

ORDINANCE NO. 3235

AN ORDINANCE AMENDING SINGLE FAMILY RESIDENTIAL REGULATIONS IN TITLE 10, ENTITLED "ZONING", OF THE RIVER FOREST VILLAGE CODE

BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, County of Cook, State of Illinois:

Section 1: Findings. The question of whether to amend the Zoning Ordinance of the Village of River Forest, Illinois, of 1995 by revising Sections 10-3-1, 10-8-7, and 10-8-5 is considered pursuant to Chapter 65, Section 5/11-13-14, Illinois Compiled Statutes, which requires a public hearing prior to any amendment of the Zoning Code, and pursuant to Title 10, Chapter 5, Section 10-5-5, of the River Forest Village Code, which designates the Zoning Board of Appeals as the body to conduct public hearings on the amendments of the Zoning Code. Notice of said hearing was given in the manner, time and form as required by law. A public hearing thereon was held as required by law, by the Zoning Board of Appeals on November 8, 2007, January 10, 2008, and March 13, 2008. The Zoning Board of Appeals made recommendations and findings of fact on amending the Zoning Code, which recommendations and findings have been reviewed by the President and Board of Trustees. This Board finds and determines that adoption of the below-described amendments is in the best interest of the Village and its residents, constitutes an improvement to the River Forest Zoning Ordinance and is in keeping with the spirit and in furtherance of the purposes of the River Forest Zoning Ordinance as set forth in Section 10-2-1 of Chapter 2 thereof as well as the Comprehensive Plan of the Village.

Section 2: That Title 10, entitled "Zoning", Section 10-3-1 entitled "Definitions" of the River Forest Village Code be amended by deleting the following definition:

FLOOR AREA, GROSS (For Determining Floor Area Ratio): The sum of the gross horizontal area of the several floors of a structure, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The gross floor area of a building shall include:

- A. Elevator and mechanical shafts and stairwells;
- B. Mechanical equipment spaces unless located on the roof, either open or enclosed;
- C. Attic space having average headroom of seven feet or more;
- D. One hundred percent of the floor area of a basement, if four feet or more of the height of the basement projects above grade as measured from grade to the top of the first finished floor;
- E. Interior Balconies and mezzanines;
- F. Enclosed porches;

- G. Interior off street parking and loading areas not required to satisfy this title;
- H. Permanent outdoor display areas;
- I. Any residential, business, manufacturing, recreational, educational or other uses available to the public that are permitted below grade.

Section 3: That Title 10, entitled “Zoning”, Section 10-3-1 entitled “Definitions” of the River Forest Village Code be amended by adding the following definition:

FLOOR AREA, GROSS (For Determining Floor Area Ratio): The sum of the gross horizontal area of the several floors of a structure, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. The gross floor area of a building shall include:

- A. Elevator and mechanical shafts and stairwells;
- B. Mechanical equipment spaces unless located on the roof, either open or enclosed;
- C. Attic space having average headroom of seven feet or more;
- D. For structures that qualify as New Construction under Section 10-3-1 of the Zoning Code permitted on or after April _____, 2008 one hundred percent of the floor area of a basement, if four feet nine inches or more of the height of the basement projects above grade as measured from grade to the top of the first finished floor; For structures that do not qualify as New Constructions under Section 10-3-1 of the Zoning Code, permitted on or after April _____, 2008 including additions that do not extend above the existing basement height above grade, the floor area of the basement shall not be included in the gross floor area;
- E. Interior balconies and mezzanines;
- F. Enclosed porches;
- G. For non-single family detached residential districts, interior off street parking and loading areas not required to satisfy this title; For single family detached residential districts, the gross floor area in excess of five hundred square feet of a rear detached garage, the gross floor area in excess of three hundred square feet of a rear attached garage, and the gross floor area in excess of one hundred and fifty square feet of any attached front or side garage.
- H. Permanent outdoor display areas;
- I. Any residential, business, manufacturing, recreational, educational or other uses available to the public that are permitted below grade.

Section 4: That Title 10, entitled “Zoning”, Section 10-8-7 entitled “Setback

Regulations” of the River Forest Village Code be amended by deleting the following:

C. Side Yards:

1. Requirements: The required minimum side yard setback shall be ten percent of the lot width or five feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five percent of the lot width, or ten feet, whichever is greater.
2. Exceptions:
 - a. Additions: An addition to an existing structure, which existing structured does not meet this standard, may be constructed with a side yard equal to the existing side yard, or five feet, whichever is greater.
 - b. Accessory Structures: As accessory structure may be constructed with a side yard of no less than three feet, provided that the entire accessory structure is within the rear thirty percent of the subject lot (as measured from the front property line to the rear property line).
 - c. Standards: The standards set forth in this section shall be applied separately to each side yard of an existing or proposed structure or addition.

