 Des Plaines Avenue  
Forest Park, IL 60130

To Whom It May Concern:

I, Patrick Buckley, owner of the property located at 838 Circle Avenue Forest Park, Illinois 60130 have contracted John Conrad Schiess to act as agent authorized to submit, obtain permits, and conduct additional business activities related to the Department of Buildings and Zoning permit process of said property.

Should there be any questions or concerns, please feel free to contact me at 708-772-0163.

Signature

A handwritten signature in black ink, appearing to read "Patrick Buckley", written over a horizontal line.

Application for Zoning Action

Application For (check all that apply):

Site Plan Approval [X] Preliminary Planned Development \_\_\_\_\_ Rezoning \_\_\_\_\_
Variation [X] Conditional Use \_\_\_\_\_ Zoning Relief [X]
Text Amendment \_\_\_\_\_ Final Planned Development \_\_\_\_\_ Administrative Appeal \_\_\_\_\_

Subject Property Information:

Street Address: 838 CIRCLE AVENUE, FOREST PARK, ILLINOIS 60130
PIN(s): 15-13-405-021
Current Zoning District (circle): R-1 R-2 R-3 B-1 B-2 DBD I-1 I-2
Legal Description (attached separate sheet if necessary):

Applicant Information:

Name: John C. Schiess, Agent
Address: 905 Home Ave
City, State, Zip: Oak Park, Illinois 60304
Phone: 708-366-1500
Fax: email: john@jcsarchitect.com

Owner Information (if different from applicant)

Name: Patrick Buckley
Address: 1642 SE 7th St
City, State, Zip: Deerfield Beach, Florida 33441
Phone: 708-772-0163
Fax: email: buckleyelectric@hotmail.com

Applicant Relationship to Property (ie Owner, Architect, Attorney): Agent

Description of Request for Approval (use additional sheet if necessary): SEE ATTACHED

If Application involves Rezoning/Variations/Appeal, List all Section of Zoning Ordinance from which relief is requested (use additional sheets if necessary): SEE ATTACHED

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

With the submittal of this application, I hereby request that the Mayor and Village Council of the Village of Forest Park grant approval of there relief identified in the Application for Zoning Action for the proposed site development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. Proof of ownership must be attached to your application and may include a current title policy report or a deed and a current title search, I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Applicant [Handwritten Signature]

Date

Signature of Owner [Handwritten Signature]

Date

Subscribed and sworn to before me this \_\_\_ day of

Notary Public

For Office Use Only: Filing Fee: Paid Date: Public Hearing Date:



## Narrative

The property at 838 Circle Ave ( Lot 24 ) is a lot of record that measures 25 feet wide by 124.50 feet deep.

The property was purchased in 2023 by Patrick Buckley the Applicant for this petition. At the time of purchase, the property was all non-conforming. The Applicant then hired A Studio Architects to design a single family home on the property. The building permit application was approved showing a single family house with a two car garage with access from the alley at the rear of the property.

After the start of construction, the Applicant was notified that the Lot width was not zoning compliant.

Therefore, the request of this Application is to retroactively seek approval for this variance.

The Applicant through their architect and various other consultants will provide testimony and evidence to show that the variances sought should be granted.

Relief sought – Lot width from 50 feet to 25 feet

---

## Standards for Zoning Variance

Applicant's responses are shown in blue text.

1. General Standard: How will carrying out the strict letter of the provisions of Title 9, Zoning Regulations, of the Village Code create a particular hardship or practical difficulty? Explain why the variation is necessary for residents, the neighborhood, or the community-at-large.

The Applicant's responses to the Standards addresses the primary driver of the variance request – the lot width requirement in the R-1 zone district.

The variance is requested in this application is necessary in order to align the current condition of the property, a 25-foot-wide property, within the R-2 zone. Once aligned, the property be harmonious with other neighboring properties. The beneficiaries of this action will be the community-at-large.

