



**RIVER FOREST
ZONING BOARD OF APPEALS
MEETING AGENDA**

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

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at cradatz@vrf.us. You may listen to the meeting by clicking here: <https://us02web.zoom.us/j/86531530216> or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 86531530216

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at cradatz@vrf.us by 12:00 pm on Thursday, September 12, 2024.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on July 11, 2024.
- III. Public Hearing – Zoning Variation Request for 7618 Vine Street Lot Coverage.
- IV. Public Hearing – Zoning Variation Request for 7611 Washington Boulevard – Lot Coverage.
- V. Public Hearing - Text Amendment Request regarding Electric Vehicle Charging Stations.
- VI. Public Comment
- VII. Adjournment

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

July 11, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, July 11, 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 7:30 pm. Meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin, Members Gary Dombrowski, Mary Shoemaker, Corina Davis, Ron Lucchesi, Sheila Price

Absent: Chris Plywacz

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 MAY 9, 2024

A **MOTION** was made by Member Davis and seconded by Member Shoemaker to approve the minutes from the May 9 meeting.

Ayes: Chairman Martin, Members Dombrowski, Shoemaker, Price, Lucchesi, Davis

Nays: None

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR SPECIAL USE PERMIT – CHILD DAYCARE CENTER IN THE C3 COMMERCIAL ZONING DISTRICT AT 7777 LAKE STREET

A **MOTION** was made by Member Lucchesi seconded by Member Davis to approve the Findings of Fact for the special use permit.

There was no additional discussion.

Ayes: Chairman Martin, Members Dombrowski, Shoemaker, Price, Lucchesi, Davis

Nays: None

Motion passed.

IV. CONFIRMATION OF NEXT REGULARLY SCHEDULED MEETING – AUGUST 8, 2024

V. PUBLIC COMMENT

There was none.

VI. ADJOURNMENT

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

Meeting Adjourned at 7:33 p.m.

Submitted:

Clifford E. Radatz, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____



MEMORANDUM

DATE: September 5, 2024

TO: Zoning Board of Appeals

FROM: Jessica Spencer, Assistant Village Administrator
Clifford E. Radatz, Building Official

SUBJECT: Variation Request – 7618 Vine Street

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.

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

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-8-5 of the Zoning Code at 7618 Vine Street.

If you have any questions regarding this application, please do not hesitate to contact Jessica or Cliff.



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. Rows include Name, Address, City/State/Zip, Phone, Fax, and Email for Shira Enbar and Michael Smit.

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

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

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.

LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, September 12, 2024, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for major zoning variations submitted by Shira Enbar and Michael Raspatello, owners of the property at 7618 Vine Street, who are proposing to construct an addition onto the existing residence.

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

The applicants are requesting major variations to Section 10-9-5 of the Zoning Ordinance.

Section 10-9-5 of the Zoning Ordinance (10-8-5) allows a maximum Lot Coverage of 30 percent of the lot area. The proposed addition will increase the Lot coverage to approximately 32.81 percent.

Section 10-9-5 of the Zoning Ordinance (10-8-5) allows a maximum Floor Area Ratio of 0.40 (40 percent of the lot area). The proposed addition will increase the Floor Area Ratio to 0.439.

The legal description of the property at 7618 Vine Street is as follows:

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.

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

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

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

Section 10-5-4 Variations

F. Standards for Major Variations: A major variation shall be recommended by the Zoning Board of Appeals only if it makes findings, based upon the evidence presented to it, that each of the following standards has been met:

