



VILLAGE OF RIVER FOREST VILLAGE BOARD MEETING

Monday, October 28th, 2024 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
Community Room

AGENDA

You may submit your written public comments via email in advance of the meeting to: vbot@vrf.us. If you would like to speak during public comment, please email lmaseella@vrf.us by 4:00 PM on Monday, October 28th, 2024. Anyone may listen to the meeting by participating in a Zoom conference call as follows: dial-in number: 312-626-6799 with meeting ID: 820 6367 6956 or by clicking the link here: <https://us02web.zoom.us/j/82063676956>. To watch the livestream and access the meeting materials, please go to the Village website: <https://www.vrf.us/events/event/2640>

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Special Presentation
 - a. Historic Preservation Commission: Historic Preservation Awards
4. Citizen Comments
5. Elected Official Comments & Announcement
6. Consent Agenda
 - a. Village Board of Trustees Meeting Minutes – October 14th, 2024
 - b. Village Board of Trustees Executive Session Meeting Minutes – October 14th, 2024
 - c. Administration Department Report
 - d. Authorization to Sell Surplus Property – Public Works Vehicles – Ordinance
 - e. General Fund and Capital Improvement Fund Budget Amendment – Ordinance
 - f. Purchase Approval – Stalker Radar – Stalker Radar MC360 Message Trailer – \$20,355.00
7. Consent Items for Separate Consideration
8. Recommendations of Boards, Commissions, and Committees
 - a. Zoning Board of Appeals
 - i. Variation Request – 7618 Vine Street – Lot Coverage – Ordinance
 - ii. Variation Request – 7611 Washington Boulevard – Lot Coverage – Ordinance
 - iii. Text Amendment Request – Electric Vehicle Charging Stations – Ordinance
 - b. Sustainability Commission
 - i. Discussion of Recommended Gas-Powered Leaf Blower Regulations – *No Action*
9. Unfinished Business
10. New Business
11. Executive Session
12. Adjournment

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village at least 24 hours in advance of the scheduled meeting in person at Village Hall by telephone at 708.366.8500 or by email: mwalsh@vrf.us. Every effort will be made to allow for meeting participation.

**VILLAGE OF RIVER FOREST
VILLAGE BOARD OF TRUSTEES MINUTES
October 14th, 2024**

A regular meeting of the Village of River Forest Board of Trustees was held on Monday, October 14th, at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue – River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:02 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Brennan, Bachner, Village Clerk Keller

Absent: Trustees Johnson and Gillis.

Also Present: Village Attorney Lance Malina, Village Administrator Matt Walsh, Assistant Village Administrator Jessica Spencer, Village Finance Director Rosemary McAdams Police Chief James O’Shea, , Fire Chief Tom Gaertner, Director of Public Works and Engineering Jack Bielak, Assistant Finance Director Keke Boyer, Deputy Police Chief James Greenwood, Police Commander Michael Swierczynski, Deputy Fire Chief David Bochenek, Human Resources Manager Trish Ivansek, and Deputy Clerk Luke Masella

2.PLEDGE OF ALLEGIANCE

President Adduci led the pledge of allegiance.

3.CITIZEN COMMENTS

None.

4.ELECTED OFFICIAL COMMENTS & ANNOUNCEMENTS

Trustee Bachner began her comments with a Land Acknowledgement. She then reported that she will be speaking at an Equality Illinois event. She also highlighted the arrest of a man who murdered a River Forest resident in Wisconsin in 1985.

Trustee Vazquez wished everyone a Happy Columbus and Indigenous Peoples Day. He reminded everyone to have a fun and safe Halloween.

Village Clerk Keller had nothing to add to the record.

Trustee Brennan had nothing to add to the record.

Trustee O'Connell highlighted two new tenants in the River Forest Town Center properties.

President Adduci reported attending a breakfast meeting with the Associations of Oak Park Area Realtors. She then highlighted a recent event where she presented to elementary school students about local government.

5. CONSENT AGENDA

- a. Village Board of Trustees Meeting Minutes – September 23rd, 2024
- b. Monthly Department Reports
- c. Accounts Payable – September 2024 – \$2,011,049.10.
- d. September Financial Report
- e. Administration Department Report
- f. Authorization to Donate Surplus Property – Computers – Ordinance
- g. Adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan – Resolution
- h. Award of Contract – 2024 Public Works Garage Interior Remodel – Futurity 19, Inc – \$112,600.00
- i. Purchase of Ford F550 Pick-Up Truck & Plow Equipment – Sutton Ford of Matteson & Regional Truck Equipment – \$75,910.00

MOTION by Trustee O'Connell to approve Consent Agenda Items A-I. Seconded by Trustee Bachner.

Roll call:

Ayes: Trustees Bachner, Vazquez, Brennan, O'Connell

Absent: Trustees Johnson and Gillis

Nays: None

Motion Passes.

6. CONSENT AGENDA ITEMS FOR SEPARATE CONSIDERATION

None

7. RECOMMENDATIONS OF BOARDS, COMMISSIONS, AND COMMITTEES

None.

8. NEW BUSINESS

- a. Introduction of River Forest Tennis Club Planned Development Proposal – No Action

President Adduci invited Elias Yanaki up to the podium to give the presentation on the proposed project. She reminded everyone that this is a preliminary meeting, and no action will be taken.

Mr. Yanaki gave a presentation to the Village Board on the proposed installation of lights at the River Forest Tennis Club and fielded questions from the Board.

Trustee Brennan asked for clarification on what hours the proposed lights will be on.

Mr. Yanaki stated the hours the lights could be used would be from 6am to 10pm. He stressed that the lights will only be on when people are using the courts, thus if no one is using the courts at a particular time, the lights will be off.

Trustee Brennan asked if this item has come before the Village Board before and if so, how is this application different.

Mr. Yanaki stated that a similar project came before the Village Board in 2012. He noted that he reviewed the feedback that project received and incorporated that feedback into this current proposal. He also stressed that modern lighting technology has advanced since then, making light pollution easier to combat.

President Adduci commented that the River Forest Tennis Club has good standing within the Village and with its neighbors in the area.

Trustee O'Connell asked for clarification on the Planned Development Process, Administrator Walsh provided a breakdown.

The Village Board agreed that the required neighborhood notifications regarding the project should be increased to more than the currently required 500ft radius, and requested 1,000 ft radius be used on this project.

Trustee Bachner asked Mr. Yanaki what requirements he would like to have waived from the Planned Development Process.

Mr. Yanaki listed out the requested waivers and then reiterated that the proposed lights have a hard shutdown time of 10pm and cannot be turned back on until 6am.

Trustee Vazquez asked who makes the decision on the waivers and suggested that when the time for public notification comes, that staff make sure to share it on as many media avenues as possible.

Administrator Walsh stated the Development Review Board is the one who makes the decision on the waivers.

President Adduci suggested that the applicants consider the traffic implications.

b. Review and Acceptance of FY2024 Annual Comprehensive Financial Report

MOTION by Trustee Vazquez to accept the Village's Annual Comprehensive Financial Report for the Fiscal Year Ended April 30, 2024. Seconded by Trustee O'Connell.

Finance Director McAdams made remarks about the fiscal standing of the Village.

Martha Trotter, of Sikich Accounting, presented the results of the Fiscal Year 2024 Financial Audit.

Trustee Bachner asked why there was a change in insurance deposits.

Ms. Trotter stated the movement was related to insurance liabilities and payments and further conversation occurred about the insurance deposits.

Trustee Brennan asked if the future changes to the Governmental Accounting Standards Board (GASB) laws will impact the difficulty of governmental accounting.

Ms. Trotter stated yes and provided an example of how the proposed changes will add more work time.

Roll call:

Ayes: Trustees Bachner, Vazquez, Brennan, O'Connell

Absent: Trustees Johnson and Gillis

Nays: None

Motion Passes.

9.EXECUTIVE SESSION

a. Executive Session pursuant to 5ILCS 120/2(c)(11) to discuss: Pending Litigation.

MOTION by Trustee Vazquez to enter Executive Session pursuant to 5ILCS 120/2(c)(11) to discuss: Pending Litigation and the Village Board will adjourn after Executive Session and will not return to open session. Seconded by Trustee O'Connell.

Ayes: President Adduci, Trustees Bachner, Vazquez, Brennan, O'Connell

Absent: Trustees Johnson and Gillis

Nays: None

Motion Passes.

10. ADJOURNMENT

MOTION to adjourn by Trustee Bachner. Seconded by Trustee O’Connell.

Roll call:

Ayes: President Adduci, Trustees Vazquez, O’Connell, Bachner, Brennan

Absent: Trustees Johnson and Gillis

Nays: None

The Village Board of Trustees Meeting adjourned at 8:00 p.m.

Jonathan Keller, Village Clerk

Date: _____



MEMORANDUM

Date: October 28th, 2024

To: President Adduci & Village
Board of Trustees

From: Matt Walsh, Village Administrator

Subject: Administration Report

Upcoming Public Meetings

Wednesday, November 6 th	6:00pm	Economic Development Commission
Thursday, November 7 th	7:30pm	Development Review Board
Tuesday, November 12 th	7:00pm	Sustainability Commission

Recent Payments of >\$10,000

In accordance with the purchasing policy, the following is a summary of payments between \$10,000 and \$20,000 that have occurred since the last Board meeting:

Vendor	Amount	Description
Al Warren Oil Co Inc	\$10,510.08	Fuel
American Traffic Solutions	\$10,282.00	Automated Traffic Reader
Core & Main LP	\$19,962.18	Public Works Water Projects
DeKind Computer Consultants	\$12,888.00	I.T Support
B&F Construction Code Services Inc	\$10,570.00	Inspection Services
Bestco Hartford	\$11,566.37	Retiree Benefits
Economy Iron Inc	\$12,100.00	Fence Repair
State Treasurer	\$16,882.28	State Income Tax

Please see next page for Notice of Minor Amendment

Notice of Minor Amendment: A minor planned development amendment has been granted to CVS Pharmacy for Planned Development #2968. The application includes new signage at the store consistent with the company's branding guidelines. Red will be the primary sign color, as opposed to the existing white. The size of the signage will be reduced substantially.

MEMORANDUM

DATE: October 28, 2024

TO: Matt Walsh, Village Administrator

FROM: Jack Bielak, Director of Public Works & Engineering
Brian Skoczek, Public Works Superintendent of Operations

SUBJECT: Authorization to Sell Surplus Property

Issue/Analysis: Attached is a proposed Ordinance authorizing the sale of surplus property via public auction. The following is a summary of the items to be sold:

1. 1998 Ford E Super Duty Ambulance. This vehicle was originally purchased by the Fire Department and was transferred to Public Works several years ago for general use. This vehicle is not scheduled for replacement as it was kept as a fully depreciated vehicle. This vehicle does not function and is no longer useful to Public Works operations and we are therefore seeking to sell this vehicle and have established a minimum purchase price of \$2,500.00.



2. 2016 Elgin Pelican Street Sweeper – This unit was purchased in FY 2016. Due to the vehicle's age and various mechanical problems, this unit was scheduled for and replaced in Fiscal Year 2025. Accordingly, we are seeking to sell this unit and have established a minimum purchase price of \$15,000.00.



3. 1998 International Tandem Axel. This unit was purchased by the Public Works Department in FY 1999, and it has been used primarily for snow plowing and leaf pushing. Due to the vehicle's age and mechanical condition, we can no longer utilize this vehicle for the purpose described this unit was scheduled for and is to be replaced in Fiscal Year 2025. Accordingly, we are seeking to sell this vehicle and have established a minimum purchase price of \$7,000.00.



4. 2012 International Tandem Axel. This unit was purchased by the Public Works Department in FY 2012 and it has been used primarily for snow plowing and leaf pushing. Due to the vehicle's age and mechanical condition, we can no longer utilize this vehicle for the purpose described this unit was scheduled for and is to be replaced in Fiscal Year 2025. Accordingly, we are seeking to sell this vehicle and have established a minimum purchase price of \$11,000.00.



5. 2012 Ford F-350 Pickup. This unit was purchased by the Public Works Department in FY 2012 and it has been used primarily for snow plowing and leaf pushing. Due to the vehicle's age and mechanical condition, this unit was scheduled for and replaced in Fiscal Year 2025. Accordingly, we are seeking to sell this vehicle and have established a minimum purchase price of \$2,500.00



6. 2011 Ford F-550 Dump. This unit was purchased by the Public Works Department in FY 2011 and it has been used primarily for snow plowing and leaf pushing. Due to the vehicle's age and mechanical condition, this unit was scheduled for and replaced in Fiscal Year 2025. Accordingly, we are seeking to sell this vehicle and have established a minimum purchase price of \$5,000.00



7. 2006 Dodge Sprinter Cargo Van. This unit was purchased by the Public Works Department in FY 2005 and it has been used primarily for in the Water Department. This vehicle is not scheduled for replacement as it was kept as a fully depreciated vehicle. This vehicle is beginning to experience significant mechanical problems and is no longer useful to Public Works operations and we are therefore seeking to sell this vehicle and have established a minimum purchase price of \$3,000.00.



8. 2007 Ford Ranger. This unit was purchased by the Public Works Department in FY 2006 and it has been used primarily in the Streets Department. This vehicle is not scheduled for replacement as it was kept as a fully depreciated vehicle. This vehicle is beginning to experience significant mechanical problems, body deterioration and is no longer useful to Public Works operations and we are therefore seeking to sell this vehicle and have established a minimum purchase price of \$3,000.00.



Recommendation: Staff is proposing to sell this surplus property using online auction services, such as Obenauf Online Auction Service, and are recommending approval of the proposed Ordinance attached hereto. We have used it previously and experienced positive results. If the Village Board concurs with Staff's recommendation, the following motion would be appropriate:

Motion to approve the attached Ordinance authorizing the sale of municipal surplus property by public auction.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION OF MUNICIPAL PROPERTY OWNED BY THE VILLAGE OF RIVER FOREST

WHEREAS, in the opinion of a majority of the Corporate Authorities of the Village of River Forest, it is no longer necessary or useful to or for the best interests of the Village of River Forest to retain ownership of the municipal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of River Forest on October 28, 2024, to sell said property by public auction on the Internet.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RIVER FOREST, COOK COUNTY, ILLINOIS, as follows:

Section 1: Pursuant to Illinois Compiled Statues, Chapter 65, Section 5/11-76-4, the President and Board of Trustees of the Village of River Forest find that the following described property:

	<u>ITEM DESCRIPTION</u>	<u>MINIMUM VALUE</u>
1.	1998 Ford E Super Duty Ambulance VIN# 1FDXE40F4WHB94758	\$2,500.00
2.	2016 Elgin Pelican Street Sweeper Serial No.: NP41154	\$15,000.00
3.	1998 International Tandem Axel VIN# 1HTSHAAR1WH531757	\$7,000.00
4.	2012 International Tandem Axel VIN# 1HTWHAZTXCJ118712	\$11,000.00
5.	2012 Ford F-350 Pickup VIN# 1FTRF3B62CEA33260	\$2,500.00
6.	2011 Ford F-550 Dump VIN# 1FDUF5HY7BEC16775	\$5,000.00
7.	2006 Dodge Sprinter Cargo Van VIN# WDOPD744465908916	\$3,000.00
8.	2007 Ford Ranger VIN# 1FTYP14UX7PA97432	\$3,000.00

now owned by the Village of River Forest is no longer necessary or useful to the Village of River Forest and the best interests of the Village will be served by its sale.

Section 2: Pursuant to said Section 5/11-76-4, the Village Administrator or his designee is hereby authorized and directed to sell the aforementioned municipal property, now owned by the Village of River Forest, by public auction on the Internet.

Section 3: The Village Administrator or his designate shall cause to be transferred any titles or other legal documents pursuant to the sale.

Section 4 No bid shall be accepted for any of the above described property which is less than the minimum value set forth herein, unless the Village Administrator or his designee so authorizes.

Section 5: This Ordinance shall be in full force and effect from and after its passage, by a vote of a majority of the Corporate Authorities, approval and publication in pamphlet form as provided by law.

Passed on a roll call vote of the Corporate Authorities on the 28th of October, 2024.

AYES:

NAYS:

ABSENT:

ATTEST:

Catherine Adduci, Village President

APPROVED by me this 28th day October, 2024

Jonathan Keller, Village Clerk

APPROVED and FILED in my office this 28th day of October, 2024 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.



October 28th, 2024

STATE OF ILLINOIS }
COUNTY OF COOK }

I, Jonathan Keller, certify that I am the duly elected and acting municipal clerk of the Village of River Forest of Cook County, Illinois.

I further certify that on October 28, 2024 the Corporate Authorities of such municipality passed and approved **Ordinance No. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION OF MUNICIPAL PROPERTY OWNED BY THE VILLAGE OF RIVER FOREST** which provided by its terms that is should be published in pamphlet form as provided by law.

By: _____
Jonathan Keller, Village Clerk



MEMORANDUM

DATE: October 28, 2024

TO: Matt Walsh, Village Administrator

FROM: Rosey McAdams, Finance Director

SUBJECT: Fiscal Year 2025 Budget Amendment

Attached is an ordinance amending the Fiscal Year 2025 Village of River Forest Annual Budget. The amendment increases the General Fund (01) budgeted amount for contributions to the Village’s Police and Firefighters Pension Funds by \$47,651. The required contributions to be levied with the 2024 Property Tax Levy, based on the actuarial report prepared by Lauterbach & Amen, are higher for the Police Pension and less for the Fire Pension than the contributions that had previously been estimated for the budget. Sufficient fund reserves are available to accommodate the net increase.

The amendment also increases the General Fund budgeted amount for Streetscape improvements for the installation of permanent curbed islands on Harlem Avenue approved by the Board of Trustees earlier this fiscal year. The amendment increases the Capital Improvement Fund (14) to fund the Village hall front door replacement project that was originally planned for last fiscal year.

The requested budget amendment is as follows:

Description	Account Number	Original Budget	Budget Amendment	Amended Budget
<u>General Fund</u>				
Contribution to Police Pension	01-40-00-53-0009	\$1,969,131	\$76,827	\$2,045,958
Contribution to Fire Pension	01-50-00-53-0010	\$1,786,476	(\$29,176)	\$1,757,300
Streetscape Improvements	01-60-01-55-1205	\$60,000	\$94,000	\$154,000
<u>Capital Improvement Fund</u>				
Building Improvements	14-00-00-55-0500	\$0	\$7,700	\$7,700

Requested Board Action:

- Motion to pass An Ordinance Amending the Annual Budget for Corporate Purposes for the Fiscal Year Commencing on the 1st Day of May 2024 and Ending on the 30th Day of April 2025 for the Village of River Forest, Illinois.*

Ordinance No. _____

AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR CORPORATE PURPOSES FOR THE FISCAL YEAR COMMENCING ON THE 1ST DAY OF MAY, 2024 AND ENDING ON THE 30TH DAY OF APRIL, 2025 FOR THE VILLAGE OF RIVER FOREST, ILLINOIS

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

Section 1: That the following sums of money, or as much thereof as may be authorized by the Village of River Forest, Cook County, Illinois, are hereby budgeted for corporate purposes and objects of said Village hereinafter specified for the fiscal year commencing on the 1st day of May 2024 and ending on the 30th day of April 2025.

Description	Account Number	Original Budget	Budget Amendment	Amended Budget
<u>General Fund</u>				
Contribution to Police Pension	01-40-00-53-0009	\$1,969,131	\$76,827	\$2,045,958
Contribution to Fire Pension	01-50-00-53-0010	\$1,786,476	(\$29,176)	\$1,757,300
Streetscape Improvements	01-60-01-55-1205	\$60,000	\$94,000	\$154,000
<u>Capital Improvement Fund</u>				
Building Improvements	14-00-00-55-0500	\$0	\$7,700	\$7,700

Section 2: That any sum of money heretofore budgeted and not heretofore expended and now in the treasury of the Village of River Forest, or that may hereinafter come into the treasury of the Village of River Forest, is hereby appropriated by this ordinance.

Section 3: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on a roll call vote of the Corporate Authorities on the 28th day of October 2024.

AYES: _____

NAYS: _____

ABSENT: _____

Village Clerk

APPROVED by me this 28th day of October 2024.

Village President

APPROVED and FILED in my office this _____ day of October, 2024 and published in pamphlet form in the Village of River Forest, Cook County, Illinois.

Village Clerk



RIVER FOREST POLICE DEPARTMENT

400 Park Avenue • River Forest, IL 60305 • 708-366-8500 • Fax 708-366-3702

JAMES O'SHEA
Chief of Police

Village of River Forest

POLICE DEPARTMENT MEMORANDUM

TO: Matthew Walsh - Village Administrator
FROM: James O'Shea - Chief of Police
DATE: October 28, 2024
SUBJECT: Authorization to Purchase Stalker Radar Message Trailer

Issue: The police department seeks to replace a Stalker Radar mobile message trailer that is past its useful life.

Analysis: The Police Department currently deploys a Stalker Radar mobile message trailer at various locations throughout the Village to help calm traffic and alert the public to various road conditions. The trailer is also regularly deployed to control traffic in school zones and to alert the public of significant events and/or emergencies. The current trailer is past its useful life and should be replaced to ensure that the Police Department maintains the ability to deploy this type of resource. Staff has received a quote from Stalker Radar for a replacement trailer in the amount of \$20,355, which is the amount listed in the FY2025 Capital Equipment Replacement Fund.

Recommendation: If the Village Board wishes to agree to the attached contract as proposed:

Motion to purchase one (1) new Stalker Radar MC360 Message Trailer for \$20,355 using FY2025 Capital Equipment Replacement Funds.

Attachment: Quote for Stalker MC360 Message Trailer (3'x6') w/Strobes



QUOTE #2095570

applied concepts, inc.

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Page 1 of 1

Date: 10/16/24

Inside Sales Partner: Bart Hogue
+1-972-801-4864
barth@a-concepts.com

Reg Sales Mgr: Bill Johnson
972-398-3780
billj@stalkerradar.com

Effective From : 10/16/2024

Valid Through: 11/30/2024

Lead Time: 60 working days

Bill To: River Forest Police Dept 400 Park Ave River Forest, IL 60305-1726	Customer ID: 018729 Accounts Payable	Ship To: River Forest Police Dept 400 Park Ave River Forest, IL 60305-1726	<i>Coyote Logistics (4-6 Days)</i> Sergeant Martin Grill
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Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	821-1101-00	Stalker MC360 Message Trailer (3'x6') w/Strobes	0	\$19,150.00	\$19,150.00
Ln	Qty	Part Number	Description		Price	Ext Price
1	1	015-2684-59	[268459] MC360 Message Trailer (3'x6') w/Solar			\$0.00
2	1	200-1229-01	[414155] Traffic Stats Sensor, 2 Comm Ports			\$0.00
3	1	006-0569-00	Certificate of Accuracy, Speed Sensor II			\$0.00
4	1	015-4120-94	Red/Blue Strobes-2 Strobe Assys, 6 LEDs ea-MC360			\$0.00
5	1	015-1819-00	[275569] SAM 3/SAM/VMS Trailer Wheel Jack			\$0.00
7	1	200-1173-00	Traffic Data Analysis Package			\$0.00
8	1	200-1448-01	MC360 Trailer User Manual Kit w/USB Comm Cable			\$0.00
9	1	063-0024-60	Message Center Trailer 5-Year Warranty			\$0.00
10	1	015-4143-18	LX60 Modem Kit-MC360 Trailer w/7m CPU Touchscreen		\$1,095.00	\$1,095.00
11	1	015-4122-64	Annual Shield Web Access-Edits/Stats Download-1 Yr		\$1,110.00	\$1,110.00
Group Total						\$21,355.00

Product	\$21,355.00	Sub-Total:	\$18,855.00
Discount 2,500.00	\$2,500.00	Sales Tax 0%	\$0.00
Payment Terms: Net 30 days		Shipping & Handling:	\$1,500.00
		Total: USD	\$20,355.00

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This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: October 28, 2024

To: Catherine Adduci, Village President
Village Board of Trustees

From: Matt Walsh, Village Administrator

Subj: Request for Zoning Variations – 7618 Vine Street

Issue: Shira Enbar and Michael Raspatello, owners of the property at 7618 Vine Street, have submitted the attached application for a variation to the lot coverage requirement. Section 10-8-5 of the Zoning Code requires that no more than 30% of the lot may be covered by the buildings. The applicant proposes to construct an addition to the existing single-family home which would increase to 32.81% lot coverage. In addition, the applicant requested to increase the floor area ratio (FAR) to 43.9%, while the Zoning Code allows no more than 40%.