2. Unique Physical Condition: Describe how the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. Physical conditions might include the presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property.

The applicant has submitted a survey and site data that shows this property as a 25 foot wide parcel. Also, the property is known to be in an R-2 zone district. And, within that district a 25-foot-wide parcel (property) is not considered buildable. The property was previously improved with a single-family structure that was by several zoning metrics, non-conforming. As mentioned earlier in previous statements and representations by the Applicant, the property and its physical conditions (lot width) was inherently exceptional given the lot width dimension of 25 feet. That is its physical condition.

---



3. Not Self-Created: Describe how the aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title, for which no compensation was paid.

The hardship was created by rezoning that designated the area from an R-2 zone to an R-1 zone. That action had the consequence of changing the once non 50 foot wide lot width properties in the area essentially non-conforming. See lot area map. **Exhibit A**

Therefore, the Applicant did not create the hardship.

By converting a once compliant property into a non-conforming property and given the physical nature of the improvements of the property prior to the Applicant's purchase of the property, a hardship was imposed onto the property. That hardship can be found in the inability of any future owner, including the Applicant, to do nothing other than maintain the current state of the improvements which results in a property value significantly lower than neighboring properties.

Of note, the hardship is not just to Applicant, but to village as a whole – underimproved property with limited contributions to village life and vitality. If the variance request not approved, hardship then falls on to the Village as a whole and not just the Applicant.

4. Denied Substantial Rights: Describe how carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

The Applicant and their consultants will show evidence that neighboring properties are similarly improved – number of bedrooms, bathrooms, lot coverage and side yard setbacks.

Therefore, if the variance request not approved, the Applicant would be denied substantial rights that are commonly enjoyed by other property owners in the area.

---

5. Special Privilege: Describe how the alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the granting of an authorized variation.

The Applicant, through this application, merely seeks the same privileges that nearby neighbors of similar properties enjoy – to construct a new home on a property within the R-2 zone district.

The Applicant will present evidence of similar properties that enjoy similar benefits which the Applicant seeks through this variance request.

6. Title and Plan Purposes: Describe how the variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

There is no request within this application to change the use from residential to any other use other than residential. Residential is allowed under current zoning and residential use will remain as such.

The Applicant and their consultants will show evidence that neighboring properties are similarly improved – bedrooms, bathrooms, lot coverage and side yard setbacks.

Therefore, the evidence will show that the subject property will be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

---



7 Essential Character Of Area: Describe how the variation would not result in a use or development on the subject property that: (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity; or (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) Would substantially increase congestion in the public streets due to traffic or parking; or (d) Would unduly increase the danger of flood or fire; or (e) Would unduly tax public utilities and facilities in the area; or (f) Would endanger the public health or safety.

**Property Values:** The Applicant and their consultants, specifically a licensed professional real estate appraiser, will present evidence that neighboring properties will not be negatively impacted by the granting of the requested variances.

**Light and Ventilation:** The house on the subject property is 2.5 feet from the north property line. The property to the north of the subject property is approximately 35.5 feet. The distance between the two structures is therefore approximately 35.5 feet, and since the proposed house is compliant with building height requirements, now therefore the question of adequate light and vent would not an issue.

The house on the subject property is 2.5 feet from the common south property line. The property to the south of the subject property is approximately 3.5 feet. The distance between the two structures is therefore approximately 5.5 feet, and since the proposed house is compliant with building height requirements, now therefore the question of adequate light and vent would not an issue.

Of note, the proposed house is compliant with building codes and ordinances including the requirement for an automatic sprinkler system.

**Traffic:** The proposed request for variance will not have a negative impact on traffic flow. The current use is as a single-family house and the proposed use is the same. Therefore, the number of trip generations is unchanged.

**Flooding:** The property is not listed as being with in a flood zone – see FEMA map

Additionally, per the MWRD stormwater management guidelines, stormwater management is not required for 50 foot lot or 25 foot lot width.