1.	The physical surroundings, shape, or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;
	<p>Our family of four is experiencing significant hardship due the existing zoning limitations to the size of our residence, which severely impacts our ability to live, work, and function in our home. With two adults that work out of the house and two elementary age children in need of an increasing amount of space, we are facing overcrowding and lack of privacy, which is detrimental to our quality of life and ability to carry out our job responsibilities.</p> <p>The established zoning restrictions are scaled to a minimum lot size of 8,712 square feet. Our lot is sub-standard at 5,025 square feet. Due to the sub-standard size of our lot, the lot coverage restrictions have a larger impact on the size of our home and have prevented us from updating or enlarging critical facilities such as bathrooms and storage areas. As our family grows, these constraints are making daily living increasingly challenging. For instance, our current bathroom arrangements are inadequate for the needs of four people, leading to congestion.</p> <p>The current living conditions have had a noticeable impact on our family’s well-being. The lack of adequate space has created a stressful living environment, affecting our overall comfort and daily routine. The inability to make necessary improvements is exacerbating these issues and contributing to a lower quality of life.</p> <p>Equally important to us is the ability to host and accommodate our immediate family members who live in both River Forest and Oak Park. We are two OPRF graduates, one of whom is a third generation River Forest resident. We returned to the beloved community in which we were fortunate to grow up in order to provide the same enriching environment to our own children, as well as be close to our family members. As our parents age, the torch for hosting our tight-knit family is being passed on to us. Unfortunately, constructing an addition that remains within the limits of the current zoning ordinance would not add sufficient usable space or alleviate the major discomfort to make that possible. The financial burden of an inadequate addition would prevent us from remaining in the community we love.</p> <p>While the proposed addition would improve the family’s ability to live and stay in our home, the amount of space that would alleviate the hardship is very modest, and would uphold the integrity of the neighborhood. Many of the homes on our block have been granted zoning variances to achieve the same goals we are trying to achieve. We feel that our variation request is not obtrusive to the character of the neighborhood or our neighbors. Our proposed addition is in keeping with the scale and size of the homes on our block. We would be preserving the aesthetic of the traditional stucco homes of the</p>

	area in a way that elevates the home to a contemporary standard.
2.	The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Title, for which no compensation was paid;
	The limits to the size of the proposed addition appear to be due to an act of eminent domain that reduces the lot size, and therefore, the maximum lot coverage. Cook County records seem to suggest a seizure of the front of the property to establish a larger right of way, as all of the homes on our block of Vine Street have been affected, however the other R2 lots along Vine Street have a standard width right of way. We are not responding to any outside interest in the property and no compensation was received by any act of eminent domain or government seizure . We attempted to access the historical plats for our property, however the County was unable to produce records for us earlier than the 1970s.
3.	The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;
	The relief we are seeking to the hardships our family is experiencing is justified based on our unique circumstances. Therefore, our current constraints may not affect other properties in the same zoning district in the same way. That said, our particular block of Vine Street has had other properties seek and receive similar relief.
4.	The purpose of the variation is not based predominantly upon a desire for economic gain;
	We are not incentivized to increase the value of our property. The request for zoning variation is based on our ability to live and remain in the home long term. We plan on raising our children here, and having our home continue the legacy of our family residing in River Forest for generations. We love our community, and our neighbors, and wish to maintain the relationships we have built.
5.	The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located;
	Any adjustments made to the zoning rules for our property were carefully evaluated to prevent any adverse effects on neighbors and the surrounding area. We are close with our neighbors and the general wellbeing of our community is very important to us. Changes allowed by the proposed variation do not interfere with our neighbors' quality of life. The modest addition to the back of the home would not block the current access

	<p>to sunlight or obstruct their views. Furthermore, the variation would not create any conditions that would pose health or safety risks. We have the full support of our adjacent neighbors to both sides. We have attached letters of support to our application for the consideration of the Zoning Board</p>
6.	<p>The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;</p>
	<p>We have taken careful measures to ensure that this change will not obstruct light or airflow to neighboring properties. For example, the addition to the anterior of the home maintains sufficient distance from property lines of our immediate neighbors on both sides and does not reduce the side yard setbacks. Our architectural plans demonstrate that there will be no significant reduction in the amount of natural light or ventilation that neighbors currently enjoy. We have thoroughly considered fire safety in our proposal as there is no reduction in fire separation distance as set forth in the building code. Our design ensures that all fire safety regulations are met or exceeded. We have mitigated any risks to public safety by ensuring the structural integrity of the addition. The proposed changes are designed to enhance the property's functionality and aesthetic appeal, which can positively contribute to the neighborhood's overall property values. There are comparable properties in the area that have benefited from similar modifications, including our own which has increased in value due to improvements made by our neighbors. We are committed to maintaining the quality and safety of our neighborhood while addressing our own needs.</p>
7.	<p>That the granting of the variation would not unduly tax public utilities and facilities in the area;</p>
	<p>Based on the assessment of the expansion of our home, we anticipate that the increased demand will be minimal and manageable within the existing capacity of local infrastructure. A review of the infrastructure shows that there is adequate capacity to accommodate our planned changes without requiring significant upgrades or adjustments. We are proposing adding 1 bathroom group (lavatory, shower, toilet) to our home, which does not increase the water service size or sanitary service size according to the Illinois plumbing code. Regarding public facilities, our proposed changes would not impact local traffic patterns or affect any burden on nearby recreational areas.</p>
8.	<p>That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</p>
	<p>Our family requires additional space for growing children and improved amenities, such as storage space and sufficient bathrooms, to reasonably use our property in a modern setting. Our home was built over 100 years ago and was not built with modern living in</p>