Analysis: On September 12, 2024, the Zoning Board of Appeals held a public hearing and considered the applications. The Zoning Board of Appeals voted 5-0 regarding the proposed variations. On October 10, 2024, the Zoning Board of Appeals approved the findings of fact and recommendation, with a vote of 4-0.

Village Variation History:

Below, please find a summary of staff's review of available records regarding similar zoning variation requests that have been acted upon by the Village Board since 2008.

Please note that each application and recommendation is considered based on its own facts and that approval of a particular zoning variation does not set a precedent for other variations.

Address	Hearing Date	Description of Variation Request	ZBA Rec.	VBOT Action	Ord. #
7960 Chicago	5/11/23	Increase lot coverage to 32.68%	Approved	Approved	3899
934 Park	6/14/22	Increase floor area ratio to 46.70%	Approved	Approved	3871
7820 Augusta	9/10/20	Increase lot coverage to 36.39%	Denied	Denied	N/A
1427 Jackson	2/14/19	Increase lot coverage to 31.96%	Denied	Approved	3736
514 Ashland	8/9/18	Increase lot coverage to 34.06%	Denied	Approved	3712
1207 Jackson	12/9/10	Increase floor area ratio to 42.18%	Approved	Approved	3357

Requested Action:

If the Village Board of Trustees wishes to approve the requested variations, the following motion would be appropriate:

- Motion to approve an Ordinance granting the requested variations to Sections 10-8-4 and 10-8-5 of the Zoning Code at 7618 Vine Street.

Document(s) Attached:

- Ordinance
- Findings of Fact
- Minutes of the Zoning Board of Appeals Public Hearing
- Application

ORDINANCE NO. _____

**AN ORDINANCE APPROVING VARIATIONS RELATED TO
FLOOR AREA RATIO AND LOT COVERAGE AT
7618 VINE STREET**

WHEREAS, petitioners Shira Enbar and Michael Raspatello (“Petitioners”), owners of the property located at 7618 Vine Street in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s lot coverage requirement allowance in Section 10-5-5 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), to allow the construction of an addition to the existing single-family home with a maximum lot coverage of 32.81%, where the maximum allowed lot coverage is 30% (“Variations”). In addition, the applicant requested a variation of 43.9% to the Floor Area Ratio (FAR) from the Zoning Ordinance, where the maximum allowed FAR is 40%. The Property is located in the R-2 Single-Family (Detached) Residential Zoning District (“R-2 Zoning District”); and

WHEREAS, the Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application was referred to the Village of River Forest Zoning Board of Appeals (“ZBA”) and was processed in accordance with the Zoning Ordinance; and

WHEREAS, on September 12, 2024, the ZBA held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the ZBA recommended approval of the Variations, by a vote of five (5) to one (1), all as set forth in the Findings and Recommendation of the ZBA in this matter (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of River Forest have duly considered the Findings and Recommendation of the ZBA, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in the Zoning Ordinance relating to the Variations;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

SECTION 1: That the recitals above are incorporated into Section 1 as though set forth herein.

SECTION 2: That the President and Board of Trustees of the Village, acting pursuant to the authority vested in them by the laws of the State of Illinois and the

Zoning Ordinance: (i) find that the Application meets the standards for the Variations requested therein, and (ii) approve the Variations with respect to the addition of the single-family home lot coverage and FAR proposed to be added to the Property as set forth in the Application. The Variations are approved only to the extent needed for the single family home, and the Variations shall remain in effect only for so long as the home in the Application remains on the Property.

SECTION 3: That Village staff is directed to record the Ordinance on title to the Property with the Cook County Recorder of Deeds.

SECTION 4: That any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the rescission of the approvals made in this Ordinance, in addition to all other remedies available to the Village.

SECTION 5: That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: That this Ordinance shall be in full force and effect after its approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED this 28th day of October, 2024, pursuant to a roll call vote of the Board of Trustees of the Village of River Forest, per Section 10-5-4(E)(3) of the Zoning Ordinance.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 28th day of October, 2024.

Catherine Adduci, Village President

ATTEST:

Jon Keller, Village Clerk

The Petitioners acknowledge the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____
Titleholder of Record of the Property

By: _____
Titleholder of Record of the Property

Date: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

LOT 21 (EXCEPT THE NORTH 16 FEET THEREOF) IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISIO OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(attached)

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
A MAXIMUM LOT COVERAGE AREA VARIATION AND
A MAXIMUM FLOOR AREA RATIO VARIATION
RELATED TO A PROPOSED ADDITION
AT 7618 VINE STREET**

WHEREAS, petitioners Shira Enbar and Michael Raspatello (“Petitioners”), owners of the property located at 7618 Vine Street in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and eighty-one hundredths percent (32.81%), where the maximum allowed lot coverage is thirty percent (30%), and a variation from the Village of River Forest’s maximum floor area ratio allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum floor area ratio to forty-three and nine tenths percent (43.90%), where the maximum allowed floor area ratio is forty percent (40%) (together, the “Variations”). The Property is located in the R-1 Single-Family (Detached) Residential Zoning District (“R-1 Zoning District”); and

WHEREAS, the Village of River Forest Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested Variations should be granted on September 12, 2024, and the hearing was held in accordance with Section 10-5-4(E) of the Zoning Ordinance. At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the Board; and

WHEREAS, public notice in the form required by law was given of the public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was mailed to surrounding property owners; and

WHEREAS, at the public hearing on September 12, 2024, the Petitioners, through testimony, provided information regarding the requested Variations, testifying, among other things, that they desired the addition to improve the livability of the home while being constrained by a substandard lot size; and

WHEREAS, five (5) members of the Board were present for the public hearing, which constituted a quorum of the entire Board that is required to convene a meeting of the Board, and allow for the public hearing to proceed; and

WHEREAS, after the close of public comment, the Board discussed and deliberated the application for these Variations; and

WHEREAS, following discussion, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, on September 12, 2024, voted five (5) to zero (0) on a motion to recommend approval of the Variations; and

WHEREAS, having received a majority vote of the Board members present, the motion passed and the recommendation of the Board is to grant the variations as presented pursuant to Section 10-5-4(E)(3) of the Zoning Ordinance;

NOW, THEREFORE, the Board makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

FINDINGS OF FACT

1. **The physical surroundings, shape or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** The Board found that this standard been met. The Property contains a smaller home in the R-1 Zoning District, and the undersized lot at 5,025 feet prevents space for enjoyment of the home within the borders of the Property, without the construction of an addition to the home.

2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** The Board found that this standard has been met. The Petitioners purchased the home in its current state. The lot is less than the standard lot size, resulting in a limited livable space within the lot configuration.

3. **The conditions of the Property upon which the petition for Variations is based may not be applicable generally to other property within the same zoning classification.** The Board found that this standard has been met. Other properties in the nearby area have larger available lot size that would accommodate an addition without variation to lot coverage restrictions. As such, the Property is uncharacteristic of the surrounding properties.

4. **The purpose of the Variations is not based predominately upon a desire for economic gain.** The Board found that this standard has been met. The Petitioners indicated that they desire to build the addition to the home on the Property and reside in it themselves for the foreseeable future, with no desire for economic gain or resale of the Property.

5. **The granting of the Variations is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Property is located.** The Board found this standard has been met. Two neighbors of the Petitioners submitted letters in support of the proposed addition. No neighbor of the Petitioners objected to the addition.

6. **The granting of the Variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the**

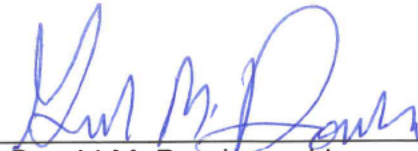
public safety or substantially diminish or impair property values within the neighborhood. The Board found this standard has been met. The addition, to the rear of the home, would not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values in the neighborhood. Petitioner presented evidence of neighbor support for the proposed addition.

7. **The granting of the Variations will not unduly tax public utilities and facilities in the area of the Property.** The Board found that this standard has been met. The addition will not increase the public utility usage more than any comparable addition in the area.

8. **There are no means other than the requested Variations by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The Board found that this standard has been met. The Board felt that the limitations of the undersized lot unduly restricted the Petitioner's ability to construct an addition that would allow for continued use and enjoyment of the property.

RECOMMENDATION

The Board, by a vote of five (5) to zero (0) found that the standards for granting of the Variations were met. Therefore, the Board recommends to the Village President and Board of Trustees that the Variations to allow the construction of a addition to a home on the Property with a variation from the Village of River Forest's maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and eighty-one hundredths percent (32.81%), where the maximum allowed lot coverage is thirty percent (30%) in the R-1 Zoning District, and with a variation from the Village of River Forest's maximum floor area ratio allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum floor area ratio to forty-three and nine-tenths percent (43.90%), where the maximum allowed floor area ratio is forty percent (40%) in the R-1 Zoning District, be **APPROVED.**



Gerald M. Dombrowski
Chairman pro tem

10/17/24

Date

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

September 12, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, September 12, 2024, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the meeting to order at 7:31 pm. The meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin, Members Corina Davis, Ron Lucchesi, Sheila Price, and Chris Plywacz

Absent: Mary Shoemaker and Gerry Dombrowski

Also present at the meeting: Jessica Spencer, Assistant Village Administrator and Clifford Radatz, Secretary.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JULY 11, 2024

A **MOTION** was made by Member Lucchesi and seconded by Member Davis to approve the minutes of the July 11, 2024, meeting.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Secretary Radatz swore in those who wished to testify.

III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7618 VINE STREET LOT COVERAGE

Chairman Martin opened the public hearing and invited the applicant to present her case. Ms. Shira Enbar discussed her request for a variance.

Chairman Martin asked Ms. Enbar to clarify her variation request. A discussion ensued regarding the exact floor area ratio (FAR) and lot coverage requests.

Chairman Martin expressed his opinion that the hardship was due to the small size of the lot. Member Lucchesi agreed.

A **MOTION** was made by Member Lucchesi, seconded by Member Davis, to recommend to the Village Board of Trustees the approval of the variations to Sections 10-8-5 and 10-8-4 of the

Zoning Code at 7618 Vine Street. And include the FAR increase to 43.9% (from the original application) and lot coverage increase to 35.5%.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

IV. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7611 WASHINGTON BOULEVARD LOT COVERAGE

Ashley Collins presented her application to the Board.

Chairman Martin asked Secretary Radatz if the size of the garage being requested was a normal size or excessive in size. Secretary Radatz stated that size of the proposed garage is not considered excessive.

Chairman Martin asked about the lot coverage of this proposed application in relation to the letter from a neighbor that was received. Secretary Radatz stated that a grading plan would be required from the applicant during the Building Permit process. The applicant's Civil Engineer will address the drainage concerns on the Grading Plan.

Assistant Village Administrator Spencer spoke regarding recent staff discussions of the applications.

Member Lucchesi asked if there was a cement pad in the existing location, the applicant responded no.

A MOTION was made by Member Plywacz, seconded by Member Lucchesi, to recommend to the Village Board of Trustees the approval of the variation to Section 10-8-5 of the Zoning Code at 7611 Washington Boulevard, subject to a grading plan that is approved by the Village.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Ms. Collins asked whom to speak to with staff regarding next steps, as well as how to communicate with her neighbor to ensure there isn't discord. Chairman Martin stated Secretary Radatz would reach out to her.

V. PUBLIC HEARING – TEXT AMENDMENT REQUEST REGARDING ELECTRIC VEHICLE CHARGING STATIONS

Management Analyst Seth Jansen introduced himself to the Board and presented the text amendment proposal.

Chairman Martin clarified that the request was to update definitions and amend the land use chart to indicate the use is permitted in each zoning district; Management Analyst Jansen agreed.

A discussion ensued regarding how many charging stations would be added to the Village. Management Analyst Jansen responded that there would be 5 additional charging stations installed at various locations. Another question was posed about the electrical grid, asking if there was sufficient electricity to support these charging stations. Management Analyst Jansen stated that he has been working with ComEd on this project.

Discussion ensued regarding the specific questions about the location of the charging stations. Chairman Martin suggested amending the language to clarify the charging station would be adjacent to the lane of traffic, as far away as possible.

Discussion ensued regarding signage appearing on the charging station. Chairman Martin suggested removing the word “advertisement” so as to not run afoul of the existing Sign Code.

Chairman Martin stated his appreciation for this project and the potential need for regulations regarding future development of charging stations.

Member Dombrowski stated that he was concerned about the risk for fire of electric batteries. Management Analyst Jansen stated that the fire department has been trained for handling those situations.

Member Price asked about how long it might take to charge a vehicle; Management Analyst Jansen explained that it varies based on the type of charger.

Member Plywacz asked if the Village would own the charging stations, and what the cost of insurance might be. Management Analyst Jansen stated he wasn't familiar with the exact expense at this time.

Chairman Martin asked how the price structure was established for the users; Management Analyst Jansen stated the fee schedule would need to be developed. He explained the current fee schedule for the one charging station located on the south end of the Village Hall property. Chairman Martin suggested setting the rates so that the Village can recoup part of the cost of the overall expense of these charging stations.

A MOTION was made by Member Davis seconded by Member Price to recommend approval of the text amendments to Chapters 3, 7, 12, and 21 of the Zoning Ordinance to the Village Board of Trustees, subject to comments regarding B1 and C5.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

VI. PUBLIC COMMENT

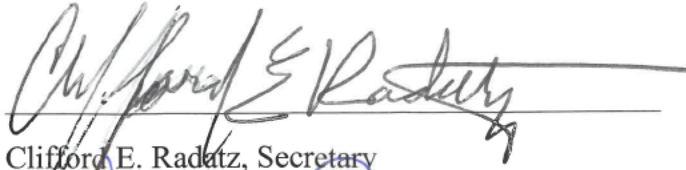
There was none.

VII. ADJOURNMENT

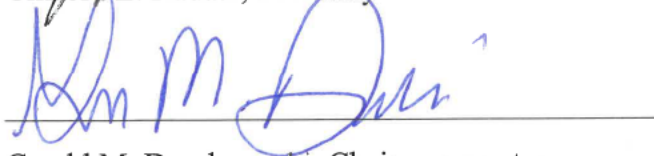
A **MOTION** was made by Member Plywacz to dismiss the meeting, seconded by Member Lucchesi to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 8:10 p.m.

Submitted:

A handwritten signature in black ink, appearing to read "Clifford E. Radatz", written over a horizontal line.

Clifford E. Radatz, Secretary

A handwritten signature in blue ink, appearing to read "Gerald M. Dombrowski", written over a horizontal line.

Gerald M. Dombrowski, Chairman pro tem
Zoning Board of Appeals

Date: 10/17/24



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

Address of Subject Property: 7618 VINE ST. Date of Application: 8-27-2024

Table with 2 columns: Applicant and Architect / Contractor. Applicant: Shira Enbar, 7618 Vine St., River Forest, IL 60305. Architect/Contractor: Michael Smit, 17960 S. Parker Rd., Homer Glen, IL 60491.

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

Zoning District of Property: R1 R2 R3 R4 OC1 OC2 OC3 OPRI ORIC

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

- Zoning Code (checked) 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: Shira Enbar & Michael Smit Date: 8/27/24
Applicant (if other than Owner): Date:

Application Fee: A non-refundable fee of \$750.00 must accompany every application for variation, which includes the cost of recording the variation with the County. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 7618 VINE ST. Date of Application: 8-27-2024

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-8-4 - 10-8-5, Lot Coverage	No more than 30% of lot (1,507.5 square feet allowable)	Existing is 1,352.12 SF (26.91%). Proposed is 1,648.79 SF (32.81%). Increase of 141.29 SF over allowable.

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.

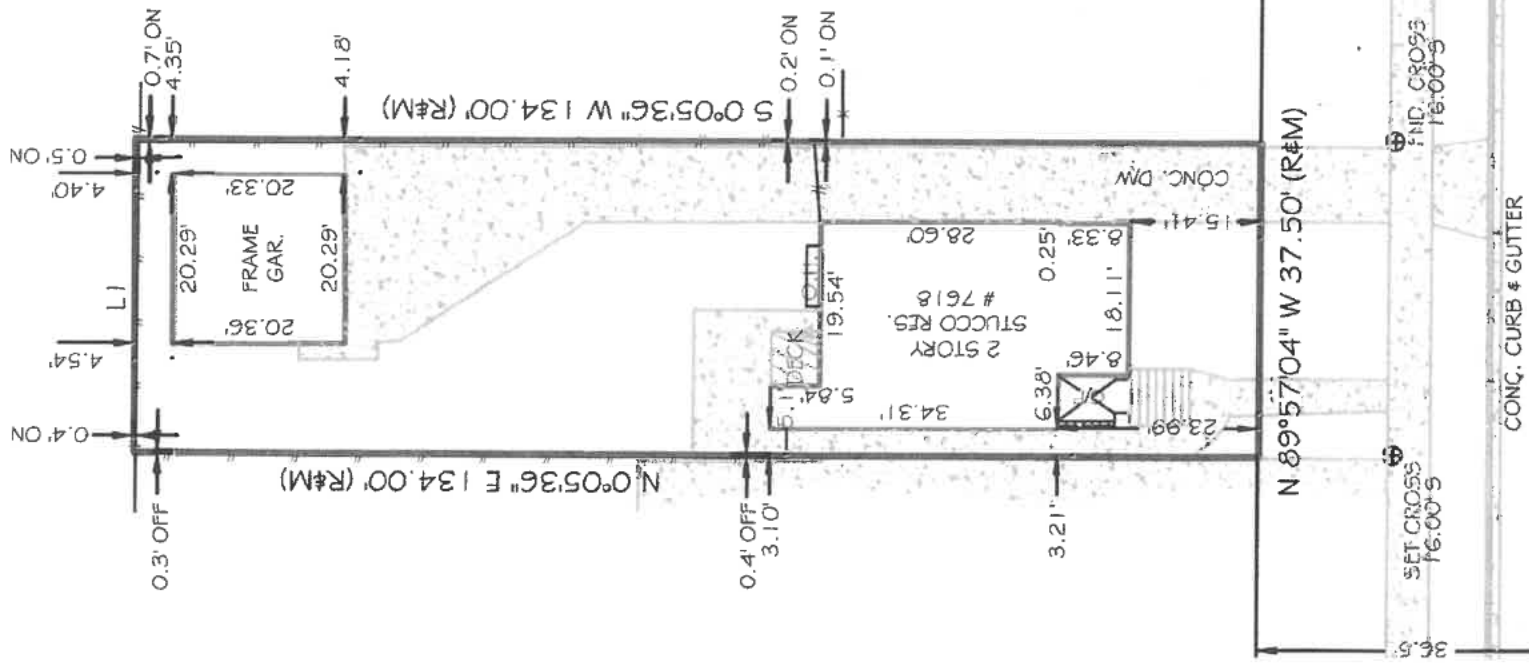
FIELD WORK DATE: 3/24/2017
1703.3784

REVISION DATE(S): (REV.0 3/24/2017)

**BOUNDARY SURVEY
COOK COUNTY**

LOT 21 (EXCEPT THE NORTH 16 FEET THEREOF) IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

TABLE:
L1 S 89°57'04" E 37.50' (R#M)

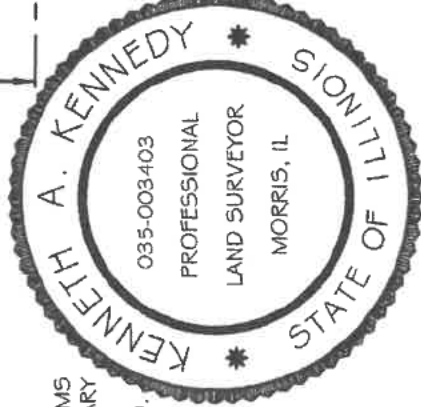


STATE OF ILLINOIS }
COUNTY OF GRUNDY } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF MARCH, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



VINE STREET (73' RM)



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

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: DATE: 3/24/2017

BUYER: Michael D Raspatello and Shira Enbar

SELLER:

CERTIFIED TO: MICHAEL D RASPATELLO AND SHIRA ENBAR; NEAR NORTH NATIONAL TITLE LLC; CHICAGO TITLE INSURANCE COMPANY; ANHEUSER-BUSCH EMPLOYEES' CREDIT UNION AND ITS DIVISION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.