**Public Utilities:** There is no evidence that granting the variation will have an unduly taxes or has a negative impact on utilities and facilities since the use - residential use stays the same – single family.

Water supply adequate for both prior and after approved – the water main has been recently improved by the Village of Forest Park and sanitary sewer capacity the same - no increase since the use stays the same – single family house.

---

**Health and Safety:** The proposed improvements will be compliant with building codes and ordinances including the requirement for an automatic sprinkler system.

Additionally, the proposed improvements will have the following safety features:

- New code compliant connections to water and sewer
- New code compliant connections to electric + gas
- Sprinkler system

8. No Other Remedy: Describe how 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.

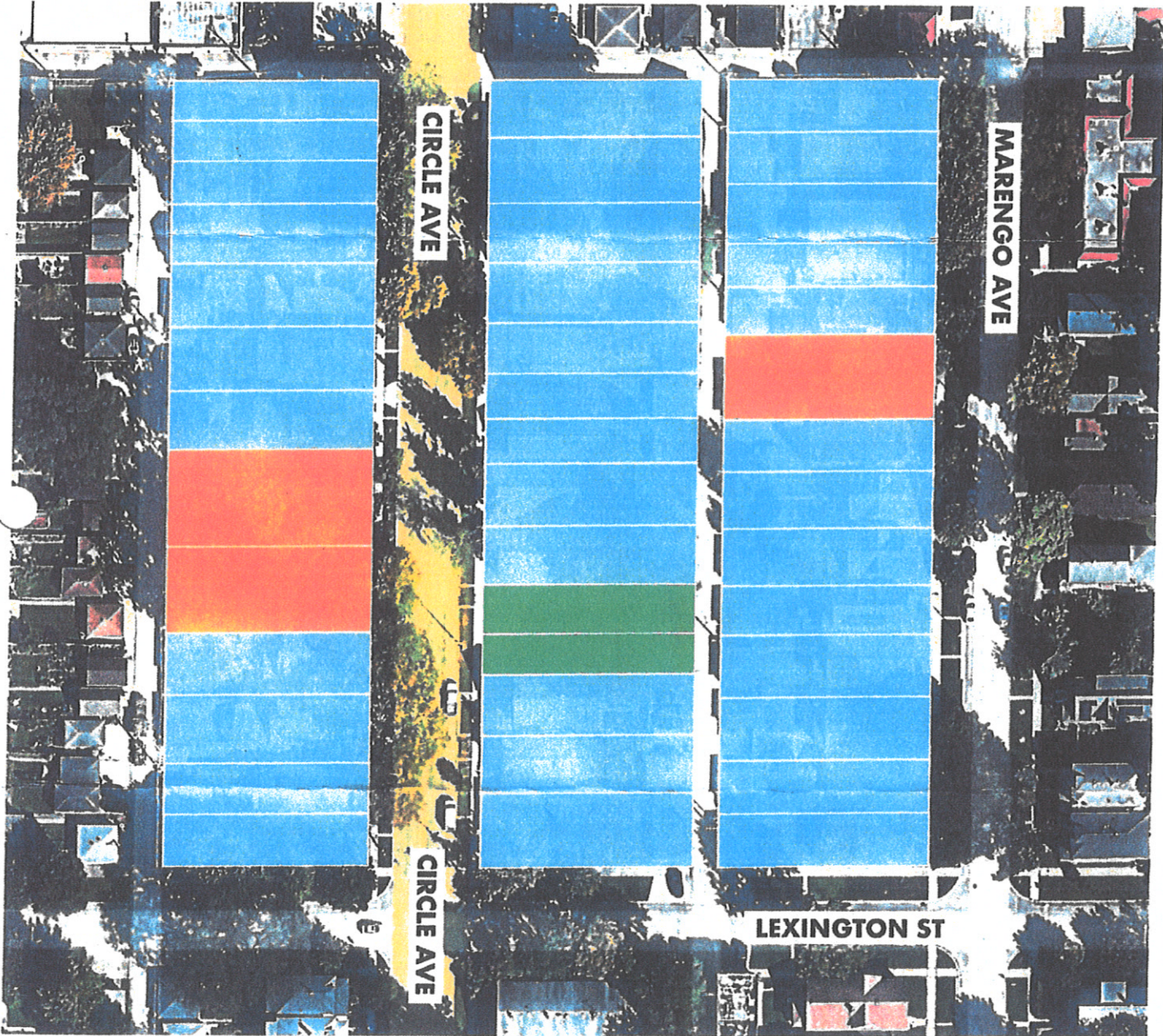
Upon a reasonable assessment of the evidence provided and that testimony that will be provided, it should be clear that there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