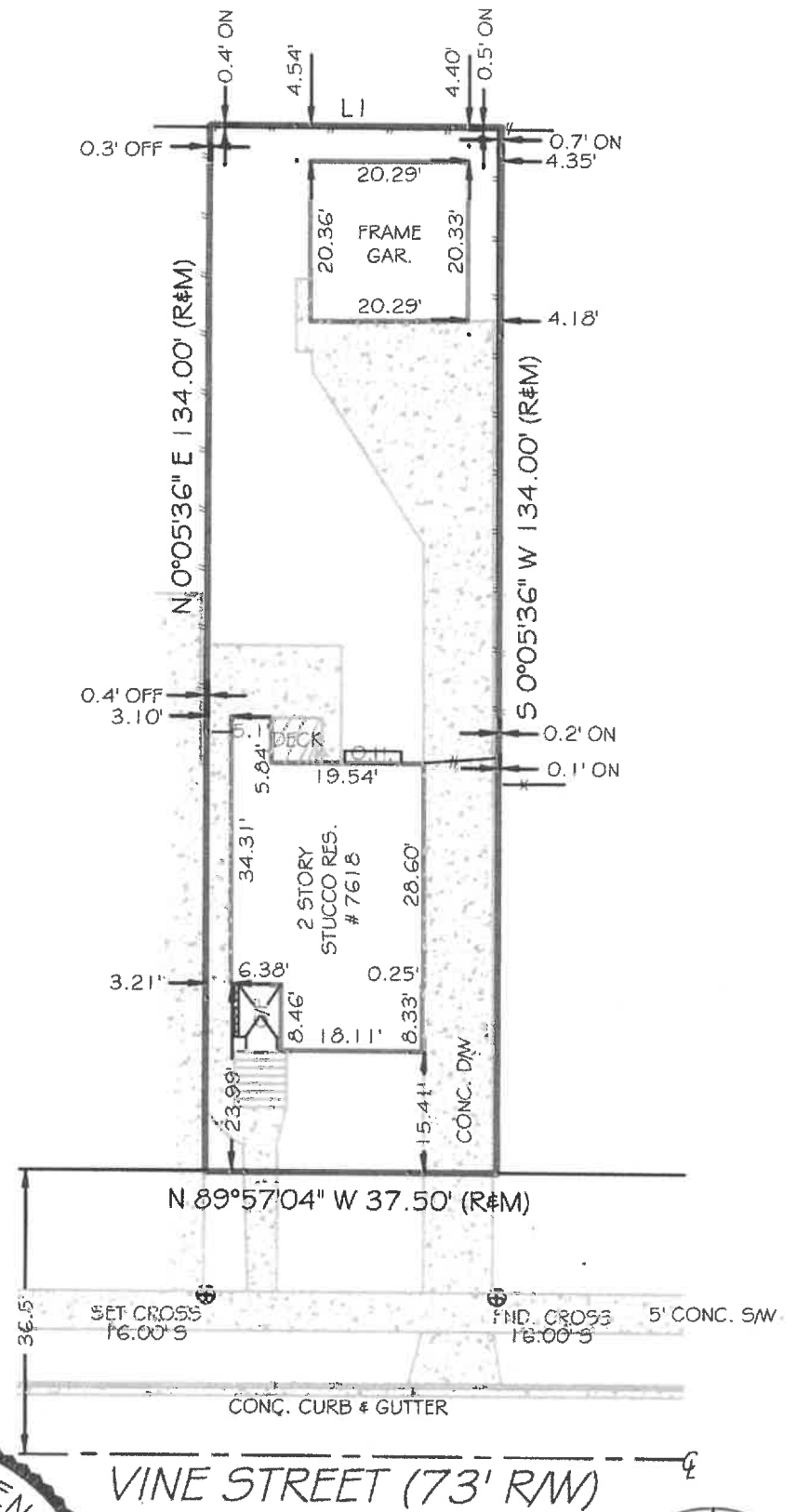
mind. Despite our best efforts to explore alternative solutions, we have found that no feasible options exist that would sufficiently address these needs without the requested variation. We have considered minor renovations and internal reconfigurations, but they fall short in adequately resolving the hardship of a lack of usable space and, as such, are not financially sound. When considering limiting the addition to the square footage/lot coverage remaining, the addition is too small to provide enough usable space to achieve our goals. The requested variation is the only viable solution to overcome the specific difficulties associated with the property.