Section 5: That Title 10, entitled “Zoning”, Section 10-8-7 entitled “Setback Regulations” of the River Forest Village Code be amended by adding the following:

C. Side Yards:

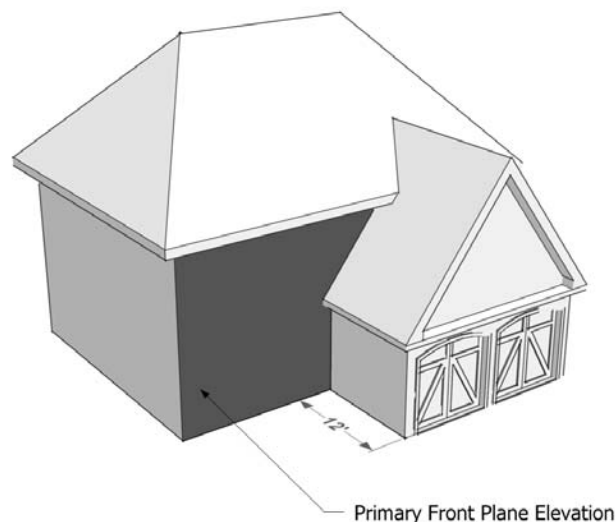
1. Requirements: The required minimum side yard setback shall be ten percent of the lot width or five feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five percent of the lot width, or ten feet, whichever is greater as measured to the exterior wall of the structure.
2. Exceptions:
 - a. Eaves: the eaves of a structure shall be required to maintain a minimum three foot side yard setback.
 - b. Additions: An addition to an existing structure, which existing structure does not meet this standard, may be constructed with a side yard equal to the existing side yard, or three feet, whichever is greater. Such an extension of a non-conforming wall shall be allowed to maintain the non-conforming side yard setback for a total length of up to thirty percent of the lot depth, or be extended an additional twelve feet, whichever is a lesser total distance. The height of a wall that maintains a non-conforming side yard setback shall not be increased.
 - c. Accessory Structures: An accessory structure may be constructed with a side yard of no less than three feet, provided that the entire accessory structure is within the rear thirty percent of the subject lot (as measured from the front

property line to the rear property line). The eaves of a detached accessory structure shall be permitted to encroach a maximum of one foot into a required yard setback.

- d. Standards: The standards set forth in this section shall be applied separately to each side yard of an existing or proposed structure or addition.

D. Attached Front Garage Projection:

Attached front garages can project a maximum of twelve feet in front of the Primary Front Plane Elevation (as illustrated below) on lots with a width of sixty feet or less.



Section 6: That Title 10, entitled “Zoning”, Section 10-8-5 entitled “Lot Coverage and Floor Area Ratio” of the River Forest Village Code be amended by deleting the following:

In the R1 district, no building with its accessory buildings or structures shall occupy (cover) more than thirty percent of a lot and the maximum floor area ratio shall not exceed 0.5 for an interior lot, nor more than 0.55 for a corner lot. An accessory building may occupy not more than thirty percent of a rear yard.

Section 7: That Title 10, entitled “Zoning”, Section 10-8-5 entitled “Lot Coverage and Floor Area Ratio” of the River Forest Village Code be amended by adding the following:

In the R1 district, no building with its accessory buildings or structures shall occupy (cover) more than thirty percent of a lot and the maximum floor area ratio shall not exceed 0.4 for lots less than twenty thousand square feet in area and 0.35 for lots twenty thousand square feet or greater (the resulting maximum gross floor area for lots twenty thousand square feet or greater shall not be less than eight thousand square feet). An accessory building may occupy not more than thirty percent of a rear yard.

Section 8: That all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

Section 9: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES: Trustees Dudek, O'Brien, Dillon, Conti and Hoke

NAYS: None

ABSENT: Trustee Nummer

PASSED this 28th day of April 2008.

Frank M. Paris
Village President

ATTEST:

Catherine M. Adduci
Village Clerk

Published in pamphlet form on the 29th day of April, 2008.