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316 East Jackson Street, Morris, IL 60450

LEGAL DESCRIPTION:

LOT 21 (EXCEPT THE NORTH 16 FEET THEREOF) IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

JOB SPECIFIC SURVEYOR NOTES:

SURVEYOR BEARINGS ARE USED FOR ANGULAR REFERENCE AND ARE USED TO SHOW ANGULAR RELATIONSHIPS OF LINES ONLY AND ARE NOT RELATED OR ORIENTATED TO TRUE OR MAGNETIC NORTH. BEARINGS ARE SHOWN AS SURVEYOR BEARINGS, AND WHEN SHOWN AS MATCHING THOSE ON THE SUBDIVISION PLATS ON WHICH THIS SURVEY IS BASED, THEY ARE TO BE DEEMED NO MORE ACCURATE AS THE DETERMINATION OF A NORTH ORIENTATION MADE ON AND FOR THOSE ORIGINAL SUBDIVISION PLATS. NORTH 0 DEGREES EAST IS ASSUMED AND UPON PREPARATION OF THIS PLAT, THE RESULTING BEARING BETWEEN FOUND POINTS AS SHOWN ON THIS SURVEY IS THE BASIS OF SAID SURVEYOR BEARINGS AS DEFINED AND REQUIRED TO BE NOTED BY ILLINOIS ADMINISTRATIVE CODE TITLE 68, CHAPTER 12, SUBCHAPTER b, PART 1270, SECTION 1270.56, PARAGRAPH b, SUBPARAGRAPH 6, ITEM K.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
- This survey is exclusively for the use of the parties to whom it is certified.
- Any additions or deletions to this 2 page survey document are strictly prohibited.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All pins marked as set are 5/8 diameter, 18" iron rebar.
- An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

LINE TYPES: (UNLESS OTHERWISE NOTED)

- BOUNDARY LINE
- STRUCTURE
- CENTERLINE
- CHAIN-LINK or WIRE FENCE
- PASADANT
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

- ASPHALT
- CONCRETE
- WATER
- WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

- DITCH MARK
- CENTERLINE
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- PND OR SET MONUMENT
- GUYWIRE OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

SURVEYOR'S LEGEND

A/C	AIR CONDITIONING	ID	IDENTIFICATION	SEC	SECTION
B.R.	BEARING REFERENCE	ILL	ILLEGIBLE	SEF	SEPTIC TANK
B.C.	BLOCK CORNER	INT	INTERSECT	SEW	SEWER
B.F.F.	BACKFLOW PREVENTOR	INT	INTERSECTION	SEW	SET GUYE DISC
B.L.	BLOCK	L	LENGTH	SIRG	SET IRON ROD & CAP
BUD.	BUILDING	L.B.F.	LICENSE # - BUSINESS	SIRG	SET NAIL & DISC
B.M.	BENCHMARK	L.S.F.	LICENSE # - SURVEYOR	SOFT.	SQUARE FEET
B.P.L.	BUILDING RESTRICTION LINE	(M)	MEASURED	STY.	STORY
B.S.M.T.	BASEMENT	M.A.	MAP BOOK	S.T.L.	SURVEY TIE LINE
B.W.	BAY/POOR WINDOW	M.E.S.	METERED END SECTION	SW	SEWER VALVE
(C)	CALCULATED	M.F.	METAL FENCE	SW	SIDEWALK
C	CURVE	N.E.	NON-RADIAL	S.W.	SEAWALL
CANY	CABLE TV RISER	N.T.S.	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	TEL	TELEPHONE FACILITIES
CHM.	CHIMNEY	O.G.	ON GROUND	T.O.B.	TOP OF BANK
C.L.F.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL	TWP.	TOWNSHIP
C.O.	CLEAN OUT	ORL	OVERHANG	TR	TRANSFORMER
CONC.	CONCRETE	ORL	OVERHEAD LINES	TYT.	TYPICAL
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL	U.K.	UTILITY RISER
CSW	CONCRETE SIDEWALK	OR.B	OFFICIAL RECORD BOOK	W/C	WITNESS CORNER
C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME	W/F	WOODEN FENCE
C/L	CENTERLINE	O/A	OVERALL	WM	WATER METER VALVE BOX
C/P	COVERED PORCH	O/P	OFF PLOT	WY	WATER VALVE
C/S	CONCRETE SLAB	(P)	PLAT	V.F.	VINYL FENCE
(D)	DEED	PD	PLAT BOOK		
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE		
D.H.	DRILL HOLE	P.C.C.	POINT OF COMPOUND CURVATURE		
D/W	DROWEY	P.C.P.	PERMANENT CONTROL POINT		
ELEV.	ELEVATION	P.F.E.	POOL EQUIPMENT		
ENCL.	ENCLOSURE	P.G.	PAGE		
ENT.	ENTRANCE	P.L.	POINT OF INTERSECTION		
E.O.P.	ELECTRIC METER	P.L.S.	PROFESSIONAL LAND SURVEYOR		
E.O.M.	EDGE OF PAVEMENT	PLT	PLANTER		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
EUD	ELECTRIC UTILITY BOX	P.O.C.	POINT OF COMMENCEMENT		
(F)	FIELD	P.F.	FINISHED POPE		
F.M.	FND. CONCRETE MONUMENT	P.F.C.	POINT OF REVERSE CURVATURE		
F.D.H.	FOUND DRILL HOLE	P.F.M.	PERMANENT REFERENCE MONUMENT		
F.F.	FINISHED FLOOR	P.F.M.	PROFESSIONAL SURVEYOR AND MAPPER		
F.P.	FOUND IRON PIPE				
F.P.C.	FOUND IRON PIPE & CAP				
F.R.C.	FOUND IRON ROD				
F.R.C.	FOUND IRON ROD & CAP				
F.N.	FOUND NAIL				
F.N.D.	FOUND NAIL AND DISC				
F.N.D.	FOUND				
F.P.N.	FOUND PARKER-SALON NAIL				
F.P.N.D.	FOUND PK NAIL & DISC				
F.P.N.D.	FOUND RAILROAD UPRIKE				
GAK.	GAS METER				
G.M.	GAS METER				

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool

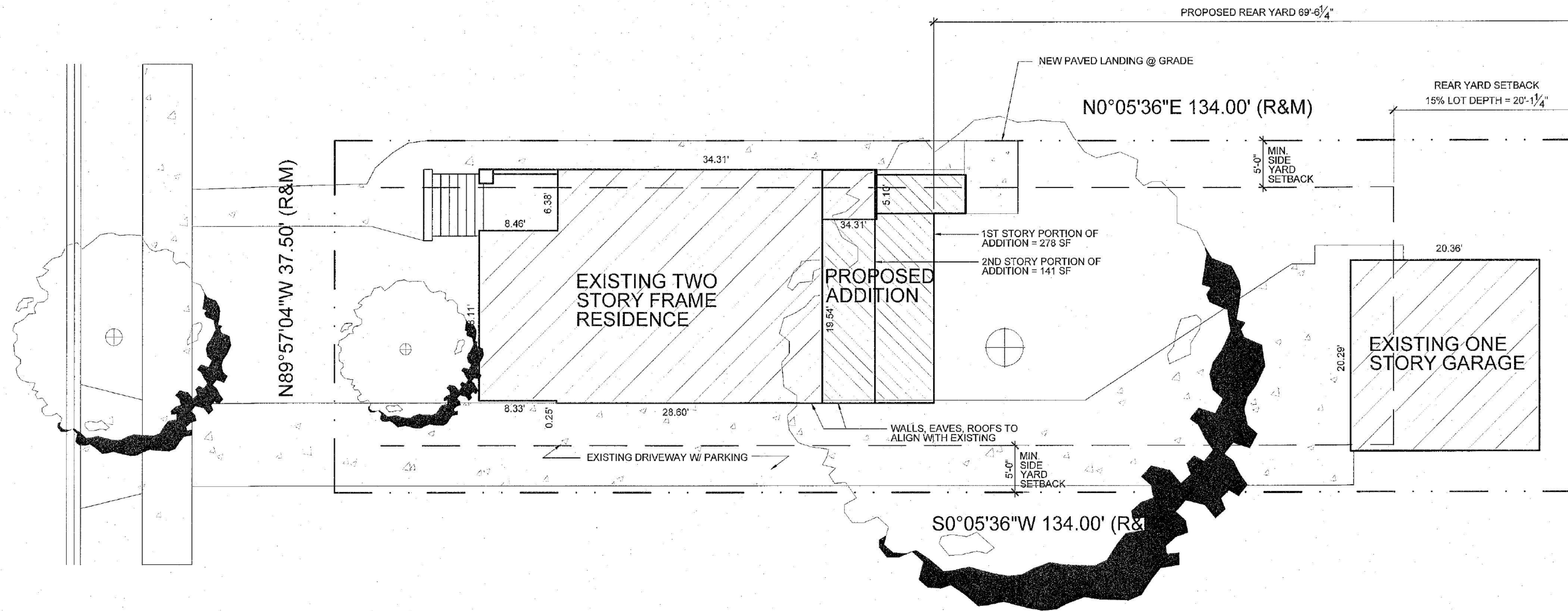
PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- Select a printer with legal sized paper.
- Under "Print Range", click select the "All" toggle.
- Under the "Page Handling" section, select the number

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

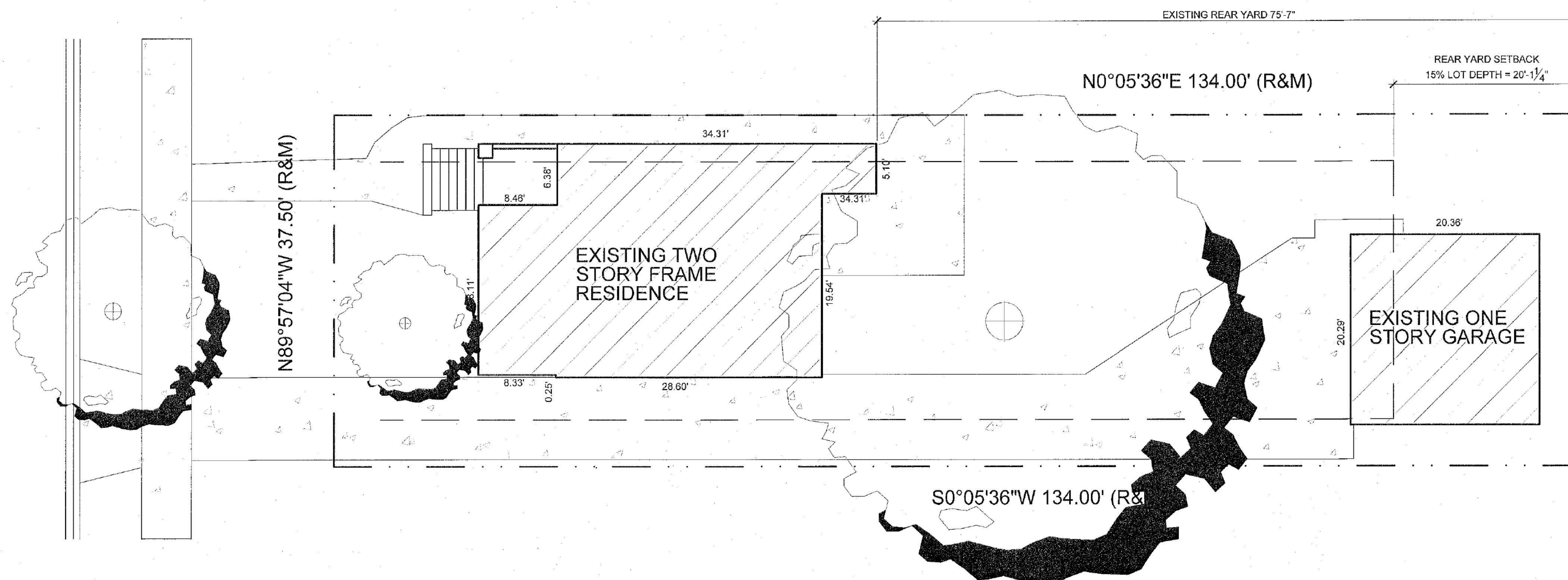


VINE STREET (73' RW)



➔ 2 PROPOSED SITE PLAN
1/16"=1'-0"

VINE STREET (73' RW)



➔ 2 PROPOSED SITE PLAN
1/16"=1'-0"

ZONING INFO

ZONING DISTRICT: R-2

ITEM: (REQUIREMENT)	EXISTING: (CALCULATION)	PROPOSED: (CALCULATION)
LOT AREA AND SIZE (MIN 8,712SF)	5,025SF (134'x37.5'=5,025)	NO CHANGE (DOES NOT APPLY)
LOT WIDTH (NO LESS THAN THE AVERAGE WIDTH OF THE SAME ZONED LOTS ON THE SAME BLOCK ON BOTH SIDES OF THE STREET.)	37.5'	NO CHANGE (DOES NOT APPLY)
LOT COVERAGE: (BUILDINGS SHALL OCCUPY A MAXIMUM 30% OF LOT. 30%x5025 = 1507.5)	1305.3 SF	1583.3 (1305.3+278=1583.3)
FLOOR AREA RATIO: (MAXIMUM FAR: 0.4 5025*0.4=2,010 MAX)	0.355 (892.8*2=1785.6 1785.6/5025=35.5)	0.438 (892.8 existing 1st floor 278 1st floor addition 892.8 existing 2nd floor 141 2nd floor addition =2,204.6 sf. 2,204.6 sf / 5,025 = .438)
HEIGHT: (MAX 35', MAX 2.5 STORIES)	30'-5"	NO CHANGE (DOES NOT APPLY)
SETBACKS FRONT SETBACK: (AVERAGE OF BLOCK)	NO CHANGE (DOES NOT APPLY)	NO CHANGE (DOES NOT APPLY)
REAR YARD: (MIN 15% OF LOT DEPTH OR 26'-2", WHICHEVER IS GREATER)	75'-7"	69'-6"
SIDE YARD: 10% OF LOT WIDTH OR 5'-0" MIN (WHICHEVER IS GREATER) COMBINED SIDE YARD: 25% OF LOT WIDTH OR 10'-0" (WHICHEVER IS GREATER)		
SIDE YARD NOTES: *NO INCREASE TO SIDEYARD ENCROACHMENTS. PROPOSED WORK TO ALIGN WITH AND EXTEND EXISTING PROFILE TOWARDS REAR PER ALLOWED EXCEPTIONS IN CODE.		
SECTION 19-8-7.C.2.a EAVES: THE EAVES OF A STRUCTURE SHALL BE REQUIRED TO MAINTAIN A MINIMUM THREE FOOT SIDE YARD SETBACK. THE EAVE OF AN ADDITION, WHERE THE EAVE OF THE EXISTING STRUCTURE DOES NOT MEET THIS STANDARD, MAY BE CONSTRUCTED WITH A SIDE YARD EQUAL TO THE EXISTING NONCONFORMING SIDE YARD OF THAT EAVE.		
SECTION 19-8-7.C.2.b ADDITIONS: AN ADDITION TO AN EXISTING STRUCTURE THAT DOES NOT MEET THIS STANDARD MUST MAINTAIN EITHER A THREE FOOT SIDE YARD OR A SIDE YARD THAT IS THE SAME WIDTH AS THE CURRENT SIDE YARD, WHICHEVER IS WIDER. A NONCONFORMING WALL BUILT ALONG A NONCONFORMING SIDE YARD MAY BE EXTENDED AN ADDITIONAL TWENTY FEET AS OF RIGHT INTO THE NONCONFORMING SIDE YARD, AND THE HEIGHT OF A WALL THAT MAINTAINS A NONCONFORMING SIDE YARD SETBACK MAY NOT BE INCREASED.		

MUNICIPAL APPROVAL STAMPS



MICHAEL J. SMIT - ARCHITECT
ADDRESS: 17960 S. PARKER RD.
HOMER GLEN, IL 60491
PHONE: (708)-712-6604

ARCHITECT

CONSULTANT

RASPATELLO-ENBAR RESIDENCE
7618 VINE ST.
RIVER FOREST, IL 60305

PROJECT

REV	ISSUE	DATE
	VARIANCE	08-15-2024

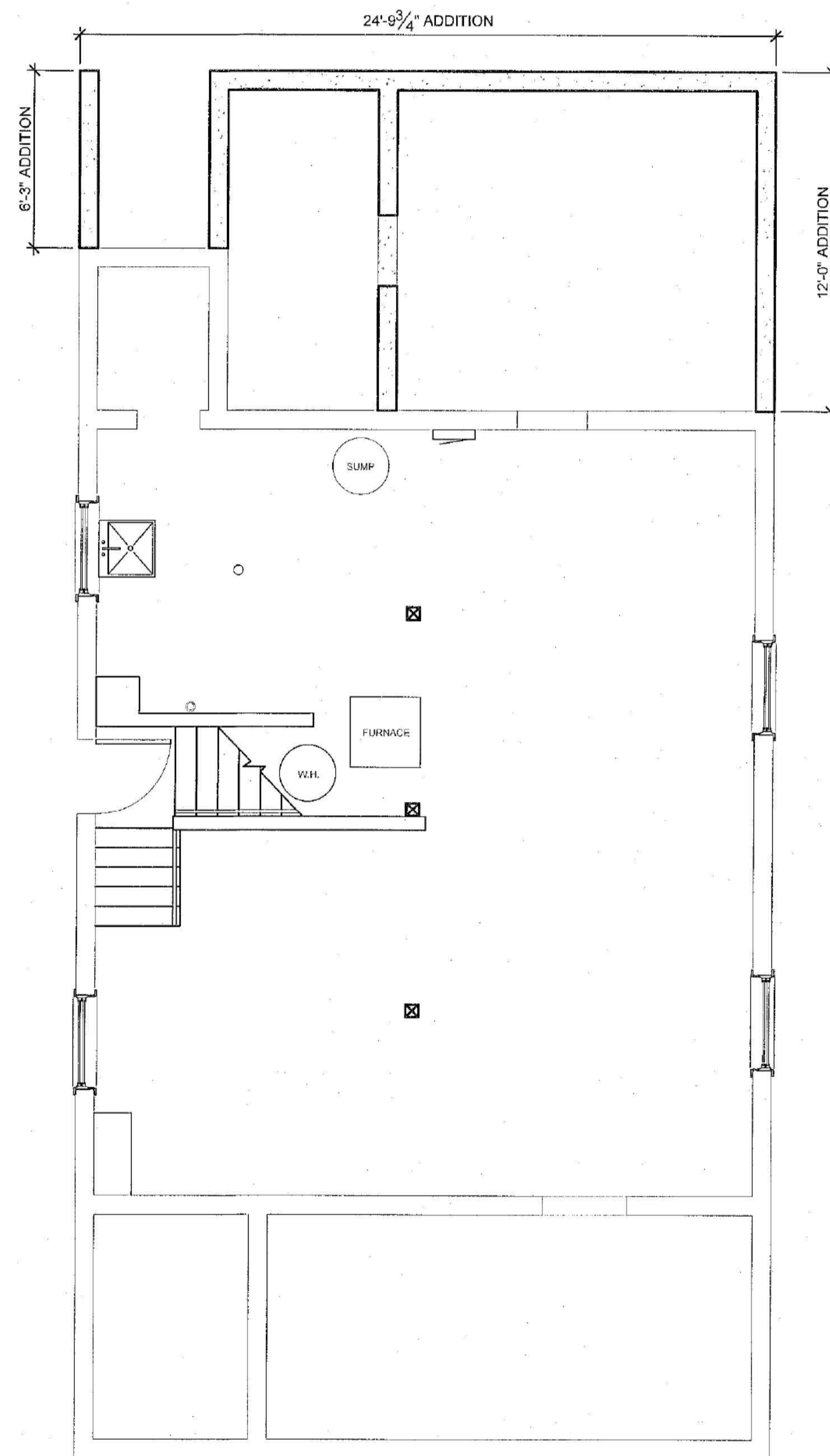
ISSUE LOG

ARCHITECTURAL SEAL

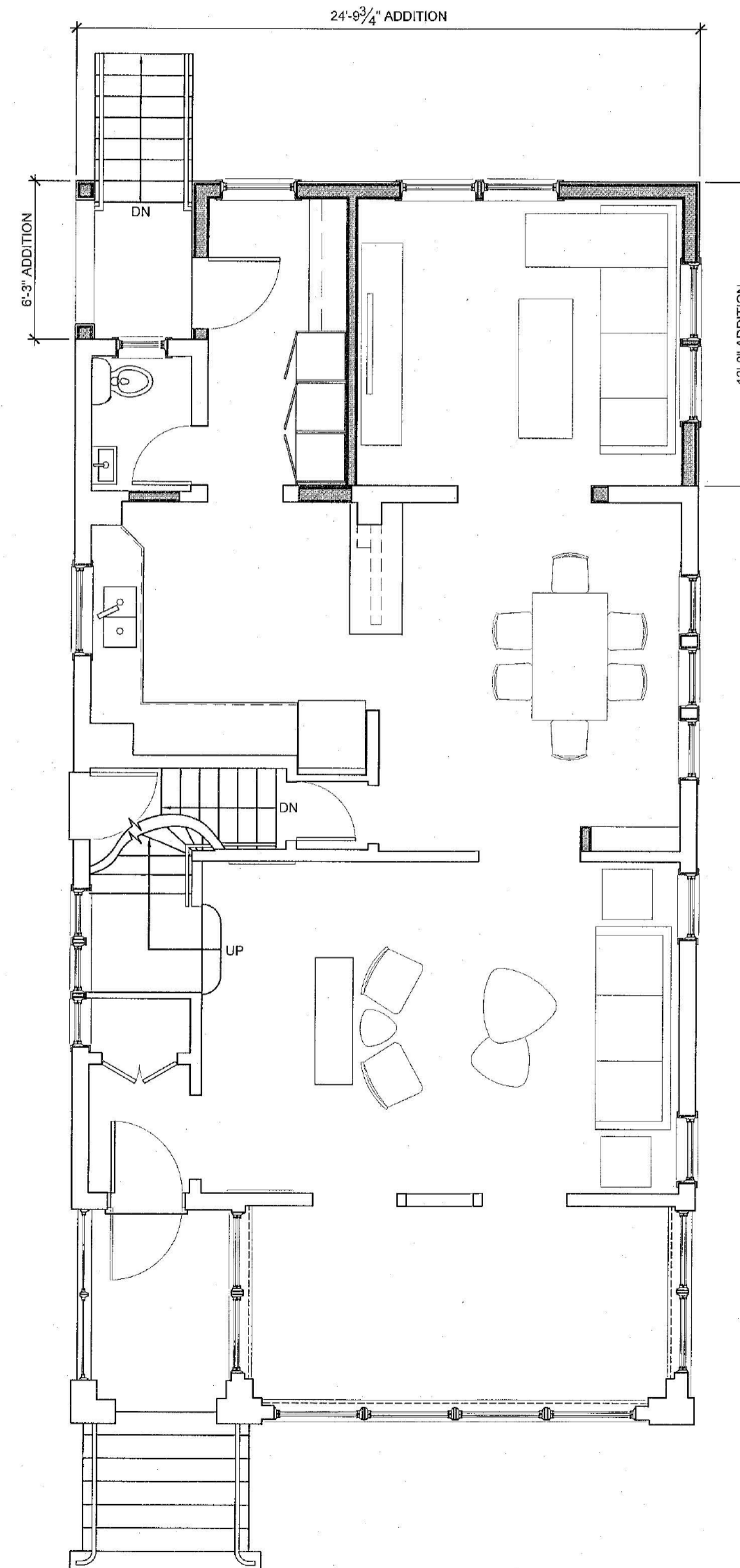
SITE PLANS

A0-1

SHEET:

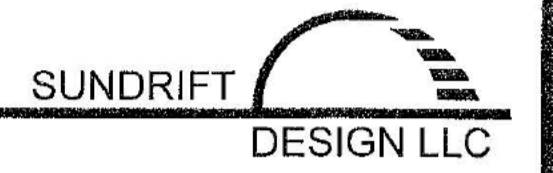


1 FOUNDATION PLAN
1/4"=1'-0"



1 FIRST FLOOR PLAN
1/4"=1'-0"

MUNICIPAL APPROVAL STAMPS



MICHAEL J. SMIT - ARCHITECT

ADDRESS: 17960 S. PARKER RD.
HOMER GLEN, IL 60491
PHONE: (708)-712-6604

ARCHITECT

CONSULTANT

RASPATELLO-ENBAR
RESIDENCE
7618 VINE ST.
RIVER FOREST, IL 60305

PROJECT

REV	ISSUE	DATE
	VARIANCE	08-15-2024

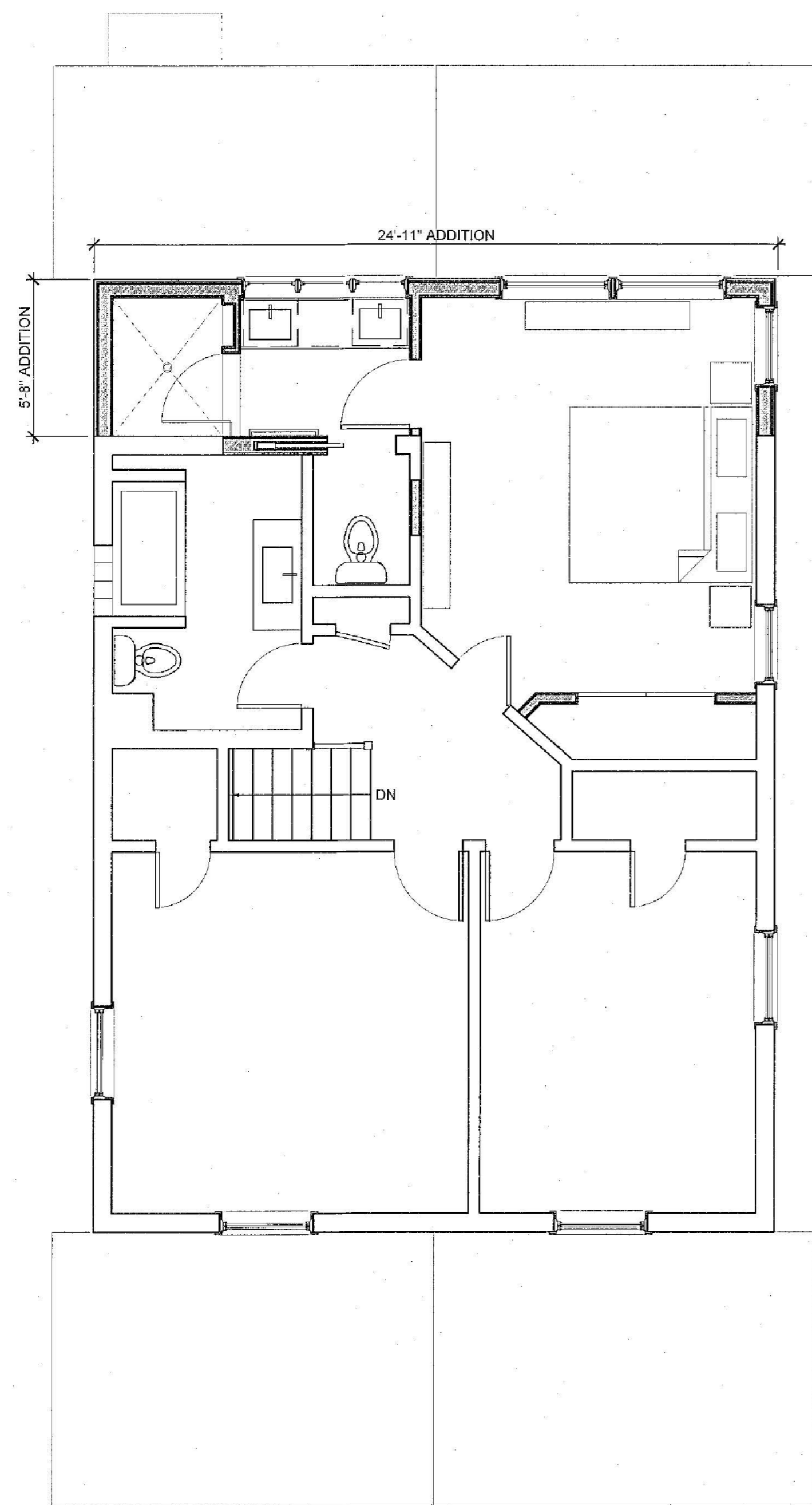
ISSUE LOG

ARCHITECTURAL SEAL

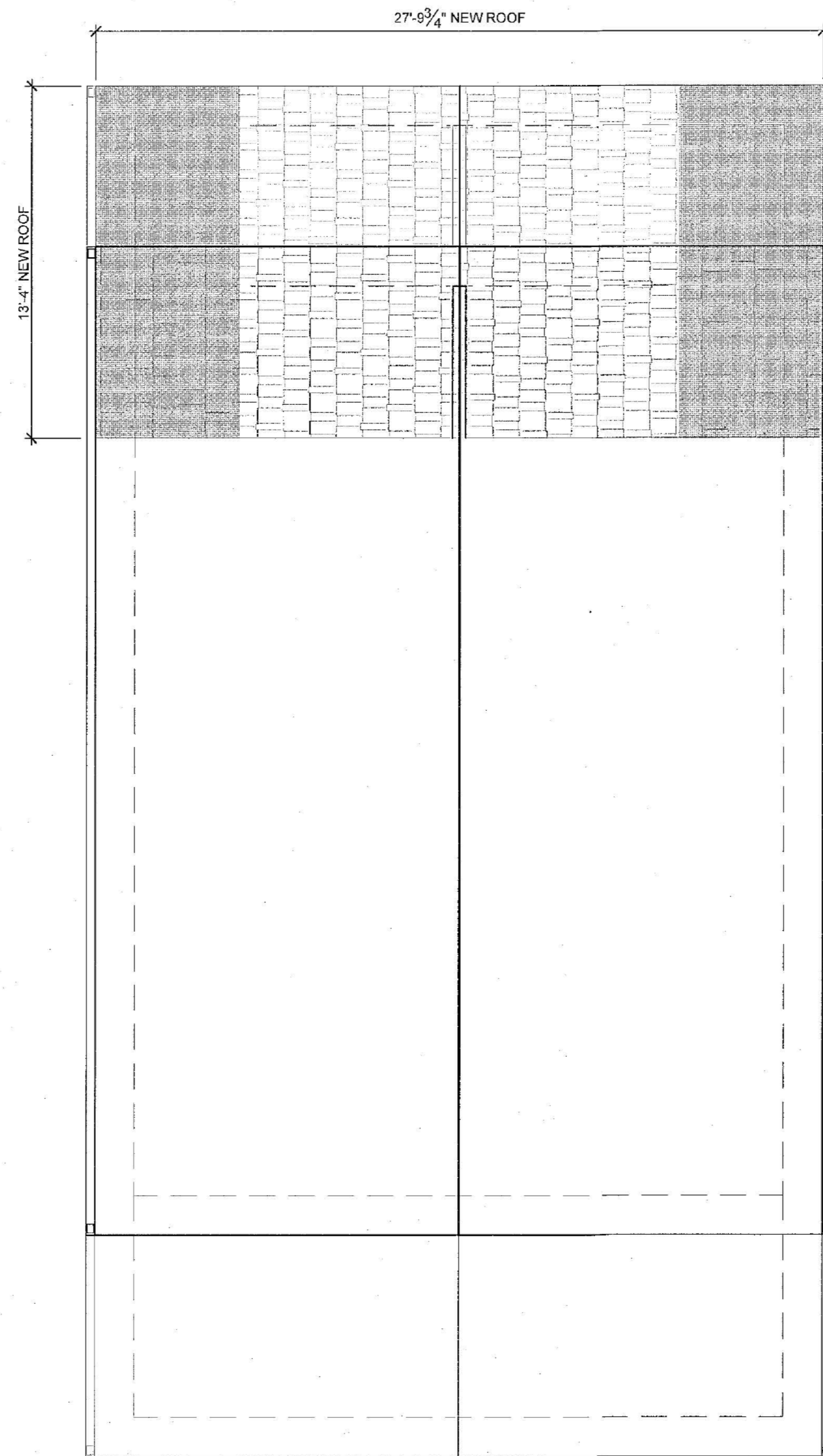
FOUNDATION AND
FIRST FLOOR PLAN

A1-1

SHEET.

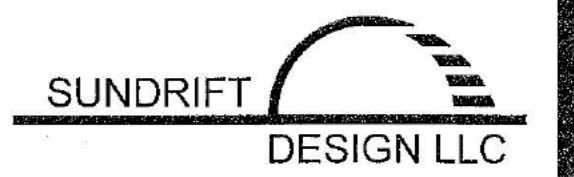


1 SECOND FLOOR PLAN
1/4"=1'-0"



2 ROOF PLAN
1/4"=1'-0"

MUNICIPAL APPROVAL STAMPS



MICHAEL J. SMIT - ARCHITECT

ADDRESS: 17960 S. PARKER RD.
HOMER GLEN, IL 60491
PHONE: (708)-712-6804

ARCHITECT

CONSULTANT

RASPA TELLO-ENBAR
RESIDENCE
7618 VINE ST.
RIVER FOREST, IL 60305

PROJECT

REV	ISSUE	DATE
	VARIANCE	08-15-2024

ISSUE LOG

ARCHITECTURAL SEAL

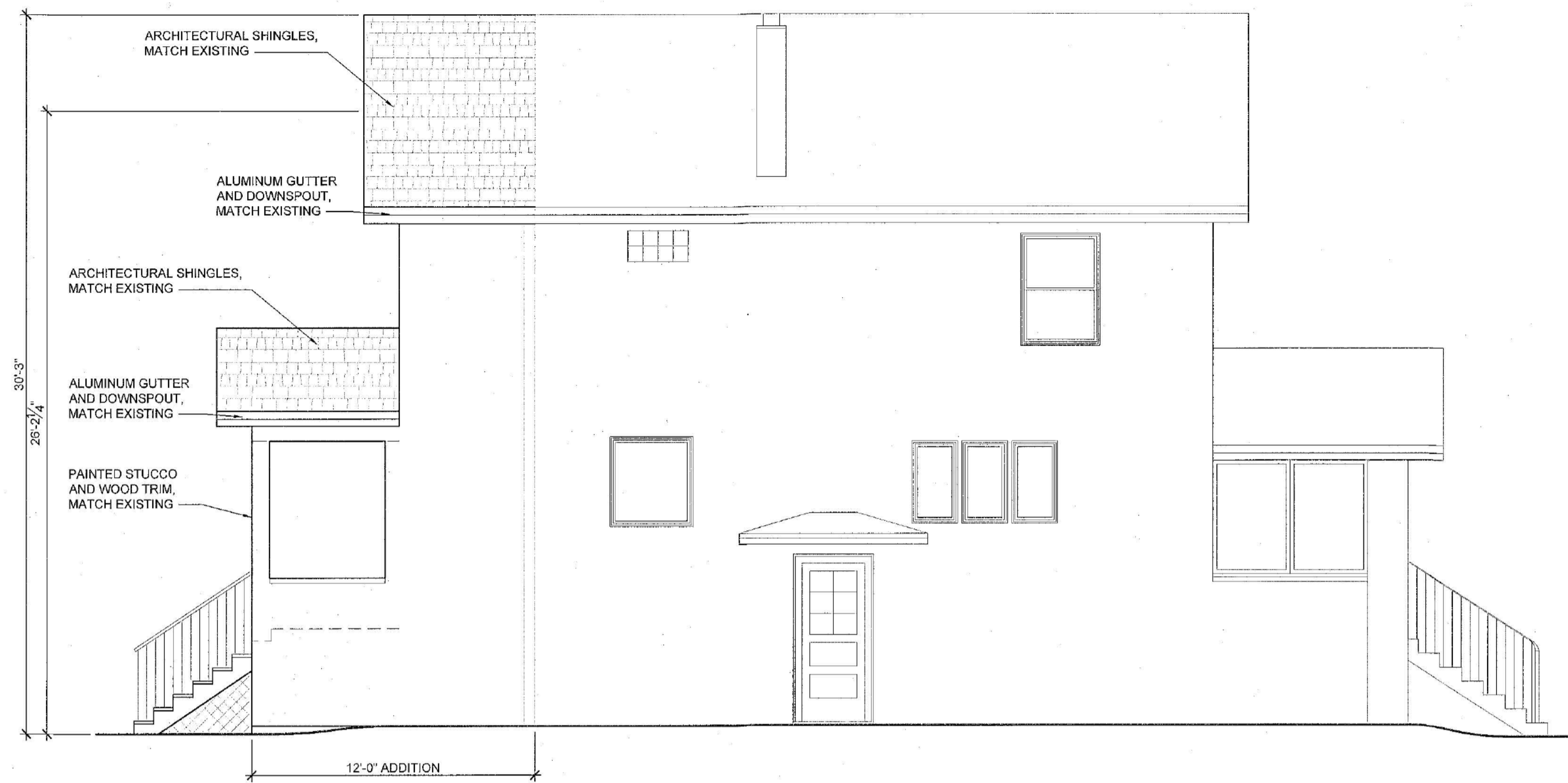
SECOND FLOOR AND
ROOF PLAN

A1-2

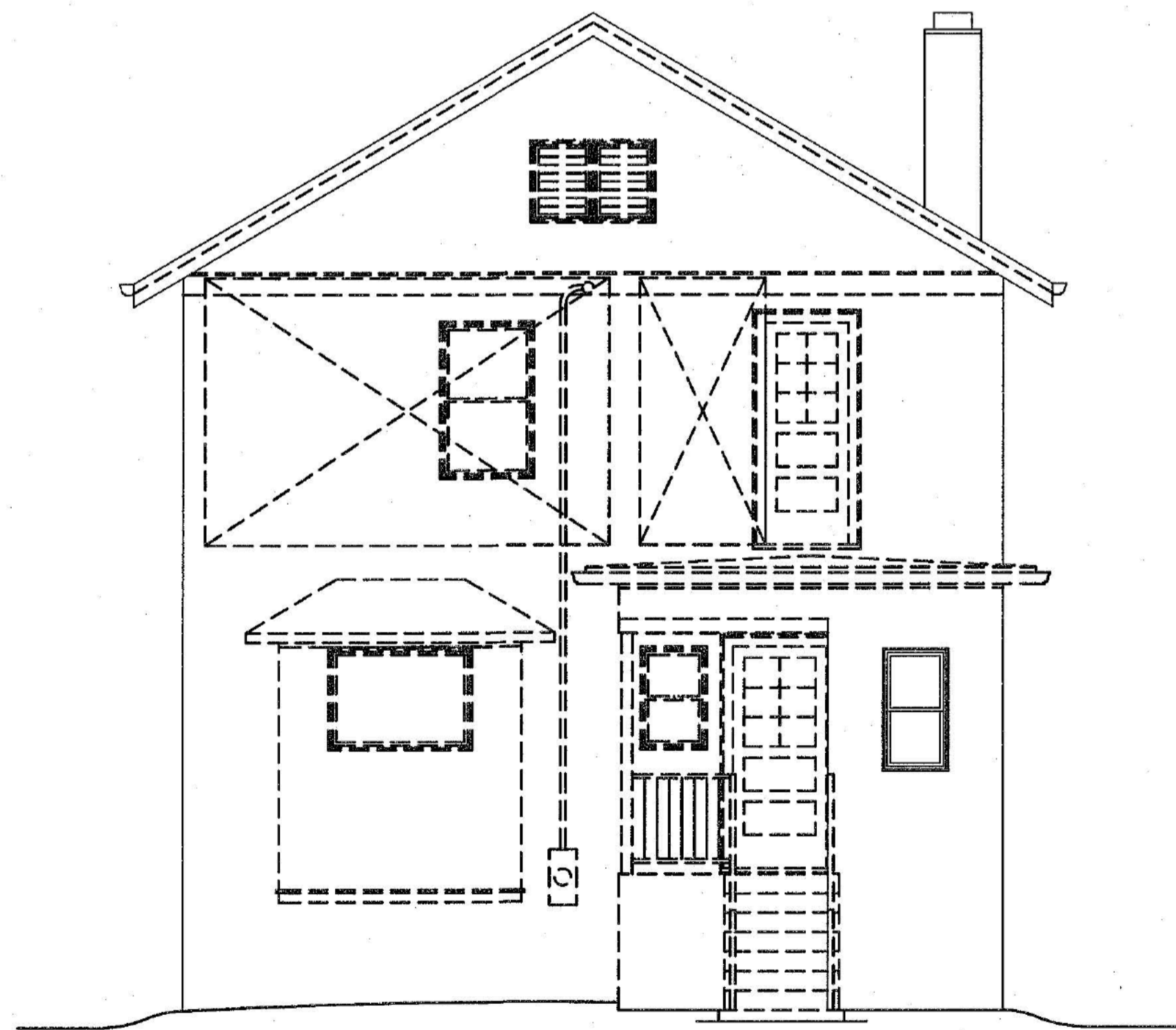
SHEET:



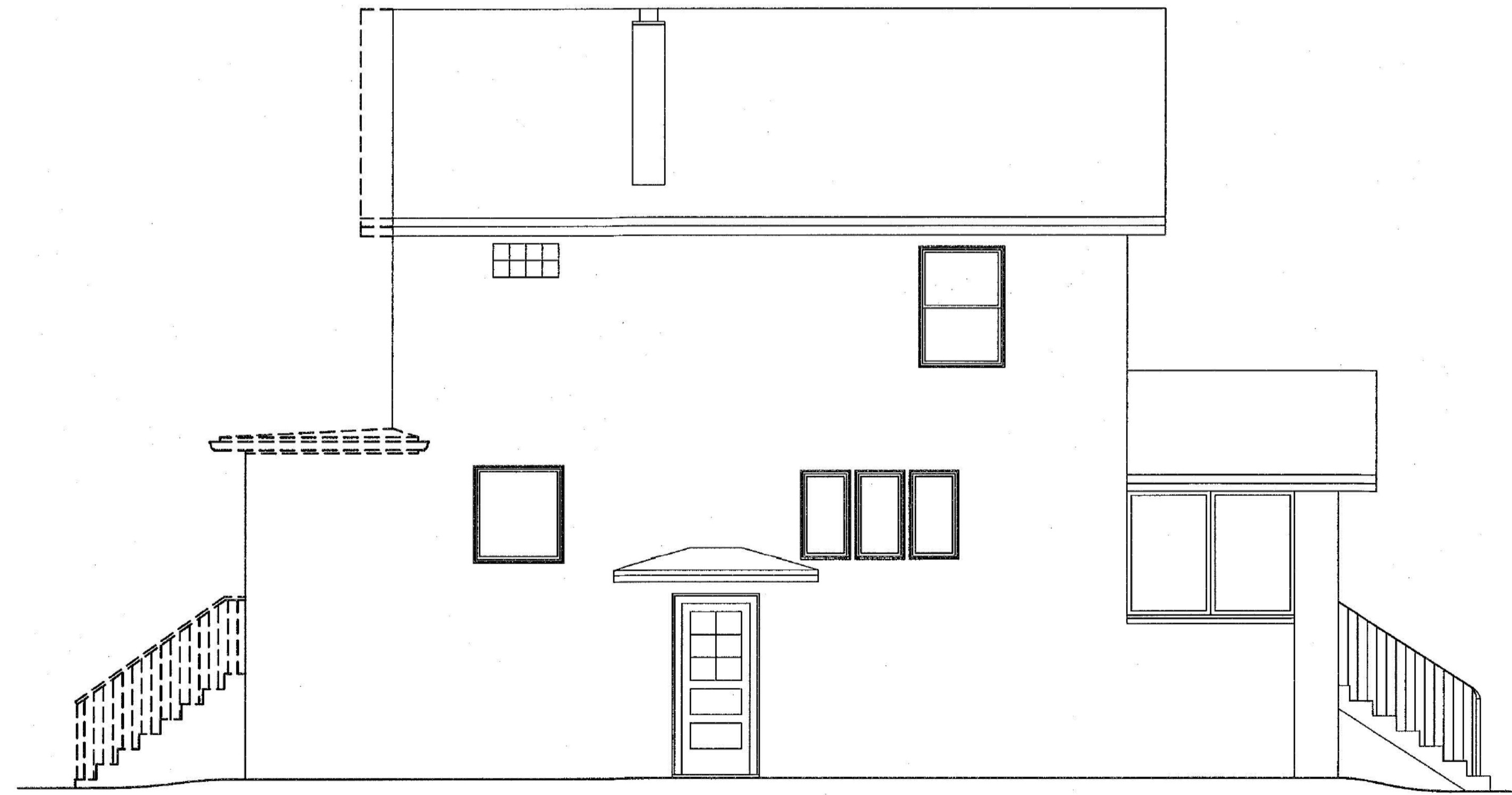
1 PROPOSED NORTH ELEVATION
1/4"=1'-0"



2 PROPOSED WEST ELEVATION
1/4"=1'-0"



3 DEMO NORTH ELEVATION
1/4"=1'-0"



4 DEMO WEST ELEVATION
1/4"=1'-0"

MUNICIPAL APPROVAL STAMPS



MICHAEL J. SMIT - ARCHITECT

ADDRESS: 17960 S. PARKER RD.
HOMER GLEN, IL 60491
PHONE: (708)-712-6604

ARCHITECT

CONSULTANT

RASPATELLO-ENBAR
RESIDENCE
7618 VINE ST.
RIVER FOREST, IL 60305

PROJECT

REV	ISSUE	DATE
	VARIANCE	08-15-2024

ISSUE LOG

ARCHITECTURAL SEAL

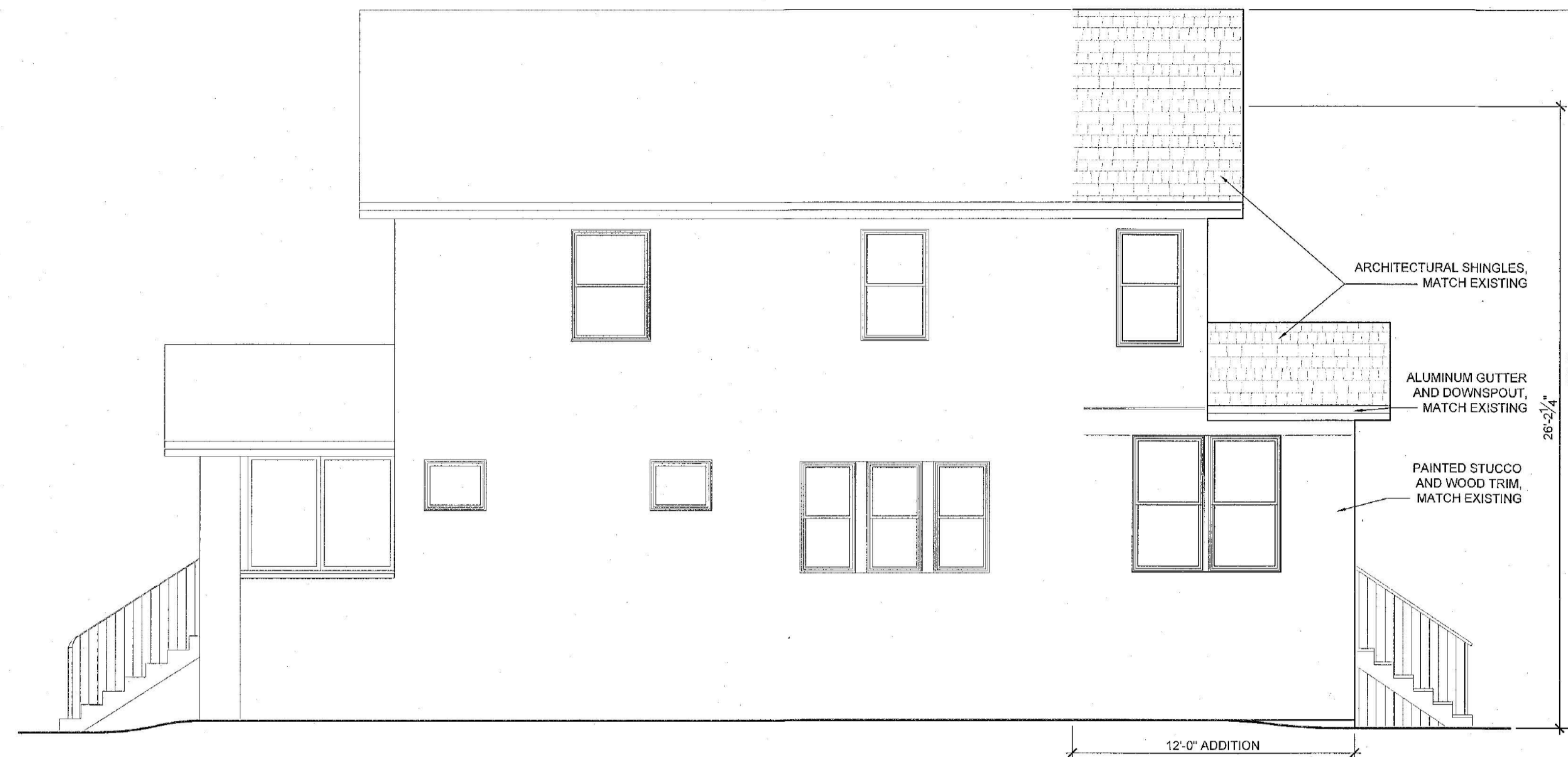
ELEVATIONS

A2-1

SHEET:



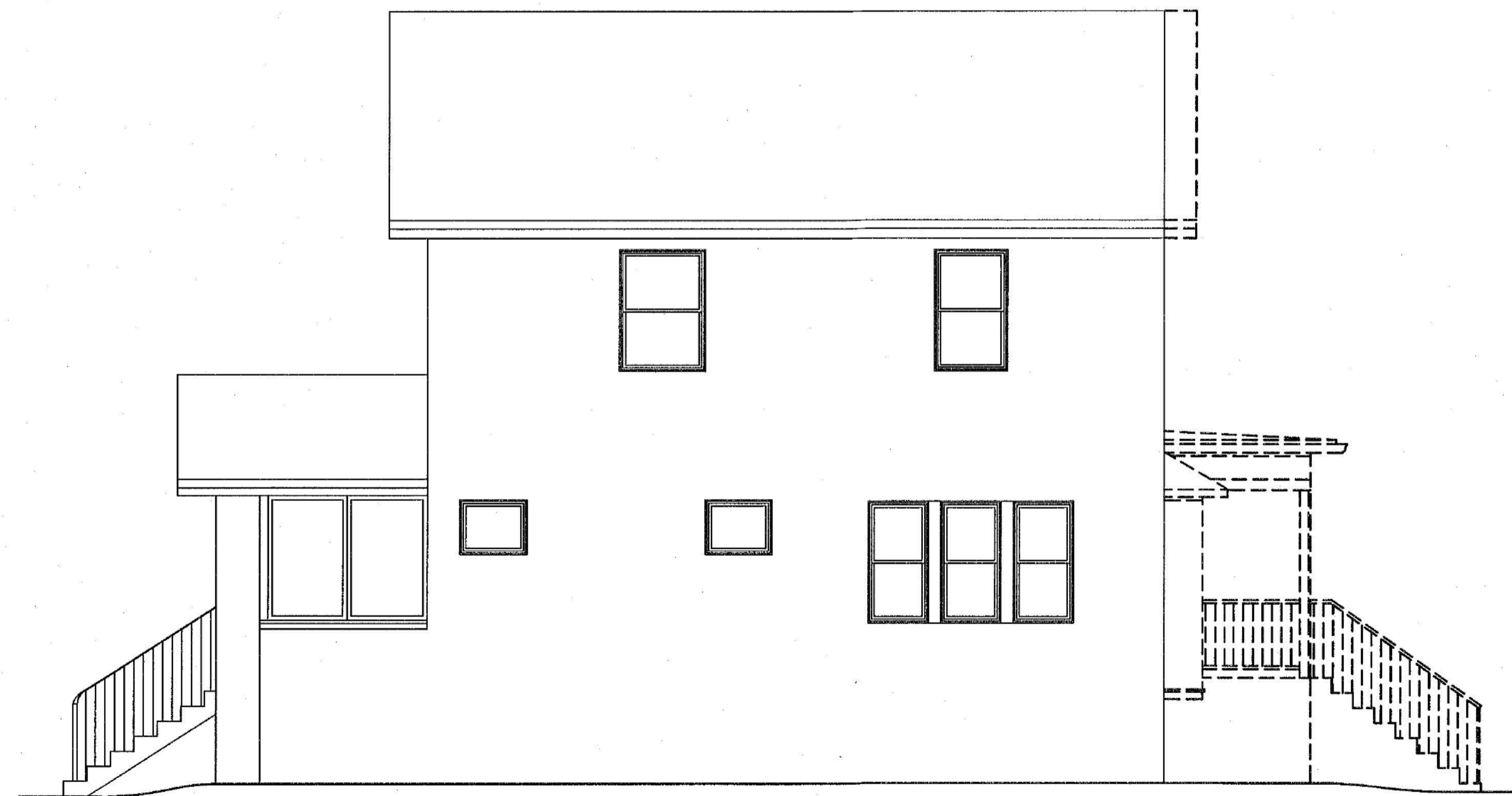
1 PROPOSED SOUTH ELEVATION - NO CHANGE
1/4"=1'-0"



2 PROPOSED EAST ELEVATION
1/4"=1'-0"



3 SOUTH ELEVATION
1/4"=1'-0"



4 DEMO EAST ELEVATION
1/4"=1'-0"

MUNICIPAL APPROVAL STAMPS



MICHAEL J. SMIT - ARCHITECT

ADDRESS: 17960 S. PARKER RD.
HOMER GLEN, IL 60491
PHONE: (708)-712-8804

ARCHITECT

CONSULTANT

RASPATELLO-ENBAR RESIDENCE
7618 VINE ST.
RIVER FOREST, IL 60305

PROJECT

REV	ISSUE	DATE
	VARIANCE	08-15-2024

ISSUE LOG

ARCHITECTURAL SEAL

ELEVATIONS

A2-2

SHEET:



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: October 28, 2024

To: Catherine Adduci, Village President
Village Board of Trustees

From: Matt Walsh, Village Administrator

Subj: Request for Zoning Variations – 7611 Washington Boulevard

Issue: Justin and Ashley Collins, owners of the property at 7611 Washington Boulevard, have submitted the attached application for a variation to the lot coverage requirement. Section 10-8-5 of the Zoning Code requires that no more than 30% of the lot may be covered by the buildings. The applicant proposes to construct a garage to enclose two parking spaces, which would increase the lot coverage to 32.07%.

Analysis: On September 12, 2024, the Zoning Board of Appeals held a public hearing and considered the application. The Zoning Board of Appeals voted 5-0 in favor of the proposed floor area variation. On October 10, 2024, the Zoning Board of Appeals approved the findings of fact and recommendation, with a vote of 4-0.

Village Variation History:

Below, please find a summary of staff's review of available records regarding similar zoning variation requests that have been acted upon by the Village Board since 2008. Please note that each application and recommendation is considered based on its own facts and that approval of a particular zoning variation does not set a precedent for other variations.

Table with 6 columns: Address, Hearing Date, Description of Variation Request, ZBA Rec., VBOT Action, Ord. #. Rows include addresses like 7960 Chicago, 7820 Augusta, 1427 Jackson, and 514 Ashland.

Requested Action:

If the Village Board of Trustees wishes to approve the requested variation, the following motion would be appropriate:

- Motion to approve an Ordinance granting the requested variation to Section 10-8-5 of the Zoning Code at 7611 Washington Boulevard.

Document(s) Attached:

- Ordinance
- Findings of Fact
- Minutes of the Zoning Board of Appeals Public Hearing
- Application

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A LOT COVERAGE VARIATION TO
ALLOW CONSTRUCTION OF AN ACCESSORY STRUCTURE AT
7611 WASHINGTON BOULEVARD**

WHEREAS, petitioners Justin and Ashley Collins (“Petitioners”), owners of the property located at 7611 Washington Boulevard in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s lot coverage requirement allowance in Section 10-5-5 of the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), to allow the construction of a garage with a maximum lot coverage of 32.07%, where the maximum allowed lot coverage is 30% (“Variations”). The Property is located in the R-2 Single-Family (Detached) Residential Zoning District (“R-2 Zoning District”); and

WHEREAS, the Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Application was referred to the Village of River Forest Zoning Board of Appeals (“ZBA”) and was processed in accordance with the Zoning Ordinance; and

WHEREAS, on September 12, 2024, the ZBA held a public hearing on the Application pursuant to notice thereof given in the manner required by law, and, after considering all of the testimony and evidence presented at the public hearing, the ZBA recommended approval of the Variations, by a vote of five (5) to one (1), all as set forth in the Findings and Recommendation of the ZBA in this matter (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of River Forest have duly considered the Findings and Recommendation of the ZBA, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in the Zoning Ordinance relating to the Variations;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

SECTION 1: That the recitals above are incorporated into Section 1 as though set forth herein.

SECTION 2: That the President and Board of Trustees of the Village, acting pursuant to the authority vested in them by the laws of the State of Illinois and the Zoning Ordinance: (i) find that the Application meets the standards for the Variation requested therein, and (ii) approve the Variations with respect to the garage lot

coverage proposed to be installed on the Property as set forth in the Application. The Variation is approved only to the extent needed for the construction of the garage, and the Variation shall remain in effect only for so long as the garage in the Application remains on the Property.

SECTION 3: That Village staff is directed to record the Ordinance on title to the Property with the Cook County Recorder of Deeds.

SECTION 4: That any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the rescission of the approvals made in this Ordinance, in addition to all other remedies available to the Village.

SECTION 5: That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: That this Ordinance shall be in full force and effect after its approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED this 28th day of October, 2024, pursuant to a roll call vote of the Board of Trustees of the Village of River Forest, per Section 10-5-4(E)(3) of the Zoning Ordinance.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 28th day of October, 2024.

Catherine Adduci, Village President

ATTEST:

Jon Keller, Village Clerk

The Petitioners acknowledge the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____
Titleholder of Record of the Property

By: _____
Titleholder of Record of the Property

Date: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

LOT 13 IN WILLIAM P. TUTTLE'S RESUBDIVISION OF LOTS 11 TO 19 AND THE WEST 9 FEET OF LOTS 1 TO 10 AND THE EAST 9 FEET OF LOTS 21 TO 30 IN BLOCK 3 OF LOTS 1 TO 9 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(attached)

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
A MAXIMUM LOT COVERAGE AREA VARIATION
RELATED TO A PROPOSED GARAGE
AT 7611 WASHINGTON BOULEVARD**

WHEREAS, petitioners Justin and Ashley Collins (“Petitioners”), owners of the property located at 7611 Washington Boulevard in the Village of River Forest (“Property”), requested a variation from the Village of River Forest’s maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and seven hundredths (32.07%), where the maximum allowed lot coverage is thirty percent (30%), (the “Variation”). The Property is located in the R-1 Single-Family (Detached) Residential Zoning District (“R-1 Zoning District”); and

WHEREAS, the Village of River Forest Zoning Board of Appeals (“Board”) held a public hearing on the question of whether the requested Variation should be granted on September 12, 2024, and the hearing was held in accordance with Section 10-5-4(E) of the Zoning Ordinance. At the public hearing, all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the Board; and

WHEREAS, public notice in the form required by law was given of the public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was mailed to surrounding property owners; and

WHEREAS, at the public hearing on September 12, 2024, the Petitioners, through testimony, provided information regarding the requested Variation, testifying, among other things, that they desired the addition to improve the livability of the home while being constrained by a substandard lot size; and

WHEREAS, five (5) members of the Board were present for the public hearing, which constituted a quorum of the entire Board that is required to convene a meeting of the Board, and allow for the public hearing to proceed; and

WHEREAS, after the close of public comment, the Board discussed and deliberated the application for these Variations; and

WHEREAS, following discussion, the Board, having considered the criteria set forth in Section 10-5-4 of the Zoning Ordinance, on September 12, 2024, voted five (5) to zero (0) on a motion to recommend approval of the Variations; and

WHEREAS, having received a majority vote of the Board members present, the motion passed and the recommendation of the Board is to grant the variation as presented pursuant to Section 10-5-4(E)(3) of the Zoning Ordinance, conditioned upon a grading plan approved by the Village;

NOW, THEREFORE, the Board makes the following findings of fact and recommendations pursuant to Section 10-5-4(E)(2) of the Zoning Ordinance:

FINDINGS OF FACT

1. **The physical surroundings, shape or topographical conditions of the Property constitute a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out.** The Board found that this standard has been met. The Property currently does not contain a garage structure. In order to build a garage that meets the Village standards set forth in Section 10-8-8, which requires that any garage built in the R-1 Residential District contain two enclosed parking spaces for passenger automobiles, the Petitioners require the requested Variation.

2. **The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of the Village's Zoning Regulations, for which no compensation was paid.** The Board found that this standard has been met. The Petitioners purchased the home in its current state, with no garage. Although there was a garage on the property at some point, it was demolished by a previous owner and not rebuilt.

3. **The conditions of the Property upon which the petition for Variations is based may not be applicable generally to other property within the same zoning classification.** The Board found that this standard has been met. Other properties in the nearby area generally have pre-existing garages that meet the standards of the Zoning Code, or are able to construct a code-compliant garage within code standards without requiring a Variance. Therefore, Petitioner's property is unlike the majority of its neighbors.

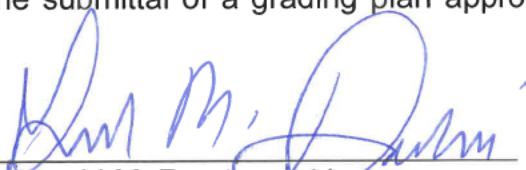
4. **The purpose of the Variations is not based predominately upon a desire for economic gain.** The Board found that this standard has been met. The Petitioners indicated that they desire to build the garage on the Property for their own use and continue to reside in the Property themselves for the foreseeable future, with no desire for economic gain or resale of the Property.

5. **The granting of the Variations is not detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the Property is located.** The Board found this standard has been met. One neighbor raised concerns about the construction of the garage potentially causing drainage and/or water pooling issues on neighboring properties. Village Staff explained that the building of the garage required an engineered solution to any water and/or drainage issues, and that a grading plan would be required as part of the building permit process, and this would address any concerns about detrimental effects related to drainage or water. No other concerns were raised.

6. **The granting of the Variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.** The Board found this standard has been met. The garage would not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values in the neighborhood, so long as the condition set forth by the Board is met.
7. **The granting of the Variations will not unduly tax public utilities and facilities in the area of the Property.** The Board found that this standard has been met. The garage will not increase the public utility usage more than any comparable addition in the area.
8. **There are no means other than the requested Variations by which the hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Property.** The Board found that this standard has been met. The Board felt that this was within the standard size of a two-car garage as required by the Code, and therefore that the Variation to lot coverage was necessary.

RECOMMENDATION

The Board, by a vote of five (5) to zero (0) found that the standards for granting of the Variations were met. Therefore, the Board recommends to the Village President and Board of Trustees that the Variations to allow the construction of a garage on the Property with a variation from the Village of River Forest's maximum lot coverage allowance in Section 10-8-5 of the Zoning Ordinance, to allow for an increase of the maximum lot coverage to thirty-two and seven-hundredths percent (32.07%), where the maximum allowed lot coverage is thirty percent (30%) in the R-1 Zoning District, conditioned upon the submittal of a grading plan approved by the Village, be **APPROVED**.



Gerald M. Dombrowski
Chairman pro tem

10/17/24

Date

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

September 12, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, September 12, 2024, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Chairman Martin called the meeting to order at 7:31 pm. The meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin, Members Corina Davis, Ron Lucchesi, Sheila Price, and Chris Plywacz

Absent: Mary Shoemaker and Gerry Dombrowski

Also present at the meeting: Jessica Spencer, Assistant Village Administrator and Clifford Radatz, Secretary.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JULY 11, 2024

A **MOTION** was made by Member Lucchesi and seconded by Member Davis to approve the minutes of the July 11, 2024, meeting.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Secretary Radatz swore in those who wished to testify.

III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7618 VINE STREET LOT COVERAGE

Chairman Martin opened the public hearing and invited the applicant to present her case. Ms. Shira Enbar discussed her request for a variance.

Chairman Martin asked Ms. Enbar to clarify her variation request. A discussion ensued regarding the exact floor area ratio (FAR) and lot coverage requests.

Chairman Martin expressed his opinion that the hardship was due to the small size of the lot. Member Lucchesi agreed.

A **MOTION** was made by Member Lucchesi, seconded by Member Davis, to recommend to the Village Board of Trustees the approval of the variations to Sections 10-8-5 and 10-8-4 of the

Zoning Code at 7618 Vine Street. And include the FAR increase to 43.9% (from the original application) and lot coverage increase to 35.5%.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

IV. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7611 WASHINGTON BOULEVARD LOT COVERAGE

Ashley Collins presented her application to the Board.

Chairman Martin asked Secretary Radatz if the size of the garage being requested was a normal size or excessive in size. Secretary Radatz stated that size of the proposed garage is not considered excessive.

Chairman Martin asked about the lot coverage of this proposed application in relation to the letter from a neighbor that was received. Secretary Radatz stated that a grading plan would be required from the applicant during the Building Permit process. The applicant's Civil Engineer will address the drainage concerns on the Grading Plan.

Assistant Village Administrator Spencer spoke regarding recent staff discussions of the applications.

Member Lucchesi asked if there was a cement pad in the existing location, the applicant responded no.

A MOTION was made by Member Plywacz, seconded by Member Lucchesi, to recommend to the Village Board of Trustees the approval of the variation to Section 10-8-5 of the Zoning Code at 7611 Washington Boulevard, subject to a grading plan that is approved by the Village.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Ms. Collins asked whom to speak to with staff regarding next steps, as well as how to communicate with her neighbor to ensure there isn't discord. Chairman Martin stated Secretary Radatz would reach out to her.

V. PUBLIC HEARING – TEXT AMENDMENT REQUEST REGARDING ELECTRIC VEHICLE CHARGING STATIONS

Management Analyst Seth Jansen introduced himself to the Board and presented the text amendment proposal.

Chairman Martin clarified that the request was to update definitions and amend the land use chart to indicate the use is permitted in each zoning district; Management Analyst Jansen agreed.

A discussion ensued regarding how many charging stations would be added to the Village. Management Analyst Jansen responded that there would be 5 additional charging stations installed at various locations. Another question was posed about the electrical grid, asking if there was sufficient electricity to support these charging stations. Management Analyst Jansen stated that he has been working with ComEd on this project.

Discussion ensued regarding the specific questions about the location of the charging stations. Chairman Martin suggested amending the language to clarify the charging station would be adjacent to the lane of traffic, as far away as possible.

Discussion ensued regarding signage appearing on the charging station. Chairman Martin suggested removing the word “advertisement” so as to not run afoul of the existing Sign Code.

Chairman Martin stated his appreciation for this project and the potential need for regulations regarding future development of charging stations.

Member Dombrowski stated that he was concerned about the risk for fire of electric batteries. Management Analyst Jansen stated that the fire department has been trained for handling those situations.

Member Price asked about how long it might take to charge a vehicle; Management Analyst Jansen explained that it varies based on the type of charger.

Member Plywacz asked if the Village would own the charging stations, and what the cost of insurance might be. Management Analyst Jansen stated he wasn't familiar with the exact expense at this time.

Chairman Martin asked how the price structure was established for the users; Management Analyst Jansen stated the fee schedule would need to be developed. He explained the current fee schedule for the one charging station located on the south end of the Village Hall property. Chairman Martin suggested setting the rates so that the Village can recoup part of the cost of the overall expense of these charging stations.

A MOTION was made by Member Davis seconded by Member Price to recommend approval of the text amendments to Chapters 3, 7, 12, and 21 of the Zoning Ordinance to the Village Board of Trustees, subject to comments regarding B1 and C5.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

VI. PUBLIC COMMENT

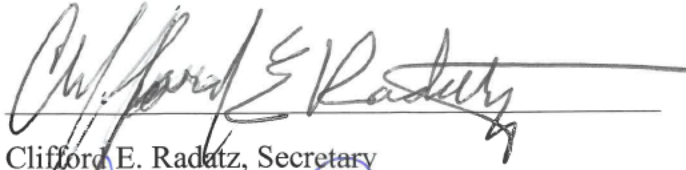
There was none.

VII. ADJOURNMENT

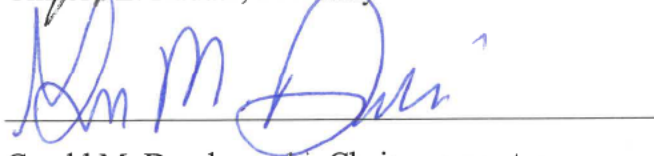
A **MOTION** was made by Member Plywacz to dismiss the meeting, seconded by Member Lucchesi to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 8:10 p.m.

Submitted:

A handwritten signature in black ink, appearing to read "Clifford E. Radatz", written over a horizontal line.

Clifford E. Radatz, Secretary

A handwritten signature in blue ink, appearing to read "Gerald M. Dombrowski", written over a horizontal line.

Gerald M. Dombrowski, Chairman pro tem
Zoning Board of Appeals

Date: 10/17/24



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

Address of Subject Property: 7611 Washington Blvd Date of Application: 08/14/24

Table with 2 main columns: Applicant and Architect / Contractor. Rows include Name, Address, City/State/Zip, Phone, Fax, and Email.

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

Zoning District of Property: R1 R2 R3 R4 OC1 OC2 OC3 OPRI ORIC

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

- Zoning Code [checked] Building Code (fence variations only) [unchecked]

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: [Signature] Date: 8/15/24
Applicant (if other than Owner): Date:

Application Fee: A non-refundable fee of \$750.00 must accompany every application for variation, which includes the cost of recording the variation with the County. Checks should be made out to the Village of River Forest.

APPLICATION FOR ZONING VARIATION

Address of Subject Property: 7611 Washington Blvd Date of Application: 08/14/24

Summary of Requested Variation(s):

Applicable Code Section (Title, Chapter, Section) <i>Example:</i> 10-8-5, lot coverage	Code Requirement(s) <i>Example:</i> no more than 30% of a lot	Proposed Variation(s) <i>Example:</i> 33.8% of the lot (detailed calculations on a separate sheet are required)
10-9-5 (10-8-5), lot coverage and floor area ratio	No building with its accessory buildings or structures shall occupy (cover) more than thirty percent of a lot.	32.07% of the lot (detailed calculations attached)

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.

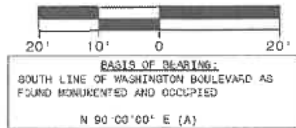
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHAIN	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

---x---x---	CHAIN LINK FENCE
---o---o---	WOOD FENCE
---□---□---	METAL FENCE
---v---v---	VINYL FENCE
---	EASEMENT LINE
---	SETBACK LINE
---	INTERIOR LOT LINE

PLAT OF SURVEY
OF

LOT 13 IN WILLIAM P. TUTTLE'S RESUBDIVISION OF LOTS 11 TO 19 AND OF THE WEST 9 FEET OF LOTS 1 TO 10 AND THE EAST 9 FEET OF LOTS 21 TO 30 IN BLOCK 3 OF LOTS 1 TO 9 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

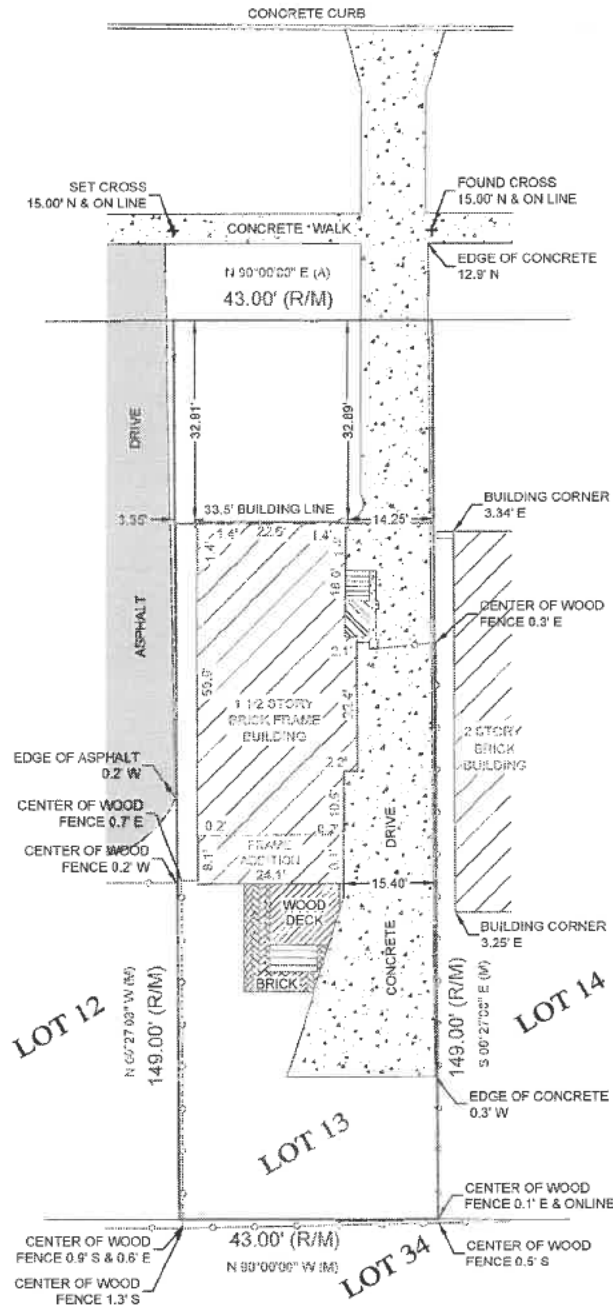


AREA OF SURVEY:

CONTAINING 6,407 SQ. FT. OR 0.15 ACRES MORE OR LESS

(125' R.O.W.)