FIELD WORK DATE: 3/24/2017
 1703.3784
 BOUNDARY SURVEY
 COOK COUNTY

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

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:
 LI S 89°57'04" E 37.50' (R#M)

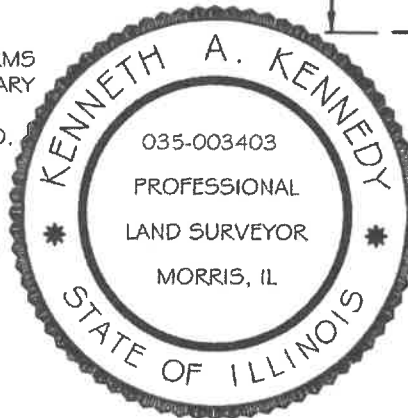


STATE OF ILLINOIS } 55
 COUNTY OF GRUNDY }

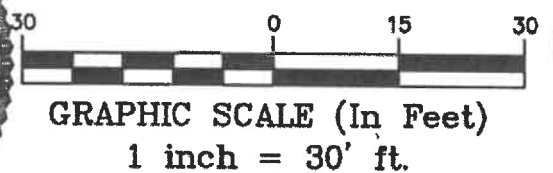
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF MARCH, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

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



VINE STREET (73' R/W)



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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

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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:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. 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.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. 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.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. 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.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. 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.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINETYPE: (UNLESS OTHERWISE NOTED)

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

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

	ASPHALT
	BRICK or TILE
	CONCRETE
	COVERED AREA
	WATER
	WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

	BENCH MARK
	CENTERLINE
	CENTRAL ANGLE or DELTA
	COMMON OWNERSHIP
	CONTROL POINT
	CONCRETE MONUMENT
	CATCH BASIN
	ELEVATION
	FIRE HYDRANT
	FOUND OR SET MONUMENT
	GUYWIRE OR ANCHOR
	MANHOLE
	TREE
	UTILITY OR LIGHT POLE
	WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
B/W	BAY/BOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FOUND CONCRETE MONUMENT
F/DH	FOUND DRILL HOLE
FF	FINISHED FLOOR
FP	FOUND IRON PIPE
FP/C	FOUND IRON PIPE & CAP
FR	FOUND IRON ROD
FR/C	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISC
FR/SPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
P.G.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C	POINT OF COMMENCEMENT
P.P.	PINCHED POPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L	SET BACK LINE
S.C.L	SURVEY CLOSURE LINE
SCR.	SCREEN

SEC	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GUE DISC
S/RC	SET IRON ROD & CAP
S/N&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT
C.U.E.	COUNTY UTILITY ESMT
D.E.	DRAINAGE EASEMENT
D.K.B.	DRAINAGE AND UTILITY ESMT
E.S.M.T.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT
IRK.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT
L.S.E.	LANDSCAPE BUFFER ESMT
L.E.	LANDSCAPE ESMT
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
M.E.E.	MAINTENANCE EASEMENT
P.U.F.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOT OVERHANG ESMT
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT
U.E.	UTILITY EASEMENT