**END OF RESPONSE**




---



EXHIBIT A



836 CIRCLE AVENUE

-  Lots that meet the 50' minimum lot width
-  Subject Property
-  Lots with less than 50' lot width



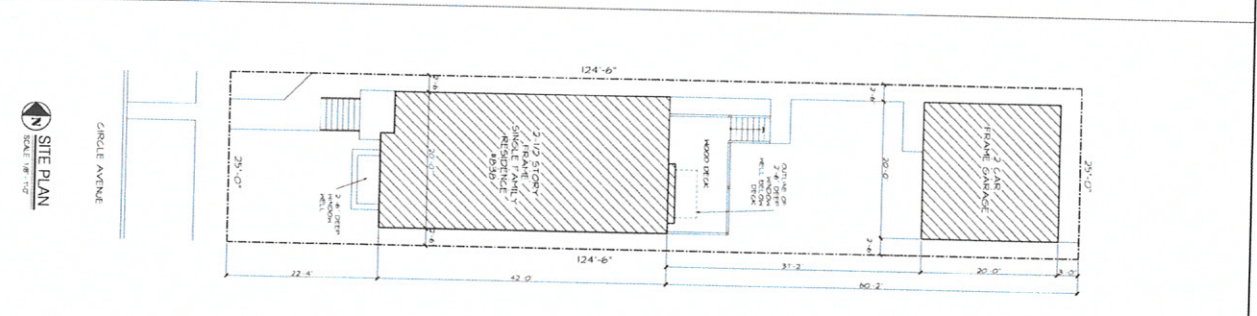
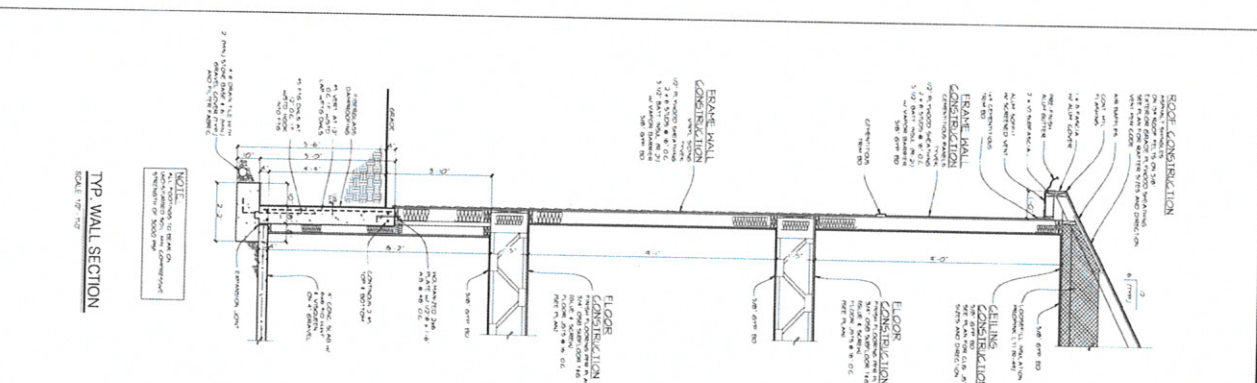




**OUTLINE SPECIFICATIONS**

1. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
2. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
3. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
4. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
5. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
6. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
7. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
8. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
9. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
10. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
11. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
12. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
13. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
14. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
15. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
16. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
17. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
18. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
19. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
20. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.