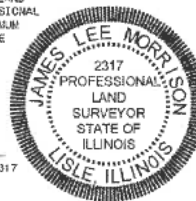
WASHINGTON BOULEVARD



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS
COUNTY OF DUPAGE
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 20TH DAY OF MAY, A.D., 2024, AT LISLE, ILLINOIS.

J. L. Morrison
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

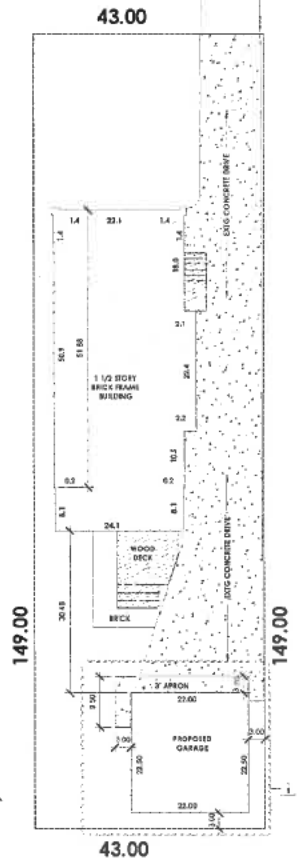


- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

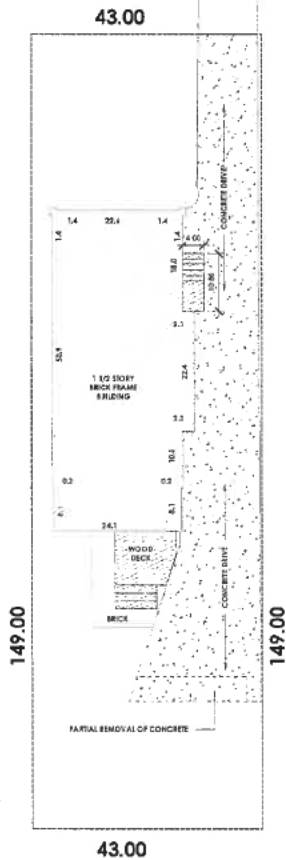
ADDRESS COMMONLY KNOWN AS: 7611 WASHINGTON BOULEVARD, RIVER FOREST, IL 60355
CLIENT: DENNIS HENNESSY ATTORNEY
FIELDWORK DATE (CREW): 5/21/2024 (LS/SS)
DRAWN BY: RJ REVISED: JOB NO. 24-05-0152

WASHINGTON BOULEVARD

WASHINGTON BOULEVARD



3 PROPOSED - SITE PLAN
3/32" = 1'-0"



2 EXISTING - SITE PLAN
3/32" = 1'-0"

ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS
() DO NOT COMPLY () MEET ENERGY CODE

SIGNED: _____
(Arch. S.E. of P.E.) Illinois License Number: 001-033374



CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE BUILDING AND ZONING CODE.

SIGNED: _____

Illinois License Number: 001-033374 Exp: 11/2024
P.E. LICENSE NUMBER: 18-02122



ZONING DATA

Type	Area Proposed
LOT AREA	6,407 SQ FT
BUILDING FOOTPRINT	1,519 SQ FT
OPEN PORCH	40 SQ FT
WOOD DECK	(140) SQ FT
BRICK PAVERS	(113) SQ FT
CONC DRIVE	1,872 SQ FT
PROPOSED CONC APRON	95 SQ FT
PROPOSED DETACHED GARAGE	495 SQ FT
TOTAL SITE AREA COVERAGE	3,801 SQ FT ~59.6%

GENERAL NOTES

- THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR (KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS) AND BE RESPONSIBLE FOR THEIR FINALITY.
- ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE JOINTLY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS (MEANS AND METHODS) AND ACCESSIBILITY.
- THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MATERIALS ARCHITECTURAL FINISHES, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DEPICT ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- CONTRACTOR TO VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON OCCUPATION AND DETERMINE STRUCTURAL STABILITY OF EXISTING FOUNDATIONS. IF ISSUES ARISE, CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY.
- DETAILED OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THE DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
- THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE NATURE OF THIS DOCUMENT AND DRAWINGS. THE CONTRACTOR MUST VERIFY THE SIZE AND BECOME AWARE OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS FAILURE TO GIVE NOTICE OF OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
- THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICE, AND PROVIDE ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S BUDGET.
- NOTICE DISMANTLING PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
- ALL MATERIAL AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND TO THE BEST INDUSTRY STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
- ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKERS CO. DETECTORS, FIRE ALARMS, WATER METERS AND FIREARMS, SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

CODES

- 2018 International Building Code
- 2018 International Property Maintenance Code
- 2018 International Mechanical Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 International Residential Code
- 2018 International Sign Code
- 2018 International Wood Decking Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code

DESIGN CRITERIA

- FLOOR = 40# LL 10# DL TYPICAL ALL AREAS
 - WALL = 80# FL OR ACTUAL LOAD
 - CEILING = 20# LL 10# DL POOF SLOPES OVER 2 IN 12
 - ROOF = 20# LL 10# DL
 - CATHERAL = 40# LL 10# DL ALL SLOPES
 - EXTN. DECK = 100# LL 10# DL EXTERIOR
 - EXTN. BALCONY = 100# LL 10# DL EXTERIOR
- STRUCTURAL FINISHING VALUES**
- FLOOR JOIST, CEILING JOIST, HEADERS, AND BATTENS IN-GRADE BASE VALUE (USE NO MULTIPLES) AGAINST BASE VALUE
 - GRADE #2 STEEL I/F CANADIAN BAFT F# = 815
 - GRADE #2 STEEL I/F DOMESTIC BAFT F# = 875 (MOMIAL)
 - GRADE #1 STEEL I/F DOMESTIC BAFT F# = 1000
 - MANUFACTURER TRUSS JOIST METALLUM BAFT F# = 1000
 - PRODUCT ANCHOR LAM. LIN. SIZE 1/2" DIA. x (SEE PLAN) F# = 2,400 PSI E = 2.0
 - WIND 115 MPH CATEGORY II
 - 22.4# PROST. LINE-4"

PROJECT DESCRIPTION

THE PROJECT INCLUDES PROPOSED GARAGE

DATE: 02/28/2024
PROJECT: 24-032

DRAWN BY: [Signature] CHECKED BY: [Signature]

DRAWINGS LIST

Sheet Number	Sheet Name
A101	COVER
A102	PROPOSED PLANS
A103	ELEVATIONS
A107	Unnamed

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (708) 384-8914
Email: erath@bau.com

BAU
Design & Development

PROFESSIONAL ARCHITECT
STATE OF ILLINOIS
NO. 001-033374

PROPOSED GARAGE
7611 Washington Blvd
River Forest, IL 60305

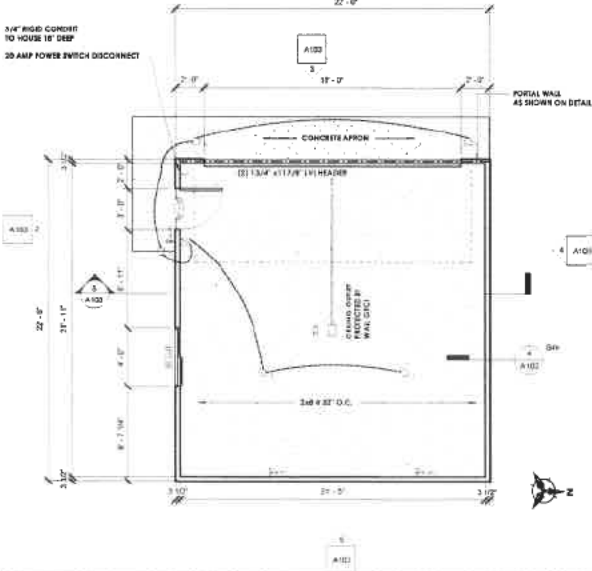
SHEET NO.
A101

- 240 # Architectural Asphalt Shingles Over Underlayment
- Roof Vents To Be Located On Back Slope Of Roof. Provide Eave And Roof Vents To Allow 1 SF Of Free Ventilation For Each 300 SQ FT Of Ceiling Area
- All Roof Penetrations Are To Receive Proper Flashing And Roof Saddle If Required For Proper Watertight Penetration.
- Roof Structure To Be 7/16" OSB
- Provide Hurricane Ties
- DRIP EDGE

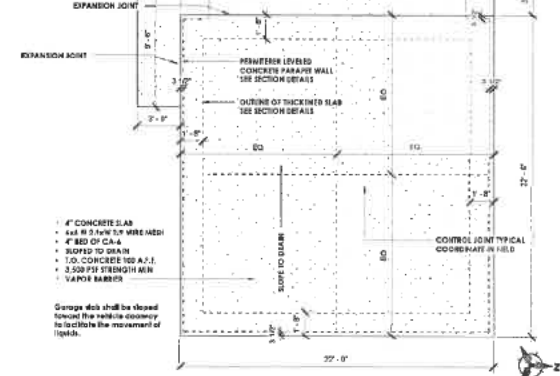


ROOF AREA AND IF VENTED AREA: 146 SF
Provide (3) 8" VENTS

3/4" RIGID CONCRETE TO HOUSE 18" DEEP
20 AMP POWER SWITCH DISCONNECT



CONCRETE APRON
• 4" CONCRETE SLAB
• 4#4 #2 F.W. 2' X 3' WIRE MESH
• 4" BED OF C.A. 4
• SLOPED TO DRAIN

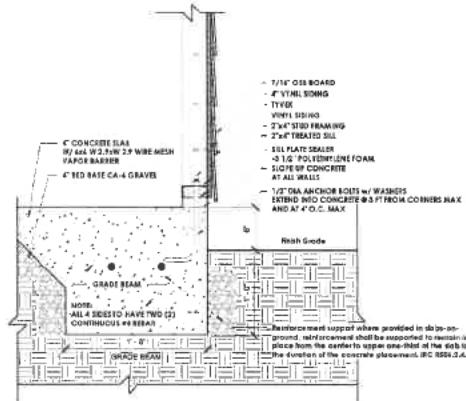


Garage slab shall be sloped toward the vehicle canopy to facilitate the movement of liquids.

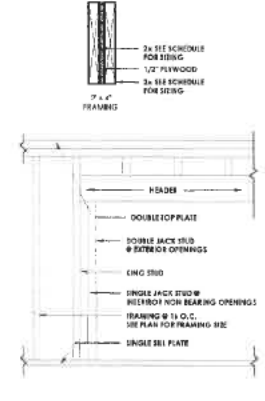
LEVEL 2 - ROOF PLAN
1/4" = 1'-0"

LEVEL 1 - ARCHITECTURE
1/4" = 1'-0"

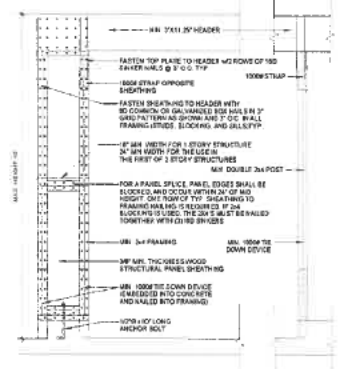
LEVEL 1 - PROPOSED GARAGE SLAB
1/4" = 1'-0"



DETAIL - FOUNDATION
1 1/2" = 1'-0"



DETAIL - HEADERS
1 1/2" = 1'-0"



GARAGE PORTAL FRAME DETAIL
1/2" = 1'-0"

No.	Description	Date
1	PERMIT	8/20/2024
1	APPROVAL	8/14/2024

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (773) 360-8914
Email: arabab33@gmail.com



PROPOSED GARAGE
7611 Washington Blvd
River Forest, IL 60305

DATE: 07/09/2024
PROJECT: 24-032

DRAWN BY: CHECKED BY:
DR CR

PROPOSED PLANS

SHEET NO:
A102

PROFESSIONAL ENGINEER - STATE OF ILLINOIS

SIZE OF ROOF GIRDER AND HEADER	GIRDER SPANS AND HEADERS SPANS FOR EXTERIOR BEARING WALLS (MAXIMUM SPANS FOR DOUGLASS FIR/JACK 1608-FIR, SOUTHERN PINE AND SPIRICE/PINE-FIR AND REQUIRED NUMBER OF JACK STUDS)									GIRDER SPANS AND HEADERS SPANS FOR INTERIOR BEARING WALLS (MAXIMUM SPANS FOR DOUGLASS FIR/JACK, HEM-FIR, SOUTHERN PINE AND SPIRICE/PINE-FIR AND REQUIRED NUMBER OF JACK STUDS)								
	SUPPORTING ROOF ONLY (SUPPORTING WIDTH IN FT. (12, 24, 36))			SUPPORTING 1 STORY ABOVE (SUPPORTING WIDTH IN FT. (12, 24, 36))			SUPPORTING 2 STORIES ABOVE (SUPPORTING WIDTH IN FT. (12, 24, 36))			ONE FLOOR ONLY (BUILDING WIDTH IN FT. (12, 24, 36))			TWO FLOORS (BUILDING WIDTH IN FT. (12, 24, 36))					
	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	SPAN N/2	
CD204	4.0	1.1	5.1	1.1	3.2	1.1	5.0	1.1	3.4	1.1	2.1	1.0	1.1	2.0	1.1	1.1	1.1	
CD204	6.0	1.1	4.7	1.1	3.0	1.1	4.0	1.1	3.0	1.1	3.2	1.0	2.1	1.1	1.1	1.1	1.1	
CD208	7.7	1.1	5.8	1.1	4.0	1.1	3.1	1.1	4.0	1.1	4.1	1.0	2.1	1.1	1.1	1.1	1.1	
CD210	9.0	1.1	6.1	1.1	3.2	1.1	2.9	1.1	2.9	1.1	2.9	1.0	2.1	1.1	1.1	1.1	1.1	
CD212	10.7	1.1	6.1	1.1	2.9	1.1	2.8	1.1	2.8	1.1	2.8	1.0	2.1	1.1	1.1	1.1	1.1	
CD216	15.0	1.1	7.0	1.1	2.4	1.1	2.4	1.1	2.4	1.1	2.4	1.0	2.1	1.1	1.1	1.1	1.1	
CD218	15.3	1.1	6.7	1.1	2.3	1.1	2.3	1.1	2.3	1.1	2.3	1.0	2.1	1.1	1.1	1.1	1.1	
CD212	13.2	1.1	6.1	1.1	2.8	1.1	2.8	1.1	2.8	1.1	2.8	1.0	2.1	1.1	1.1	1.1	1.1	

1. ALL TYPICAL GIRDERS AND HEADERS FOLLOW THIS CHART WITH THE REQUIRED NUMBER OF JACK STUDS PROVIDED AS NOTED AT ENDS.
 2. SPANS ARE GIVEN IN FEET AND INCHES.
 3. NO. 1 OR BETTER GRADE LUMBER SHALL BE USED FOR SOUTHERN PINE OTHER TYPICAL LUMBER AS NOTED.
 4. BUILDING WITH THE MEASURED PERPENDICULAR TO THE RIDGE FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
 5. NO. 4 NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END, WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FOUNDATION OR ATTACHED TO THE FULL HEIGHT WALL STUDING TO THE HEADER.
 6. USE PER PER-GROUND SHOW LONG FOR CASES IN WHICH GROUND SHOW LOADS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.
 * CONTRACTOR TO VERIFY ALL EXISTING HEADERS AFTER DEMOLITION AND STRUCTURE IS EXPOSED. REPLACE AS REQUIRED FOR NON-TYPICAL SPAN SIZES SEE FLOOR PLANS.

GIRDER AND HEADER SPANS FOR OPEN PORCHES (MAXIMUM SPANS FOR DOUGLASS FIR/JACK, HEM-FIR, SOUTHERN PINE AND SPIRICE/PINE-FIR)			
SUPPORTING ROOF		SUPPORTING FLOOR	
SPAN	SPAN	SPAN	SPAN
CD204	7.6	3.6	4.0
CD208	10.1	3.7	4.0
CD210	12.4	3.4	3.9
CD212	14.4	3.0	3.8

1. SPANS ARE GIVEN IN FEET AND INCHES.
 2. TABULATED VALUES ASSUME GRADE LUMBER, MET SERVICES AND JOISTS FOR REFRACTORY GREYS.
 3. PORCH DEPTH IS MEASURED HORIZONTALLY FROM BEARING FACE TO CENTERLINE OF THE HEADER.
 4. FOR DEPTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.

LVL FASTENING SCHEDULE

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (POUND PER LINEAR FOOT)

SPACING	1" X 4"	2" X 4"	3" X 4"	4" X 4"	5" X 4"	6" X 4"	8" X 4"	10" X 4"
12"	100	150	200	250	300	350	400	450
16"	75	110	140	170	200	230	260	290
24"	50	75	100	125	150	175	200	225

- ### ELEVATION NOTES:
- 1. JIBS, BRK, CRISTINE, OR EQUAL GLASS LINES SHOWN ON ELEVATIONS PROVIDE CORNER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 30 G.A. (MIN.)
 - 2. PROVIDE CORNER FLASHING DIAGONALLY ACROSS HEADLINE, STEP AND REGULATED INTO THE ROOFING
 - 3. ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF, NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/30TH OF ROOF AREA.
 - 4. NOT ALL WINDOWS BEING REDUCED MUST HAVE A U-FACTOR VALUE OF 0.30 OR LESS

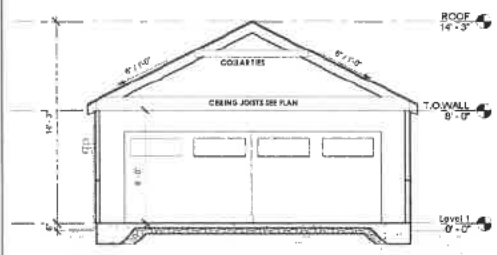
- ### ENERGY CONSER. NOTES
1. ATIC ACCESS PANELS MUST BE NOTIFIED TO MATCH ATIC AND MUST BE WEATHERSTRIPPED (SECTION 0622.4)
 2. WINDOW AND GLASS DOORS LIMITED TO NO MORE THAN 0.30 IN. PER SQUARE FOOT AIR LEAKAGE, SPRING DOORS LIMITED TO NO MORE THAN 0.25 IN. PER SQUARE FOOT. (SECTION 0602.4)
 3. A MAXIMUM OF 10 PERCENT (10%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS. (SECTION 0604.1)



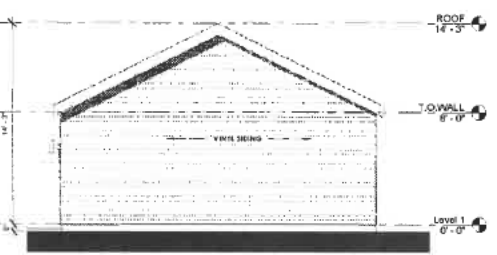
(3) ELEVATION - WEST
14' x 1'-0"



(5) ELEVATION - NORTH
14' x 1'-0"



(4) ELEVATION - EAST
14' x 1'-0"



(6) ELEVATION - SOUTH
14' x 1'-0"

No.	Description	Date
1		07/28/2024

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (708) 368-8914
Email: info@bau.com

BAU

Design & Development

PROPOSED GARAGE
7611 Washington Blvd
River Forest, IL 60305

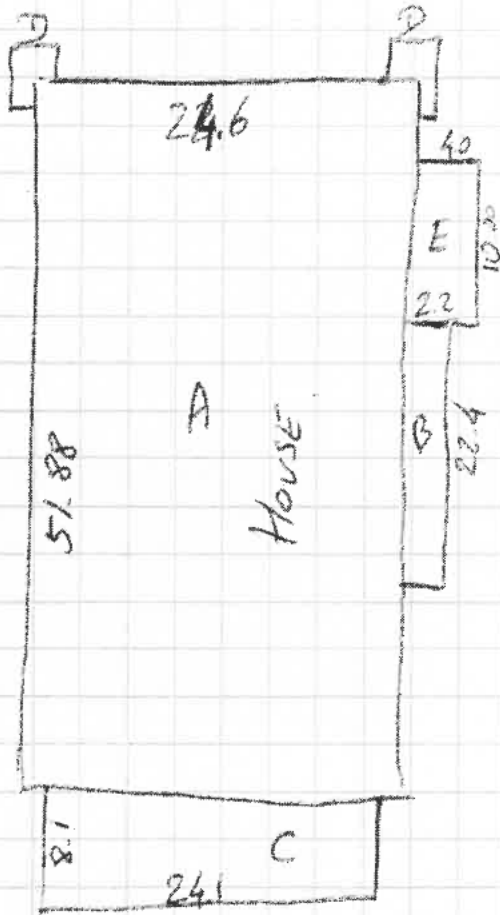
DATE: 07/28/2024
PROJECT: 24-032
DRAWN BY: 28
CHECKED BY: 28

ELEVATIONS

SHEET NO. A103

7611 Washington Blvd
 River Forest IL 60305

$E = 40 \text{ SQ FT}$ OPEN PORCH



$A = 1,276.24$

$B = 49.28$

$C = 195.21$

$D = (2) 0.865$

1,519 SQ FT

Extg Building

$E = 495 \text{ SQ FT}$

PROPOSED GARAGE

Extg Driveway = 1,672 SQ FT

Proposed Apron = 95 SQ FT

TOTAL = 3,821 SQ FT 57%

Lot = $43 \times 149 = 6,407$



Lot Coverage
 $1,519 + 40 + 495 = 2,054 \text{ SQ FT}$

~ 32%

See Zoning Table





Village of River Forest
Public Works and Engineering
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: October 28, 2024

To: Catherine Adduci, Village President
Village Board of Trustees

From: Seth Jansen, Management Analyst

Subj: Proposed Zoning Text Amendment – Electric Vehicle Charging Stations

In the fall of 2022, the Metropolitan Mayors Caucus (“MMC”) invited municipalities to participate in the new Electric Vehicle (“EV”) Readiness Program to prepare to meet the growing demand for EVs and EV charging infrastructure. Qualifying local governments applied to join an EV Readiness cohort and receive free technical assistance and training in a variety of critical areas as they work toward the designation of “EV Ready Community.”