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

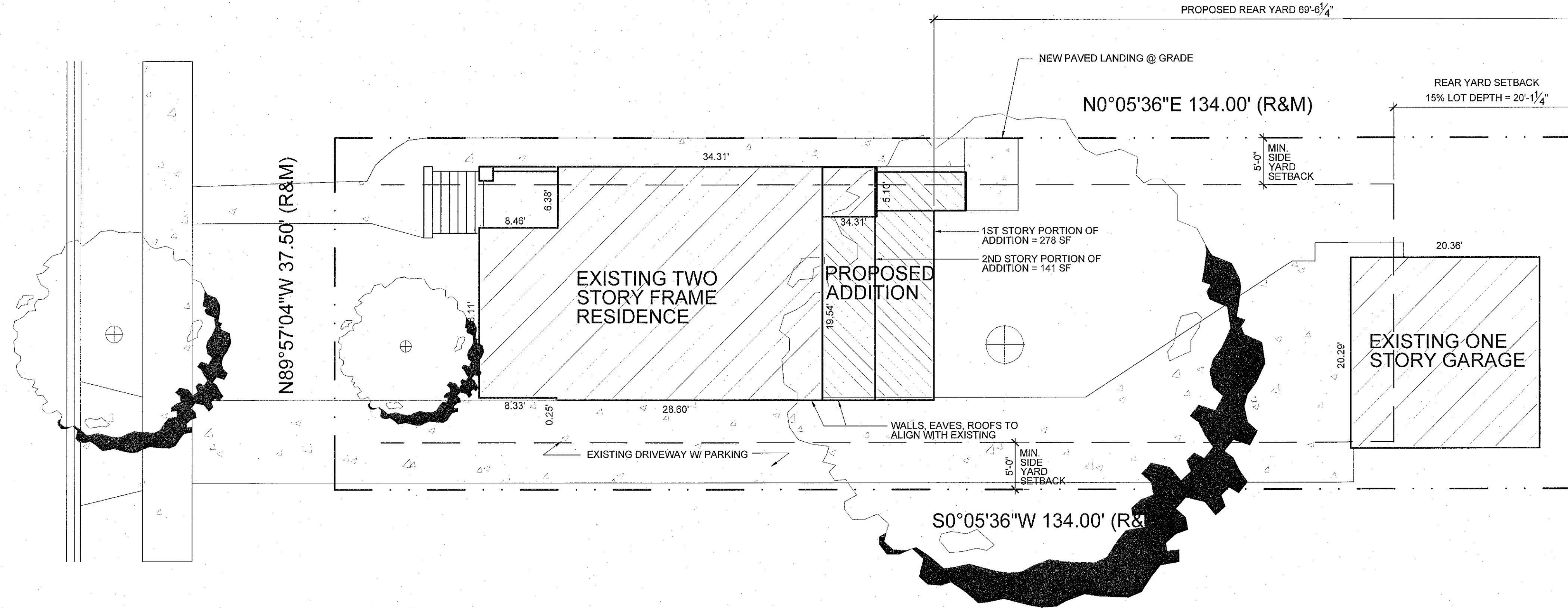
PRINTING INSTRUCTIONS:

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

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

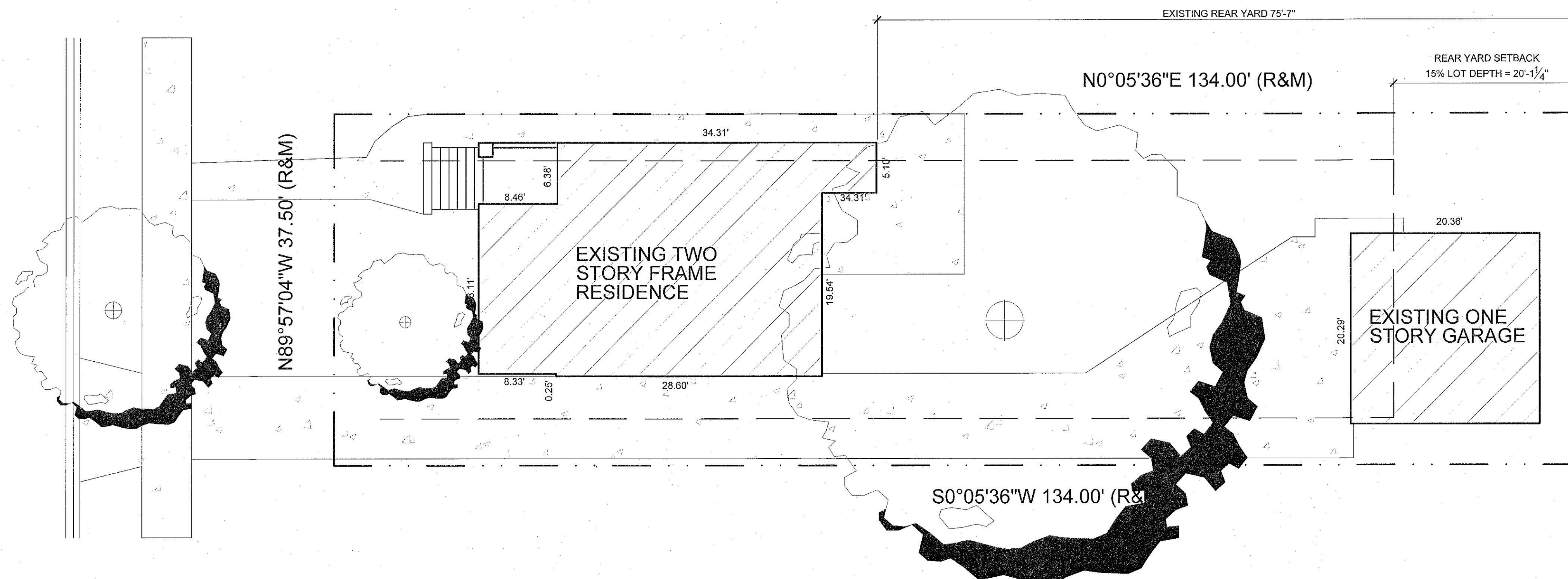


VINE STREET (73' RW)