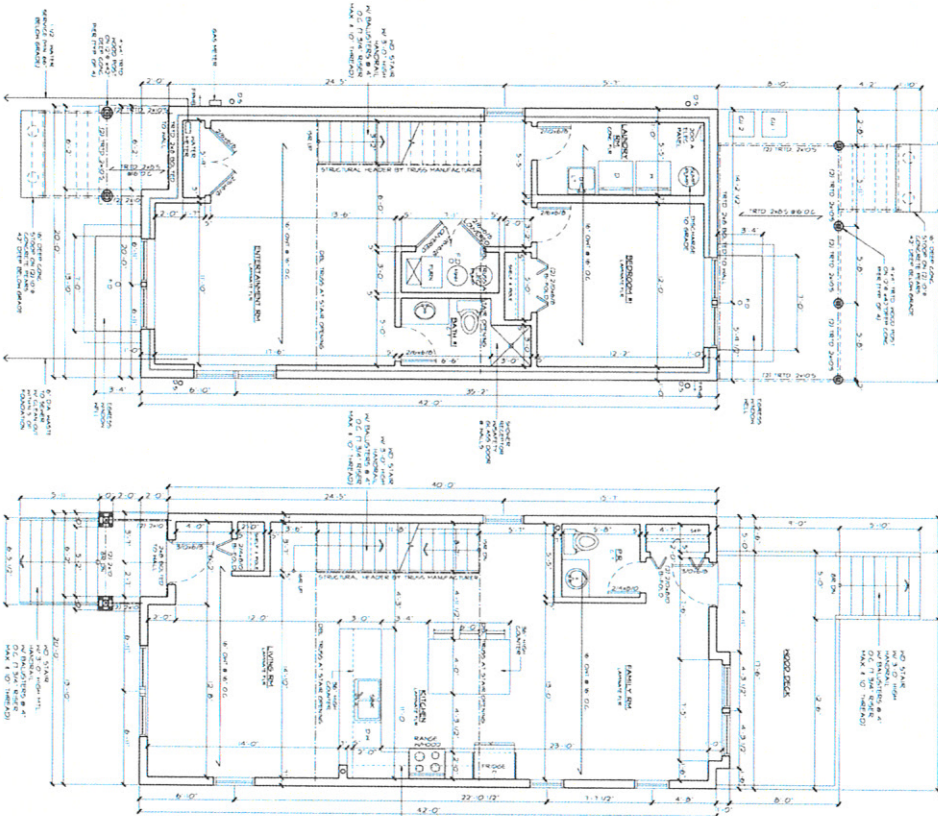
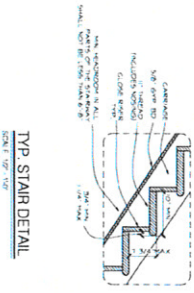
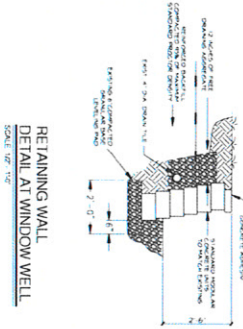
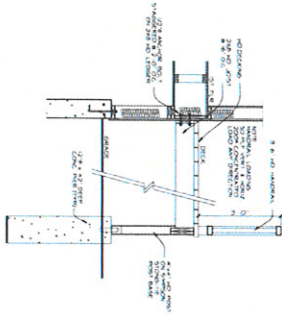
1. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
2. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
3. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
4. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
5. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
6. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
7. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
8. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
9. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
10. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
11. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
12. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
13. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
14. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
15. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
16. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
17. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
18. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
19. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.
20. ALL STRUCTURAL MEMBERS SHALL BE CONFORMANT WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL CODE OF BOULDER COUNTY.