Similar to the SolSmart program, local government members of the EV Readiness cohorts follow a pathway toward EV Ready Bronze, Silver or Gold by completing a number of actions presented in the EV Readiness Checklist. With guidance and resources assembled by the Caucus’ EV Readiness Team, municipal leaders develop clear permitting for EV charging infrastructure, analyze zoning and parking codes to address barriers to EV infrastructure, engage the community, and participate in technical and safety training for staff. There are two zoning items the Village must address to achieve Bronze designation and six additional items to receive Silver designation. Furthermore, there are two additional items outside of the zoning section of the EV Readiness Checklist, but which require changes to the Village zoning code, that are required to receive Gold designation, one concerning parking and one concerning new construction. All of these items are addressed in the proposed text amendment.

At the March 12, 2024, meeting of the Village Sustainability Commission, the Commission reviewed several examples and model language clauses provided by the MMC to achieve these action items. The Commission provided their input on several items. The Commission voted 5-0 with two members absent to make a recommendation to the Village Board of Trustees to proceed with a text amendment related to electric vehicle charging stations.

At the March 25, 2024, meeting of the Village Board of Trustees, the Board provided further input and voted 6-0 to direct the Village Administrator to propose text amendments related to electric vehicle charging stations to the Zoning Board of Appeals for a public hearing and

recommendation. The attached preliminary draft document incorporates both model language provided by the MMC and input from the Village Board and Sustainability Commission.

At the September 12, 2024, meeting of the Village of River Forest Zoning Board of Appeals, the Board voted 5-0 with two members absent to recommend the Village Board adopt the proposed text amendment regarding Electric Vehicle Charging Station zoning requirements. Two revisions were recommended by the Zoning Board at that meeting. The first recommendation suggested language in the proposed paragraph 10-7-7 B (1) be revised to clarify that any chargers installed in the Public Right of Way be located on the parkway or sidewalk as to not interfere with the lanes of traffic. The second recommendation was to strike the words “or advertisement” from proposed paragraph 10-7-7 C (5) to more clearly and simply state that any signage appearing on electric vehicle charging stations must comply with existing Village sign regulations. The Findings of Fact were approved 4-0 with three members absent at the October 17, 2024, meeting of the Zoning Board of Appeals.

Recommendation: Motion to approve an Ordinance Amending the Village Code regarding the regulation of Electric Vehicle Charging Stations.

Attachments:

- Text Amendment
- Excerpt of Zoning Board Minutes – Text Amendment Discussion

ORDINANCE NO.

**AN ORDINANCE AMENDING THE RIVER FOREST
ZONING ORDINANCE REGARDING REGULATION OF ELECTRIC
VEHICLE CHARGING**

WHEREAS, the Village of River Forest (“Village”), based upon direction from the Village President and Board of Trustees, referred consideration of a proposed text amendment (“Text Amendment”) regarding electric vehicle charging; and

WHEREAS, the Application was referred to the Village of River Forest Zoning Board of Appeals (“ZBA”) and was processed in accordance with the Zoning Ordinance; and

WHEREAS, the ZBA held a public hearing, on September 12, 2024, on the question of whether the proposed Text Amendment should be made, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, on September 12, 2024, the ZBA voted to favorably recommend the proposed Text Amendment, by a vote of five (5) to zero (0) to the Village Board; and

WHEREAS, on October 17, 2024, the ZBA approved its findings and recommendation regarding the Text Amendment to the Village Board, and the Village Board has duly considered said findings of fact and recommendation, a copy of which is attached hereto as **EXHIBIT A** and made a part hereof; and

WHEREAS, the Corporate Authorities, pursuant to their statutory zoning authority, and the findings of fact and recommendation of the ZBA, have determined that it is in the best interests of the health, welfare and safety of residents of the Village to adopt the Text Amendment as set forth below;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Approval of Findings and Recommendation. That the President and Board of Trustees of the Village of River Forest approve and adopt the findings of fact and recommendation of the ZBA in **EXHIBIT A**.

SECTION 3: Code Amendments. That Section 1 (Definitions of Words and Terms) of Chapter 3 (Definitions) of Title 10 (Zoning) of the Village Code is hereby amended as follows, with additions underlined:

ELECTRIC VEHICLE: Any vehicle which stores electric energy in a rechargeable battery pack to be used for propulsion and has a conductive plug or inductive wireless connection for recharging the battery. The definition of Electric Vehicle includes Battery Electric Vehicles, which only use energy stored in rechargeable battery packs onboard the vehicle to propel the vehicle, and Plug-in Hybrid Electric Vehicles, which have both an electric motor and an internal

combustion engine and can be powered with either. The definition of Electric Vehicle does not include Hybrid Electric Vehicles, which do not plug in and for which the primary source of energy is derived from fuel that powers an engine.

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE: Any “make ready” electrical equipment necessary to delivery electrical power from a facility to Electric Vehicle Supply Equipment, including panels with circuit breakers, switchboards, transformers, conduit, wiring, junction boxes, conduit hangers and other interconnections.

ELECTRIC VEHICLE CHARGING STATION: Any equipment designed to safety supply and manage power into Plugin EVs. EV Charging Stations include hard-wired EV Charging Stations and EV Charging Stations that plug in to standard wall outlets and may also integrate communication, metering, GPS and other features that assist EV drivers and the host facility. The definition of Electric Vehicle Charging Station includes any stations which provide Level 1 Charging, Level 2 Charging, or Direct Current Fast Charging, as defined herein:

Level 1 Charging: Electric Vehicle battery charging that uses 110-to-120-volt Alternating Current supply power, with a power range from 0.88 kilowatts (kW) to 1.92 kW.

Level 2 Charging: Electric Vehicle battery charging that uses 208-to-240-volt Alternating Current supply power, with a power range from 3.3 kW to 19.2kW.

Direct Current Fast Charging: Electric Vehicle battery charging that uses Direct Current power to refuel Electric Vehicles at various amperage levels and voltage levels with power outputs ranging between 25kW and 175 kW.

ELECTRIC VEHICLE SUPPLY EQUIPMENT: Any conductors and electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

Code Amendment. That Chapter 7 (Regulations of General Applicability) of Title 10 (Zoning) of the Village Code is hereby amended to include a new Section 10-7-7, as follows:

10-7-7: Electric Vehicle Charging Station Standards

A. Parking

1. In all zoning districts, electric vehicle charging stations, associated equipment, and make-ready parking spaces may be counted toward satisfying minimum off-street parking space requirements.
2. Any off-street parking spaces designated for electric vehicle charging shall comply with all relevant regulations as established in Section [10-7-4](#).

B. Electric Vehicle Charging in the Public Right of Way

1. Electric vehicle charging stations and associated charging infrastructure and supply equipment may only be installed in the Public Right of Way along the parkway or sidewalk immediately adjacent to striped on-street parking spaces located in districts C1, C2, C3, or ORIC as to not interfere with the lanes of traffic.
2. The installation of any electric vehicle charging stations and associated charging infrastructure and supply equipment shall comply with all relevant regulations as established in Chapter [5-14](#).
3. The electric charging station and associated supply equipment may not block the public right-of-way for pedestrians where minimal unobstructed walkable sidewalks exist or be located in a place that obstructs or interferes with a

SECTION 4: Continuing Effect. That all parts of the Zoning Ordinance not amended herein shall remain in effect.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effectiveness. That this Ordinance shall be in full force and effect upon its passage and approval according to law.

PASSED this 28th day of October, 2024 by the Village President and Board of Trustees pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 28th day of October, 2024.

Catherine Adduci, Village President

ATTEST:

Jonathan Keller, Village Clerk

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
A PROPOSED TEXT AMENDMENT TO THE VILLAGE OF RIVER FOREST
ZONING ORDINANCE REGARDING REGULATION OF
ELECTRIC VEHICLE CHARGING**

WHEREAS, petitioner the Village of River Forest (“Village”), based upon direction from the Village President and Board of Trustees, has requested consideration of, and a public hearing on, an amendment to the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), which was summarized as follows in the published public hearing notice as:

1. A Text Amendment to Section 10-3-1 (Definitions of Words and Terms) of the Zoning Ordinance to define terms relating to electric vehicle charging; and
2. A Text Amendment to create new Section 10-7-7 of the Zoning Ordinance regarding Electric Vehicle Charging Station Standards; and
3. A Text Amendment to Section 10-12-8 (Off-Street Parking) of the Zoning Ordinance to establish electric vehicle charging infrastructure requirements for new construction in C1, C2, C3, and ORIC districts; and
4. A Text Amendment to Section 10-21-3 (Land Use Chart) of the Zoning Ordinance to designate Electric Vehicle Charging as a permitted accessory use in all zoning districts.

WHEREAS, the Village’s Zoning Board of Appeals (“ZBA”) held a public hearing on September 12, 2024, regarding the question of whether the Proposed Text Amendments related to electric vehicle charging station definitions and standards, as required by Section 10-5-5 of the Zoning Ordinance, at which time all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the ZBA, including any correspondence to the ZBA; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village; and

WHEREAS, at the public hearing, Village Staff member Seth Jansen presented the Proposed Text Amendments on behalf of the Village; and his presentation included an explanation of the proposed definitions and standards; and

WHEREAS, at the public hearing, opportunity was provided for public comments, and no Village residents or other members of the public testified for or against the Proposed Text Amendments; and

WHEREAS, after the close of the public hearing, the ZBA discussed and deliberated the Proposed Text Amendments, and offered input regarding certain amendments to clarify said proposed text amendments, and voted on recommendations regarding the Proposed Text Amendments; and

WHEREAS, the ZBA considered at length all of the issues outlined herein, and discussed the benefits to the community, the parameters of use, liability and insurance, fees for charging, potential commercialization, legal aspects, comparable communities in the region, location, and other issues related electric vehicle charging; and

WHEREAS, having discussed the benefits of having regulations regarding electric vehicle charging stations and concerns relating to traffic, advertising regulations, and safety, the ZBA concluded that regulations establishing standards for electric vehicle charging stations were in the best interests of the residents of the Village; and

WHEREAS, following discussion and deliberation, the ZBA, pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance, recommended the Village President and Board of Trustees approve the Proposed Text Amendments, with certain modifications; namely, adding the words “along the parkway or sidewalk” after “Public Right of Way” and adding the words “as to not interfere with the lanes of traffic” at the send of proposed Section 10-7-7(B)(1), and additionally striking the words “or advertisement” from proposed Section 10-7-7 (C).

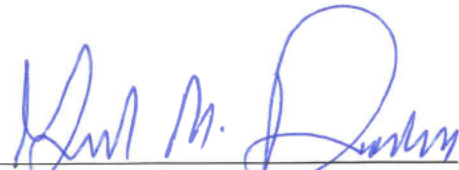
NOW THEREFORE, the ZBA makes the following findings of fact and recommendations pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance:

FINDINGS OF FACT AND RECOMMENDATIONS

1. All of the recitations contained in the preamble to these findings are hereby incorporated into these findings of fact as though fully restated herein.
2. By a vote of 5-0, the ZBA recommends approval of the Proposed Text Amendments, as follows:
 - A. A Text Amendment to Section 10-3-1 (Definitions of Words and Terms) of the Zoning Ordinance to define terms related to electric vehicle charging is recommended by a vote of 5-0; and
 - B. A Text Amendment to create Section 10-7-7 of the Zoning Ordinance regarding Electric Vehicle Charging Station Standards is recommended, as modified, by a vote of 5-0; and
 - C. A Text Amendment to Section 10-12-8 (Off-Street Parking) of the Zoning Ordinance to establish electric vehicle charging infrastructure requirements

for new construction in C1, C2, C3, and ORIC districts is recommended by a vote of 5-0; and

- D. A Text Amendment to Section 10-21-3 (Land Use Chart) of the Zoning Ordinance to designate Electric Vehicle Charging as a permitted accessory use in all zoning districts is recommended by a vote of 5-0.



Gerald M. Dombrowski
Chairman pro tem

10/17/24

Date

V. PUBLIC HEARING – TEXT AMENDMENT REQUEST REGARDING
ELECTRIC VEHICLE CHARGING STATIONS

Management Analyst Seth Jansen introduced himself to the Board and presented the text amendment proposal.

Chairman Martin clarified that the request was to update definitions and amend the land use chart to indicate the use is permitted in each zoning district; Management Analyst Jansen agreed.

Page 2

A discussion ensued regarding how many charging stations would be added to the Village. Management Analyst Jansen responded that there would be 5 additional charging stations installed at various locations. Another question was posed about the electrical grid, asking if there was sufficient electricity to support these charging stations. Management Analyst Jansen stated that he has been working with ComEd on this project.

Discussion ensued regarding the specific questions about the location of the charging stations. Chairman Martin suggested amending the language to clarify the charging station would be adjacent to the lane of traffic, as far away as possible.

Discussion ensued regarding signage appearing on the charging station. Chairman Martin suggested removing the word “advertisement” so as to not run afoul of the existing Sign Code.

Chairman Martin stated his appreciation for this project and the potential need for regulations regarding future development of charging stations.

Member Dombrowski stated that he was concerned about the risk for fire of electric batteries. Management Analyst Jansen stated that the fire department has been trained for handling those situations.

Member Price asked about how long it might take to charge a vehicle; Management Analyst Jansen explained that it varies based on the type of charger.

Member Plywacz asked if the Village would own the charging stations, and what the cost of insurance might be. Management Analyst Jansen stated he wasn’t familiar with the exact expense at this time.

Chairman Martin asked how the price structure was established for the users; Management Analyst Jansen stated the fee schedule would need to be developed. He explained the current fee schedule for the one charging station located on the south end of the Village Hall property. Chairman Martin suggested setting the rates so that the Village can recoup part of the cost of the overall expense of these charging stations.

A MOTION was made by Member Davis seconded by Member Price to recommend approval of the text amendments to Chapters 3, 7, 12, and 21 of the Zoning Ordinance to the Village Board of Trustees, subject to comments regarding B1 and C5.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None



Village of River Forest
Public Works and Engineering
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: October 28, 2024

To: Catherine Adduci, Village President
Village Board of Trustees

From: Seth Jansen, Management Analyst

Subj: Discussion of Proposed Leaf Blower Regulations – No Action

Summary: For several months, the Sustainability Commission has been considering recommendations regarding restrictions on gas-powered leaf blowers. Village staff is seeking feedback from the Village Board regarding the Commission's recommendation. Upon receipt of that feedback, an ordinance will be presented to the Village Board for consideration at a future meeting. The Sustainability Commission's recommendations regarding the use of leaf blowers contain two provisions:

The section of the Village Code regulating Lawn Maintenance Contractors is amended to create an incentive for contractors who commit to transitioning to electric leaf blowers. Contractors making such a commitment would receive a reimbursement for their annual license fee and would be listed on the Sustainability section of the Village's website as a company committed to only electric leaf blower use. This would be phased in, with reimbursements in 2025 for those who commit to using only electric during the summer months. For 2026 and beyond, contractors would need to commit to going electric year-round. This section of the code is also amended to establish definitions and regulations on the use of gas-powered leaf blowers. This section applies only to landscape contractors licensed with the Village.

A new section of the Village Code is created regulating the use of gas-powered leaf blowers. This section establishes a seasonal restriction, by which gas-powered leaf blowers may only be operated at half speed between June 1 and October 1 each year. This section applies to all users of gas-powered leaf blowers.

Background: For the past several months, the Sustainability Commission has been considering and collecting feedback on a potential ordinance to address the use of gas-powered leaf blowers within the Village. Mail and email notices were sent twice to all landscape contractors licensed with the Village; several of those contractors presented their input at the June and September

meetings of the Commission. Residents were able to provide feedback specific to leaf blower usage via the community survey.

The Commission had previously discussed the topic in April of 2023 following adoption of Oak Park's gas-powered leaf blower ban ordinance. Oak Park's ordinance bans the use of gas-powered leaf blowers beginning June 1, 2025. Following discussion at the May 14, 2024, meeting of the Sustainability Commission, a draft ordinance was written with relevant language adhering closely to the ordinance adopted by the Village of Oak Park in 2023. Notifications were sent via mail and email to all landscape contractors licensed to do business within the Village, inviting them to provide their input and feedback at the Sustainability Commission's June meeting. A specific webpage was created to provide information on the proposed ordinance under consideration.

An online survey was also created to allow contractors to provide their feedback. 23 of the contractors operating in the Village responded to the survey. All respondents indicated they currently used gas-powered leaf blowers and only two indicated it would not be difficult to transition to electric powered leaf blowers. Two-thirds of contractors indicated no interest in receiving additional information or resources on electric leaf blowers and other electric landscaping equipment.

Representatives from four landscaping firms attended the June meeting to provide their feedback, along with one resident who spoke against the proposed ban. The comments largely focused on the power of electric leaf blowers and the short battery life. One contractor stated the largest issue is that battery powered blowers are not efficient for large jobs, often needing more than 6 hours of battery power for a day of work. He indicated a 45-minute battery life for a homeowner may be sufficient but not for a company that operates longer hours. Another contractor cited the cost of the equipment and the additional cost for batteries and need for multiple batteries. He stated that most packs require two batteries and can only last approximately 45 minutes at full power, which would require additional back up batteries. He further cited the need for batteries to cool after charging and be stored in an area that is generally cooler than their equipment trailers are during most days.

Following feedback received at the June Sustainability Commission meeting and further discussion at the July Commission meeting, a revised draft ordinance was developed by the Commission. First, existing language in the Village Code regulating Lawn Maintenance Contractors is amended to establish definitions and regulations on the use of gas-powered leaf blowers. It also creates a license fee reimbursement program for those contractors who commit to transitioning to electric leaf blower uses year-round; additionally, contractors who make the all-electric commitment would be listed on the Sustainability section of the Village's website as a company committed to only electric leaf blower use. A second provision was proposed to create a new section to the Village Code establishing general regulations around leaf blower usage that would apply to anyone operating a leaf blower in the Village. The initial draft considered included a seasonal ban on gas-powered leaf blowers from the beginning of June through the beginning of October. The proposal also took a phased in approach for 2025, by which the gas-powered leaf blowers may be used at half-speed during these months and the reimbursement may be claimed through only seasonal use of electric leaf blowers.

This draft was again shared with all landscape contractors licensed with the Village. At the September meeting, representatives from two landscaping firms attended and provided public comment. Again, the focus of the comments was on the battery life and battery power. With regards to battery life, both representatives cited short battery life and inability to charge the batteries when moving from site to site throughout the day. With regards to the power of electric leaf blowers, both cited lack the power and capability needed for larger work like fall leaf clean up.

In September, staff met with the leadership of the C4 Green Landscape Technology working group. They indicated that most of their work done thus far had been on community outreach and developing talking points and discussion points for local advocacy. They did indicate they were beginning to develop a policy guide but did not have a timeframe for any model policy. They did indicate one policy they were intending to put forward was a preferred vendor list, similar to the one suggested by the Commission, to indicate that certain contractors were committing to using electric landscape equipment.

During this time, the Sustainability Commission had also developed and published a community sustainability survey to gauge resident interest in various sustainability topics. The survey asked 3 questions relating to use of gas-powered leaf blowers. The results are shown on the attached exhibit. When asked about issues they have experienced with gas powered leaf blowers and allowed to select multiple options, 60% of respondents cited noise as a concern, 47% cited pollution, and 24% cited health concerns, while 35% expressed no concern. When asked about the level of concern about the environmental impacts of gas-powered leaf blowers, a narrow plurality (27%) expressed “a great deal” of concern, followed closely by “none at all” (23.3%), “a little” (20.3%), and “a moderate amount” (19.5%), with “a lot” received the lowest share (9.8%). When asked directly about a ban on gas-powered leaf blowers, 47% indicated yes, 43% indicated no, and the remaining 10% wanted a ban to only apply to landscape contractors.

Following review of feedback and further discussion, the Commission decided to further revise the proposal. The license fee reimbursement for those committing to only use electric leaf blowers was approved as initially drafted, with further clarification regarding the publishing the list of those making the commitment onto the Sustainability webpage. The general gas-powered leaf blower usage section was changed to continue to allow the usage of gas-powered leaf blowers, but only at half-speed, from the beginning of June through the beginning of October. A restriction of this type may be difficult to enforce, and would rely on complaint-based reporting.

The Sustainability Commission further noted that they will continue to review the impacts of gas-powered landscaping equipment and technological advancements in electric and battery-operated landscaping equipment in order to continue to promote the adoption of electric landscaping equipment. This will include monitoring the launch of the Clean Landscaping and Small Engine Grant Program through the State of Illinois Priority Climate Action Plan. The program will provide grants or rebates for the purchase of all-electric commercial landscaping

equipment, such as blowers, trimmers, and mowers; the state expects it could launch the program by 2026.

Recommendation: Village staff is seeking feedback regarding the proposed provisions. There is no motion for approval needed at this time.

Attachments:

- Preliminary Draft Ordinance
- Contractor Survey Responses
- Resident Survey Responses

ORDINANCE NO. ____

**AN ORDINANCE AMENDING THE CHAPTER 3 OF TITLE 3 AND AMENDING TITLE
____ OF THE RIVER FOREST VILLAGE CODE
REGARDING USE OF LEAFBLOWERS WITHIN THE VILLAGE**

WHEREAS, the Village of River Forest (“Village”), is a non-home rule unit of local government as provided by Article VII, Section 7 of the Illinois Constitution of 1970; and

WHEREAS, the Village’s Comprehensive Plan declares that “[e]nvironmental sustainability is a multi-faceted principle that aims to reduce negative impacts on the environment and preserve natural resources to ensure quality of life for future generations. Often sought through dedicated initiatives, sustainability informs every component of a municipality by emphasizing that we are conscious of how we affect the world around us;” and

WHEREAS, according to the U.S. Environmental Protection Agency, per the National Emissions from Lawn and Garden Equipment study conducted in 2015, use of gas-powered landscape maintenance equipment accounted for 43% of volatile organic compounds and around 50% of fine particulate matter in the air; and

WHEREAS, since 2004, the American Heart Association has continually published new studies linking particulate matter exposure with cardiovascular disease; and

WHEREAS, one hour of gas-powered leaf blower use was found, by the California Air Resource Board in a 2021 study on Small Off-Road Engines, to produce similar levels of pollution as a gas-powered car driving 1100 miles; and

WHEREAS, a 2011 test conducted Edmunds at the American Automobile Association’s (AAA) Automotive Research Center, found that consumer grade leaf blowers emitted more pollutants than light duty pickup trucks; and

WHEREAS, a 2017 study on Characteristics of Lawn and Garden Equipment Sound published in the Journal of Environmental and Toxicological Studies found that “(r)egular exposure to GLB sound is likely to have negative effects on the auditory and non-auditory health of workers and others in close proximity”; and

WHEREAS, A 2014 study on Cardiovascular Effects of Environmental Noise Exposure, published in the European Heart Journal, found further evidence that “environmental noise is associated with an increased incidence of arterial hypertension, myocardial infarction, and stroke”; and

WHEREAS, the Village’s Sustainability Commission held public hearings and considered the regulation of leaf blowers as set forth in this Ordinance at meetings held on May 14, 2024, June 11 2024, July 9, 2024, August 13, 2024, September 10, 2024, and October 8, 2024; and

WHEREAS, the Sustainability Commission sought input from Village-licensed landscape contractors potentially affected by the regulation of gas-powered leaf blowers as set forth in this Ordinance, and the business owners were invited to share their comments and attend a Sustainability Commission meeting to voice their opinions; and

WHEREAS, at its October 8, 2024, meeting, the Sustainability Commission voted 5-0 in favor of recommending that the President and Board of Trustees adopt this Ordinance in order to better protect the public's health, safety and welfare, by reducing noise pollution generated by gas-powered leaf blowers and encouraging the adoption of electric leaf blowers; and

WHEREAS, the Sustainability Commission will continue to review the impacts of gas-powered landscaping equipment and technological advancements in electric and battery operated landscaping equipment to continue to promote the adoption of electric landscaping equipment.