<p><b>APPLICABLE CODES</b></p> <p>2009 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS 2018 NATIONAL ELECTRICAL CODE WITH AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS 2018 ILLINOIS STATE PLUMBING CODE</p> <p><b>SEPARATE SUBMITTALS</b></p> <p>ONE ENGINEERING DRAWINGS WILL BE SUBMITTED SEPARATELY FIRE SMOKE SYSTEMS AND DIMENSIONS WILL BE SUBMITTED SEPARATELY</p> <p><b>LIST OF DRAWINGS</b></p> <p>A-1 SITE PLAN, OUTLINE SPECIFICATIONS A-2 BASEMENT FLOOR PLANS A-3 ELECTRICAL PLANS, PLUMBING DIAGRAMS, NOTES A-4 GARAGE PLANS, SHEAR WALL DIAGRAM</p> <p><b>RADON SUB-SLAB DEPRESSURIZATION SYSTEM</b></p> <p>PROVIDE A PASSIVE RADON SUB-SLAB DEPRESSURIZATION SYSTEM WITH A FUTURE POWER SMOKE INTRUSION SYSTEM IF REQUIRED. RADON SYSTEM COMPLIANT WITH ILLINOIS STATE PLUMBING CODE.</p> <p><b>LEAKAGE ENERGY CONSERVATION CODE</b></p> <p>RESIDED LUMINAIR INSTALLED IN BUILDING LEAKAGE BETWEEN THE ROOM BE SIGNED TO LEAK AIR UNCONDITIONED SPACES. ALL RESIDED LUMINAIR WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT 1.5" BETWEEN THE JOINTS AND THE INTENTION WALL ON LEAKAGE OVERSIGHT.</p> <p><b>ENERGY CONSERVATION STATEMENT</b></p> <p>TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT.</p> <p><b>CERTIFICATION STATEMENT</b></p> <p>I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND THAT I AM THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE PROJECT DESCRIBED HEREIN.</p> <p>DATE: 05/18/2023 DRAWN: AK CHECKED: AK</p>	<p><b>LOI AREA</b> 3,112 SF <b>LOT COVERABLE</b> 1,085 SF <b>REQUIREMENTS</b> 1,085 SF <b>TOTAL</b> 1,200 SF</p>	<p><b>PROPOSED SFR</b> 838 CIRCLE AVE., FOREST PARK, IL</p>	<p><b>A STUDIO ARCHITECTS PLLC</b> 1790 SAVANNAH CIR. MUNDELEIN, IL 60060 TEL. 847-219-3935</p>
--	--	---	---



- FIBER OPTICS LOCATED AT THE FOLLOWING AREAS:**
1. ALL FIBER OPTIC TRUNKS AND PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  2. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  3. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  4. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  5. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  6. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  7. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  8. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  9. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.
  10. ALL FIBER OPTIC PATCH PANELS TO BE INSTALLED IN THE MECHANICAL ROOMS.