WHEREAS, the Village has the authority to "prescribe by ordinance for the regulation of ... the operation or use of equipment and appliances emitting air contaminants" pursuant to 65 ILCS 5/11-19.1-11; and

WHEREAS, the Village has determined that limiting the use of gas-powered leaf blowers in the Village would reduce the amount of air contaminants emitted, thereby reducing the environmental impact from such equipment; and

WHEREAS, the President and Board of Trustees of the Village have determined that limiting the use of gas-powered leaf blowers is a reasonable and necessary regulation of the operation or use of equipment and appliances emitting air contaminants; and

WHEREAS, the President and Board of Trustees of the Village find and declare that the use of gas-powered leaf blowers to be a significant detriment to the public's health, safety and welfare; and

WHEREAS, in order to best serve the public's health, safety and welfare, the President and Board of Trustees of the Village desire to make certain amendments to the Village of River Forest Village Code ("Village Code") regarding the use of gas-powered leaf blowers, as set forth below;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois, as follows:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Code Amendment. That Section 5 (Lawn Maintenance/Landscaping) of Chapter 3 (Contractors) of Title 5 (Business Regulations) of the Village Code is hereby amended to read, in part, as follows, with additions underlined and deletions to existing text marked using strikethrough:

3-3-5: LAWN MAINTENANCE/LANDSCAPING:

- A. Definitions ~~Definition:~~ For the purpose of this section, certain words and phrases are defined as follows:

LAWN MAINTENANCE CONTRACTOR: ~~the term "lawn maintenance contractor" is hereby defined to mean~~ any person who makes a business of mowing, trimming, raking or fertilizing lawns, or other landscape work, and who employs two or more persons in the business, and shall include a landscape contractor.

ELECTRIC LEAF BLOWER: A leaf blower which is powered by an electric motor.

GAS-POWERED LEAFBLOWER: A leaf blower which is powered by gasoline or propane, including an electric leaf blower powered by stand-alone fossil fuel powered generators or generators powered by vehicle engines.

B. Removal Of Wastes: Any person conducting the business of lawn maintenance shall, upon completion of each job, remove and legally dispose off site all clippings, trimmings or other yard refuse and materials or shall ensure that the materials are properly bagged, tagged, and placed for collection by the Village's waste disposal contractor or otherwise removed and disposed of in accordance with all applicable Federal, State and local environmental laws, rules and regulations. Such yard refuse shall not be allowed to accumulate on site nor shall it be placed on vacant lots, streets or alleys.

C. Beginning January 1, 2025, a lawn maintenance contractor who commits to using only electric leaf blowers between June 1 and October 1 of that calendar year shall receive a reimbursement of one hundred twenty-five dollars for the fees set forth in section 3-3-2 and be listed on the Village website as a landscape contract committed to utilizing electric leaf blowers. A lawn maintenance contractor who makes said commitment and is found to be using a gas-powered leaf blower between June 1 and October 1, 2025, shall be fined two hundred fifty dollars and be removed from the list of contractors utilizing electric leaf blowers.

D. Beginning January 1, 2026, and for each subsequent year thereafter, a lawn maintenance contractor who commits to using only electric leaf blowers year-round shall receive a reimbursement of one hundred twenty-five dollars for the fees set forth in section 3-3-2 and be listed on the Village website as a landscape contract committed to utilizing exclusively electric leaf blowers. A lawn maintenance contractor who makes said commitment and is found to be using a gas-powered leaf blower shall be fined two hundred fifty dollars and be removed from the list of contractors utilizing exclusively electric leaf blowers.

SECTION 3: That Title ___ of the River Forest Village Code is hereby amended by adding a new Chapter ____, entitled "LEAF BLOWER USE," which shall read in its entirety as follows:

LEAF BLOWER USE:

- A. Definition. For the purposes of this section, the term "gas-powered leaf blower" shall mean: A leaf blower that is powered by gasoline or propane, including an electric leaf blower powered by stand-alone fossil fuel powered generators or generators powered by vehicle engines.
- B. Gas-powered leaf blower shall only be permitted to be operated at half speed in the Village between June 1 and October 1 of each year.
- C. Conflict with State Law: If any provision of this section conflicts or is otherwise inconsistent with a provision of state law, the more stringent or restrictive provision shall prevail and shall be enforced by the Village.
- D. Penalty: Anyone violating any provision of this chapter may be fined in accordance with the penalties set forth in section 6-7-5 of the Noise Pollution chapter of the Village Code.

SECTION 4: Continuing Effect. That all parts of the Village Code not amended herein shall remain in effect.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

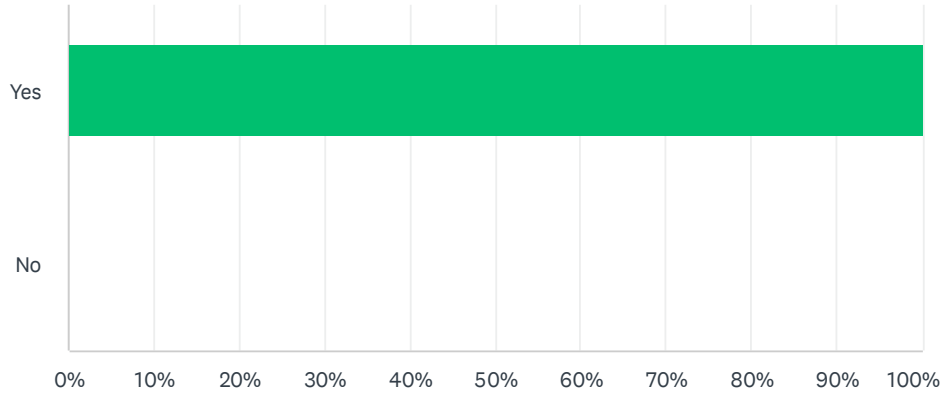
SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effectiveness. That this Ordinance shall be in full force and effect upon its passage and approval according to law.

DRAFT

Q1 Do you currently use gas-powered leaf blowers as part of your operations?

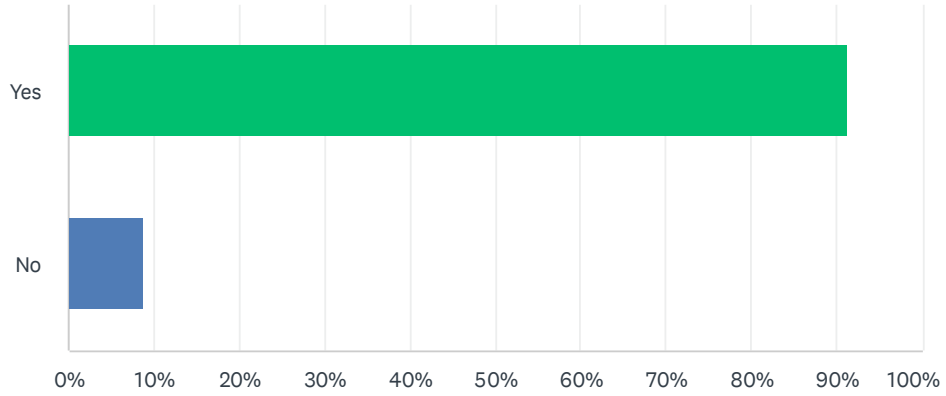
Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	100.00%	23
No	0.00%	0
TOTAL		23

Q2 Do you feel it would be difficult for your business to replace gas-powered leaf blowers with electric leaf blowers?

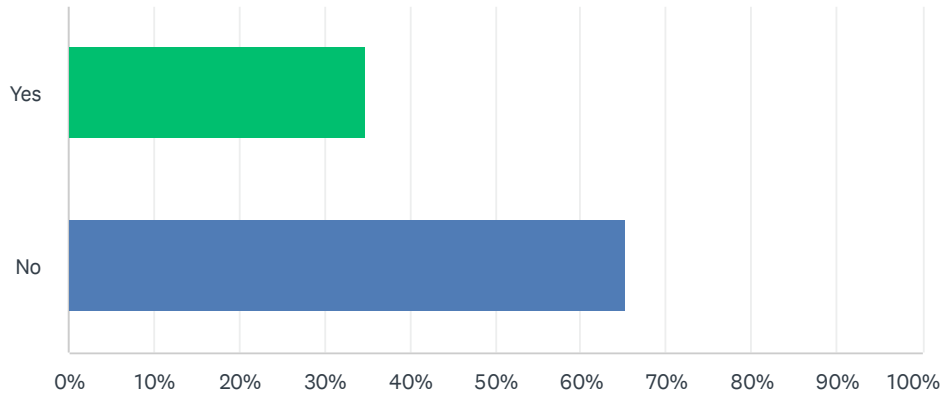
Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	91.30%	21
No	8.70%	2
TOTAL		23

Q3 Would you like to receive further information and resources from the Village on electric leaf blowers and other electric landscaping equipment?

Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	34.78%	8
No	65.22%	15
TOTAL		23

Q4 Are there any other comments you wish to provide to the Village Sustainability Commission?

Answered: 20 Skipped: 4

#	RESPONSES	DATE
1	Nonsense	8/25/2024 5:44 AM
2	Look to Evanston. They rushed a ban and it has turned into a disaster that has hurt marginalized communities and increased tax payer spending. All of the advice says to do a 5-year phase-out and allow for exemptions during clean-ups. This is just another example people using totally bogus internet research to push a ban that will do very little to impact the environment. Look to an actual emissions organization like the The Lake Michigan Air Directors Consortium versus studies that are 20 years old and say using a leaf blower is like driving to California. Does that even sound real?? River Forest should HELP landscape professionals move forward, not poke them in the back with sharp sticks. Leaf blowers last 3-4 years at most. Let us build these into our normal phase-out cycle. We can't afford to do it in 6 months.	6/28/2024 10:47 AM
3	It's fine we'll figure it out. Can you provide an allowance for transitioning?	6/11/2024 7:34 PM
4	Residential homeowners and businesses should continue to be able to do their own lawn work or hire out as appropriate and it would be cost prohibitive for lawn services, businesses or homeowners to replace their equipment due to village ordinances, thus costing businesses and individuals more money that they may not have the financial resources for. Further, removing equipment from use that is not at the end of it's useful life will have a larger impact on landfills where this equipment could have been used longer. Further, this will limit the amount of lawn services who can operate in the village, reducing competition and unfairly hurting small business landscaping companies who may not have the resources to buy new equipment.	6/11/2024 12:46 PM
5	As a resident of River Forest I would implore the Village to ban the use of gas-powered leaf blowers. The ambient noise is totally unacceptable and well beyond the levels found in the Illinois Environmental Protection Act. The noise interferes with the enjoyment of life.	6/11/2024 9:53 AM
6	This is not ecologically sustainable because the landscaping companies will have to purchase more batteries to complete contracted jobs, therefore more grid strain and e-waste.	6/10/2024 8:42 PM
7	1. Too many leaves and trees in the whole village. Gonna be difficult to deal with the situation in the fall and early winter due to the fact that it will get darker quicker. The job is hard enough especially when the leaves are wet they require more power to be moved which also means batteries for electric blowers will drain faster - and for small companies for us this kills us because it elevates costs and leads to losing clients due to prices increasing especially with the economy at the current time. 2. Protecting the environment is important but if we are talking from a general stance, you guys the village should enforce no combustion engines for automobiles which is much higher cause of emissions. Costs will go up; residents will be mad.	6/10/2024 3:51 PM
8	I truly do not believe that the commission has considered the overall difficulty and strain that this proposed code would put on River Forest residents and landscaping companies, especially smaller mom and pop companies such as our company Mahon's Landscaping. The cons of switching to battery are: •safety, these battery operated blowers have been known to start fires when they have come in contact with water(rain) or have been operated and stored in hot conditions(enclosed trailer during a 95 degree Chicago summer day) these fires are extremely difficult to put out and release toxic fume. •effectiveness, the commercial grade battery operated back back blowers advertise as having the same power as the gas operated backpack blowers and can run the whole day on one charge. What they fail to mention is that the battery operated blower can only maintain that level of power(max) for 45 minutes before the batteries become drained. The batteries cannot be charged when hot and can take up to 4.5 hours to cool down before charge can be accepted, requiring multiple sets of batteries to operate during a work day, and preventing River Forest residents from receiving the quality service the are used to. •cost, just for one battery operated blower the purchase price is upwards to \$2300 plus an additional \$600 per battery set(two batteries are required to operate	6/9/2024 9:27 PM

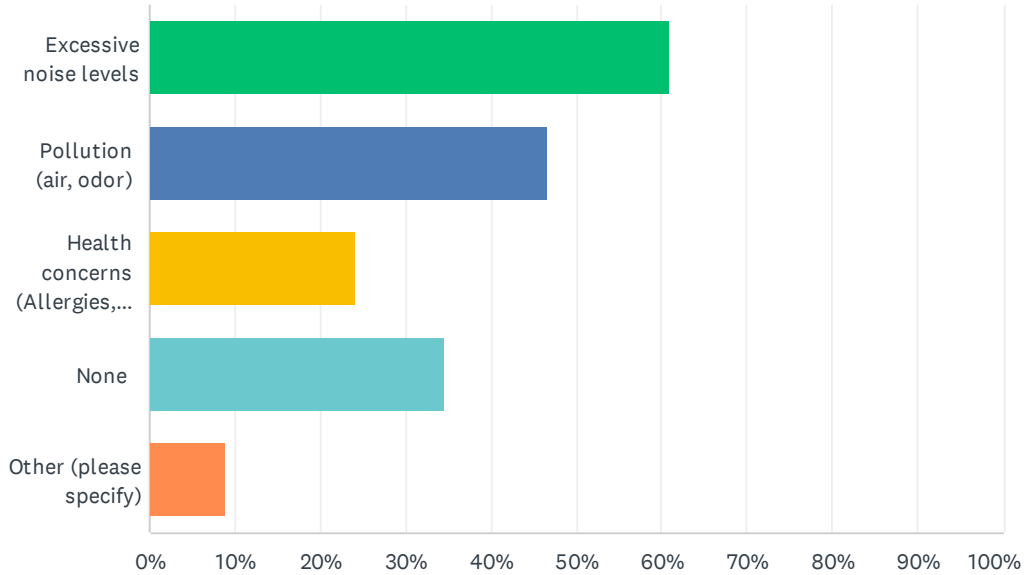
Gas-Powered Leaf Blowers - Contractor Survey

backpack leaf blowers) Mahon's Landscaping operates 5 backpack blowers through out the year meaning to adhere to this proposed code we would have to spend \$14,500. Which would require a substantial up charge to River Forest clients, which have already felt the increase of living due to taxes, home/auto insurance and inflation. Going green is a great goal but it must be done sensibly and when battery technology can safely and effectively operate at the same level as their gas powered counter parts.

9	Stop. Stupid. It will do nothing.	6/7/2024 12:35 AM
10	We are currently working to introduce electric-powered equipment into our arsenal and are on top of the latest trends and technology. That isn't to say that it is an easy transition as it presents a new set of challenges to the industry. These transitions must be handled responsibly, realistically, and with the provider in mind. We march toward the inevitable change because we want to be a leader in clean energy reform for the landscape industry.	6/6/2024 12:27 PM
11	Please consider exceptions during the Spring Cleanup weeks and the Fall Cleanup weeks. Current battery operating equipment technology simply is not sufficient to handle the large amount of leaves in the River Forest community. It is fine for grass clippings on sidewalks, etc. but not for large volumes of wet, heavy leaves.	6/6/2024 9:25 AM
12	We have already thoroughly researched and have found the battery power blowers are less powerful, heavier, four time the cost with batteries, also the manufacturers battery run time is misleading. As a smaller firm we may decide to not do yard maintenance in River Forest as the investment in the equipment may be to great to justify working there.	6/5/2024 9:25 AM
13	The additional cost in labor and equipment will be passed on to the homeowners. Battery powered equipment simply doesn't perform nearly as well as gas powered equipment. The run times of the batteries are far lower than advertised. It will take more time to perform the same tasks. Crews will need to charge a rotation of batteries. They will connect and pull power from the homes they at which they work. This change will be paid fully by the citizens of RF.	6/5/2024 5:09 AM
14	I would like them to reconsider removing gas power blowers because light power blowers take longer on doing the work which that would be more noise time wise for everyone one in the village. I think it's a really bad idea to even consider it.	6/4/2024 4:34 PM
15	We can absolutely remove gas powered blowers during a "mowing season". However, spring and fall clean ups with the amount of leaves that fall would be much more efficient with gas powered blowers.	6/4/2024 3:10 PM
16	Take in mind the amount of power needed to blow leaves, that your same gas power trucks struggle to push the piles of leaves. The electric lawn equipment is not ready for the demand of batteries and power needed. Consider maybe in summer time a lower dba on blowers. Thanks	6/4/2024 2:42 PM
17	We would not be able to deliver the same service in the timely and clean way we do now and we would be forced to pass the extra expenses to our clients who are your town residents, this is an issue that should be voted by the residents.	6/4/2024 2:39 PM
18	I think you need to gas blowers for the fall. Think you're pulling your chain or the electric.	6/4/2024 2:31 PM
19	Electric blowers are inferior in performance and have more expensive lifecycle costs. The batteries used on them are not safe and need to be replaced 10x before ever getting rid of a gas leaf blower. It's all BS	6/4/2024 2:30 PM
20	Electric powered leaf blowers are more expensive than gas powered. This will affect not only our landscape company but many to purchase this type of equipment. Another Village provided each landscape company registered with a free electric powered leaf blower, will Riverforest do the same?	6/4/2024 2:20 PM

Q12 What issues have you experienced with the use of gas leaf blowers in the Village? (Select all that apply.)

Answered: 133 Skipped: 5



ANSWER CHOICES	RESPONSES
Excessive noise levels	60.90% 81
Pollution (air, odor)	46.62% 62
Health concerns (Allergies, respiratory, etc.)	24.06% 32
None	34.59% 46
Other (please specify)	9.02% 12
Total Respondents: 133	

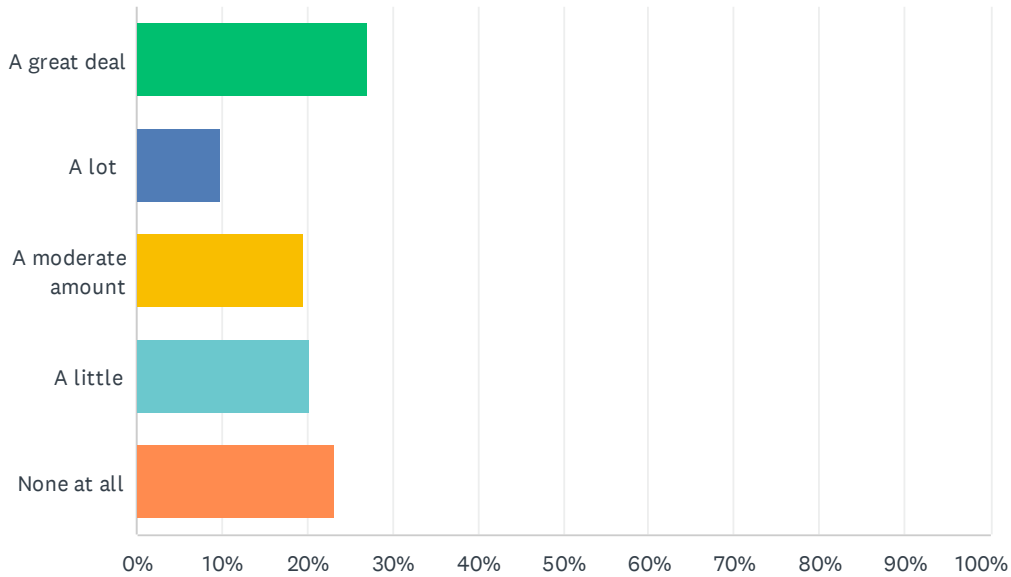
#	OTHER (PLEASE SPECIFY)	DATE
1	Landscaping vehicles take up large amounts of space	10/15/2024 5:14 PM
2	Improper times of operation	10/7/2024 8:17 PM
3	Particles blown in eyes mouth	10/5/2024 10:26 AM
4	Haven't been here long enough	10/3/2024 10:22 PM
5	What's the point of blowing leaves from one place to another? Makes no sense. Just leave them to fertilize the soil	10/3/2024 9:51 PM
6	I use an electric leaf blower	9/30/2024 11:37 PM
7	Are they necessary? What about sweeping? I hate the noise and I hate the fact that they use fossil fuels to run. Lastly, I don't think Blowers should be used for moving bits of trash. Trash should be picked up around buildings and homes and placed into either recycling or landfill dumpster. I also wish disrespectful people would dispose of their trash responsibly too.	9/30/2024 1:39 AM
8	some noise	9/23/2024 11:14 PM

Sustainability Commission Community Survey

9	noise, noise, noise	9/20/2024 10:19 AM
10	They are a health hazard, and gas powered are unnecessary.	9/20/2024 5:51 AM
11	I thought we were supposed to be leaving yard waste in place rather than blowing it all over the place contributing to poor air quality for everyone.	9/19/2024 7:47 PM
12	SO many leaf blowers and mowers in our village...so loud	9/19/2024 5:53 PM

Q13 How concerned are you about the environmental impacts of gas leaf blowers?

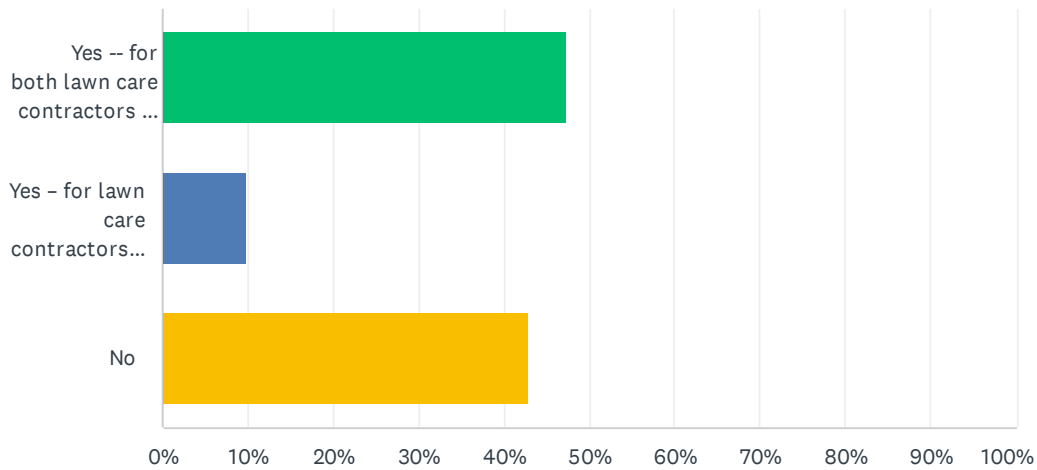
Answered: 133 Skipped: 5



ANSWER CHOICES	RESPONSES	
A great deal	27.07%	36
A lot	9.77%	13
A moderate amount	19.55%	26
A little	20.30%	27
None at all	23.31%	31
TOTAL		133

Q14 Would you support a ban on the use of gas leaf blowers?

Answered: 133 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes -- for both lawn care contractors and residents	47.37%	63
Yes – for lawn care contractors only	9.77%	13
No	42.86%	57
TOTAL		133