**LOFT & MEN'S SCHEDULE**

ROOM NAME	AREA	LOFT	MEN
RECEPTION AREA	207	427	218
OFFICE	208	428	219
CONFERENCE	209	429	220
MEETING	210	430	221
RESTROOM	211	431	222
STORAGE	212	432	223
MECHANICAL	213	433	224
STAIR	214	434	225
LOBBY	215	435	226
RECEPTION	216	436	227
OFFICE	217	437	228
CONFERENCE	218	438	229
MEETING	219	439	230
RESTROOM	220	440	231
STORAGE	221	441	232
MECHANICAL	222	442	233
STAIR	223	443	234
LOBBY	224	444	235
RECEPTION	225	445	236
OFFICE	226	446	237
CONFERENCE	227	447	238
MEETING	228	448	239
RESTROOM	229	449	240
STORAGE	230	450	241
MECHANICAL	231	451	242
STAIR	232	452	243
LOBBY	233	453	244
RECEPTION	234	454	245
OFFICE	235	455	246
CONFERENCE	236	456	247
MEETING	237	457	248
RESTROOM	238	458	249
STORAGE	239	459	250
MECHANICAL	240	460	251
STAIR	241	461	252
LOBBY	242	462	253
RECEPTION	243	463	254
OFFICE	244	464	255
CONFERENCE	245	465	256
MEETING	246	466	257
RESTROOM	247	467	258
STORAGE	248	468	259
MECHANICAL	249	469	260
STAIR	250	470	261
LOBBY	251	471	262
RECEPTION	252	472	263
OFFICE	253	473	264
CONFERENCE	254	474	265
MEETING	255	475	266
RESTROOM	256	476	267
STORAGE	257	477	268
MECHANICAL	258	478	269
STAIR	259	479	270
LOBBY	260	480	271
RECEPTION	261	481	272
OFFICE	262	482	273
CONFERENCE	263	483	274
MEETING	264	484	275
RESTROOM	265	485	276
STORAGE	266	486	277
MECHANICAL	267	487	278
STAIR	268	488	279
LOBBY	269	489	280
RECEPTION	270	490	281
OFFICE	271	491	282
CONFERENCE	272	492	283
MEETING	273	493	284
RESTROOM	274	494	285
STORAGE	275	495	286
MECHANICAL	276	496	287
STAIR	277	497	288
LOBBY	278	498	289
RECEPTION	279	499	290
OFFICE	280	500	291
CONFERENCE	281	501	292
MEETING	282	502	293
RESTROOM	283	503	294
STORAGE	284	504	295
MECHANICAL	285	505	296
STAIR	286	506	297
LOBBY	287	507	298
RECEPTION	288	508	299
OFFICE	289	509	300
CONFERENCE	290	510	301
MEETING	291	511	302
RESTROOM	292	512	303
STORAGE	293	513	304
MECHANICAL	294	514	305
STAIR	295	515	306
LOBBY	296	516	307
RECEPTION	297	517	308
OFFICE	298	518	309
CONFERENCE	299	519	310
MEETING	300	520	311
RESTROOM	301	521	312
STORAGE	302	522	313
MECHANICAL	303	523	314
STAIR	304	524	315
LOBBY	305	525	316
RECEPTION	306	526	317
OFFICE	307	527	318
CONFERENCE	308	528	319
MEETING	309	529	320
RESTROOM	310	530	321
STORAGE	311	531	322
MECHANICAL	312	532	323
STAIR	313	533	324
LOBBY	314	534	325
RECEPTION	315	535	326
OFFICE	316	536	327
CONFERENCE	317	537	328
MEETING	318	538	329
RESTROOM	319	539	330
STORAGE	320	540	331
MECHANICAL	321	541	332
STAIR	322	542	333
LOBBY	323	543	334
RECEPTION	324	544	335
OFFICE	325	545	336
CONFERENCE	326	546	337
MEETING	327	547	338
RESTROOM	328	548	339
STORAGE	329	549	340
MECHANICAL	330	550	341
STAIR	331	551	342
LOBBY	332	552	343
RECEPTION	333	553	344
OFFICE	334	554	345
CONFERENCE	335	555	346
MEETING	336	556	347
RESTROOM	337	557	348
STORAGE	338	558	349
MECHANICAL	339	559	350
STAIR	340	560	351
LOBBY	341	561	352
RECEPTION	342	562	353
OFFICE	343	563	354
CONFERENCE	344	564	355
MEETING	345	565	356
RESTROOM	346	566	357
STORAGE	347	567	358
MECHANICAL	348	568	359
STAIR	349	569	360
LOBBY	350	570	361
RECEPTION	351	571	362
OFFICE	352	572	363
CONFERENCE	353	573	364
MEETING	354	574	365
RESTROOM	355	575	366
STORAGE	356	576	367
MECHANICAL	357	577	368
STAIR	358	578	369
LOBBY	359	579	370
RECEPTION	360	580	371
OFFICE	361	581	372
CONFERENCE	362	582	373
MEETING	363	583	374
RESTROOM	364	584	375
STORAGE	365	585	376
MECHANICAL	366	586	377
STAIR	367	587	378
LOBBY	368	588	379
RECEPTION	369	589	380
OFFICE	370	590	381
CONFERENCE	371	591	382
MEETING	372	592	383
RESTROOM	373	593	384
STORAGE	374	594	385
MECHANICAL	375	595	386
STAIR	376	596	387
LOBBY	377	597	388
RECEPTION	378	598	389
OFFICE	379	599	390
CONFERENCE	380	600	391
MEETING	381	601	392
RESTROOM	382	602	393
STORAGE	383	603	394
MECHANICAL	384	604	395
STAIR	385	605	396
LOBBY	386	606	397
RECEPTION	387	607	398
OFFICE	388	608	399
CONFERENCE	389	609	400
MEETING	390	610	401
RESTROOM	391	611	402
STORAGE	392	612	403
MECHANICAL	393	613	404
STAIR	394	614	405
LOBBY	395	615	406
RECEPTION	396	616	407
OFFICE	397	617	408
CONFERENCE	398	618	409
MEETING	399	619	410
RESTROOM	400	620	411
STORAGE	401	621	412
MECHANICAL	402	622	413
STAIR	403	623	414
LOBBY	404	624	415
RECEPTION	405	625	416
OFFICE	406	626	417
CONFERENCE	407	627	418
MEETING	408	628	419
RESTROOM	409	629	420
STORAGE	410	630	421
MECHANICAL	411	631	422
STAIR	412	632	423
LOBBY	413	633	424
RECEPTION	414	634	425
OFFICE	415	635	426
CONFERENCE	416	636	427
MEETING	417	637	428
RESTROOM	418	638	429
STORAGE	419	639	430
MECHANICAL	420	640	431
STAIR	421	641	432
LOBBY	422	642	433
RECEPTION	423	643	434
OFFICE	424	644	435
CONFERENCE	425	645	436
MEETING	426	646	437
RESTROOM	427	647	438
STORAGE	428	648	439
MECHANICAL	429	649	440
STAIR	430	650	441
LOBBY	431	651	442
RECEPTION	432	652	443
OFFICE	433	653	444
CONFERENCE	434	654	445
MEETING	435	655	446
RESTROOM	436	656	447
STORAGE	437	657	448
MECHANICAL	438	658	449
STAIR	439	659	450
LOBBY	440	660	451
RECEPTION	441	661	452
OFFICE	442	662	453
CONFERENCE	443	663	454
MEETING	444	664	455
RESTROOM	445	665	456
STORAGE	446	666	457
MECHANICAL	447	667	458
STAIR	448	668	459
LOBBY	449	669	460
RECEPTION	450	670	461
OFFICE	451	671	462
CONFERENCE	452	672	463
MEETING	453	673	464
RESTROOM	454	674	465
STORAGE	455	675	466
MECHANICAL	456	676	467
STAIR	457	677	468
LOBBY	458	678	469
RECEPTION	459	679	470
OFFICE	460	680	471
CONFERENCE	461	681	472
MEETING	462	682	473
RESTROOM	463	683	474
STORAGE	464	684	475
MECHANICAL	465	685	476
STAIR	466	686	477
LOBBY	467	687	478
RECEPTION	468	688	479
OFFICE	469	689	480
CONFERENCE	470	690	481
MEETING	471	691	482
RESTROOM	472	692	483
STORAGE	473	693	484
MECHANICAL	474	694	485
STAIR	475	695	486
LOBBY	476	696	487
RECEPTION	477	697	488
OFFICE	478	698	489
CONFERENCE	479	69	