➔ 2 PROPOSED SITE PLAN
1/16"=1'-0"

VINE STREET (73' RW)



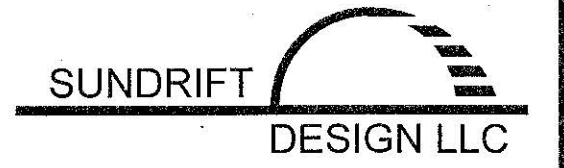
➔ 2 PROPOSED SITE PLAN
1/16"=1'-0"

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 10-8-7.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 10-8-7.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

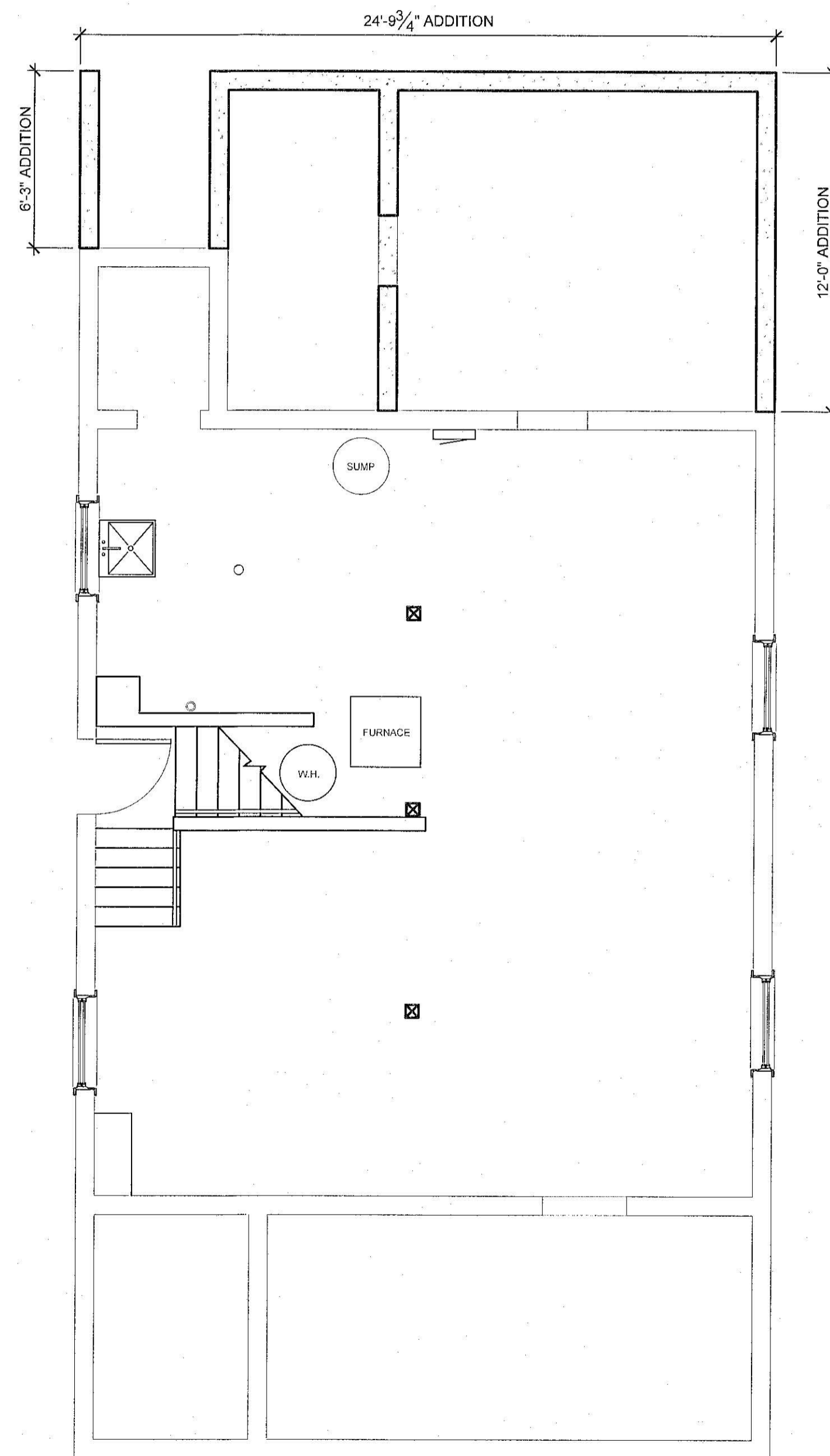
ISSUE LOG

ARCHITECTURAL SEAL

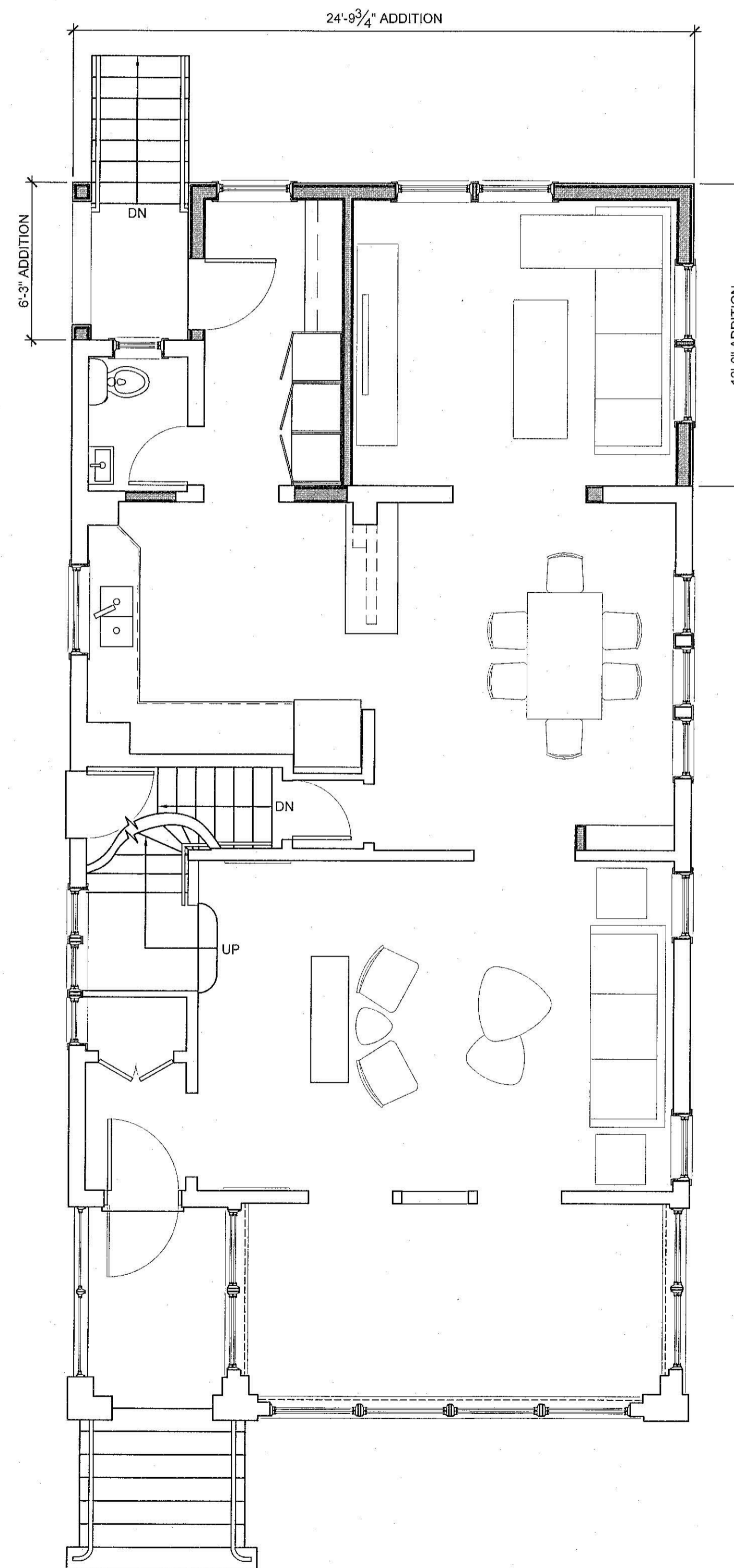
SITE PLANS

A0-1

SHEET:

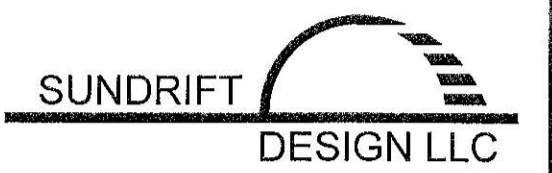


1 FOUNDATION PLAN
1/4"=1'-0"



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

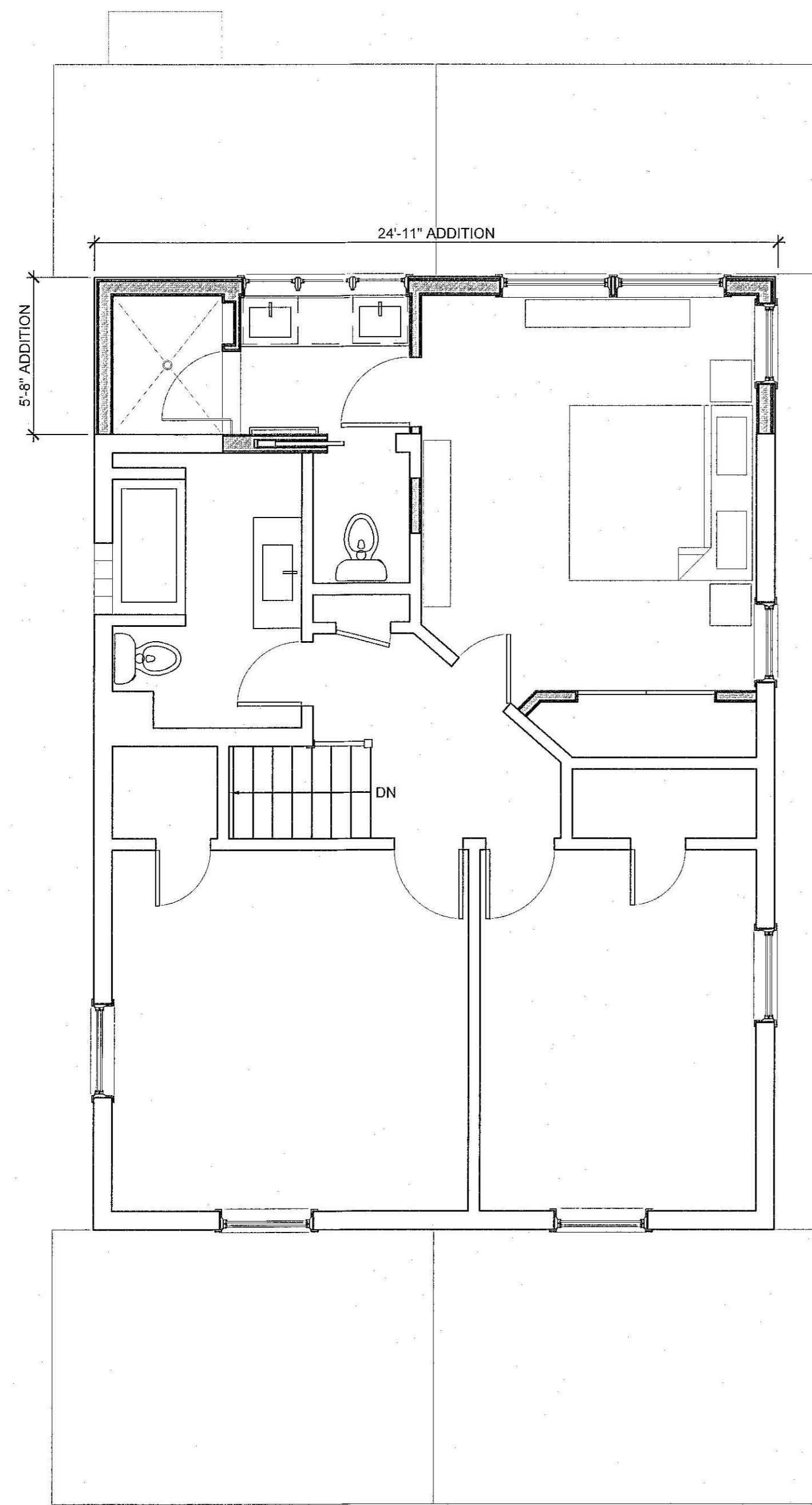
ISSUE LOG

ARCHITECTURAL SEAL

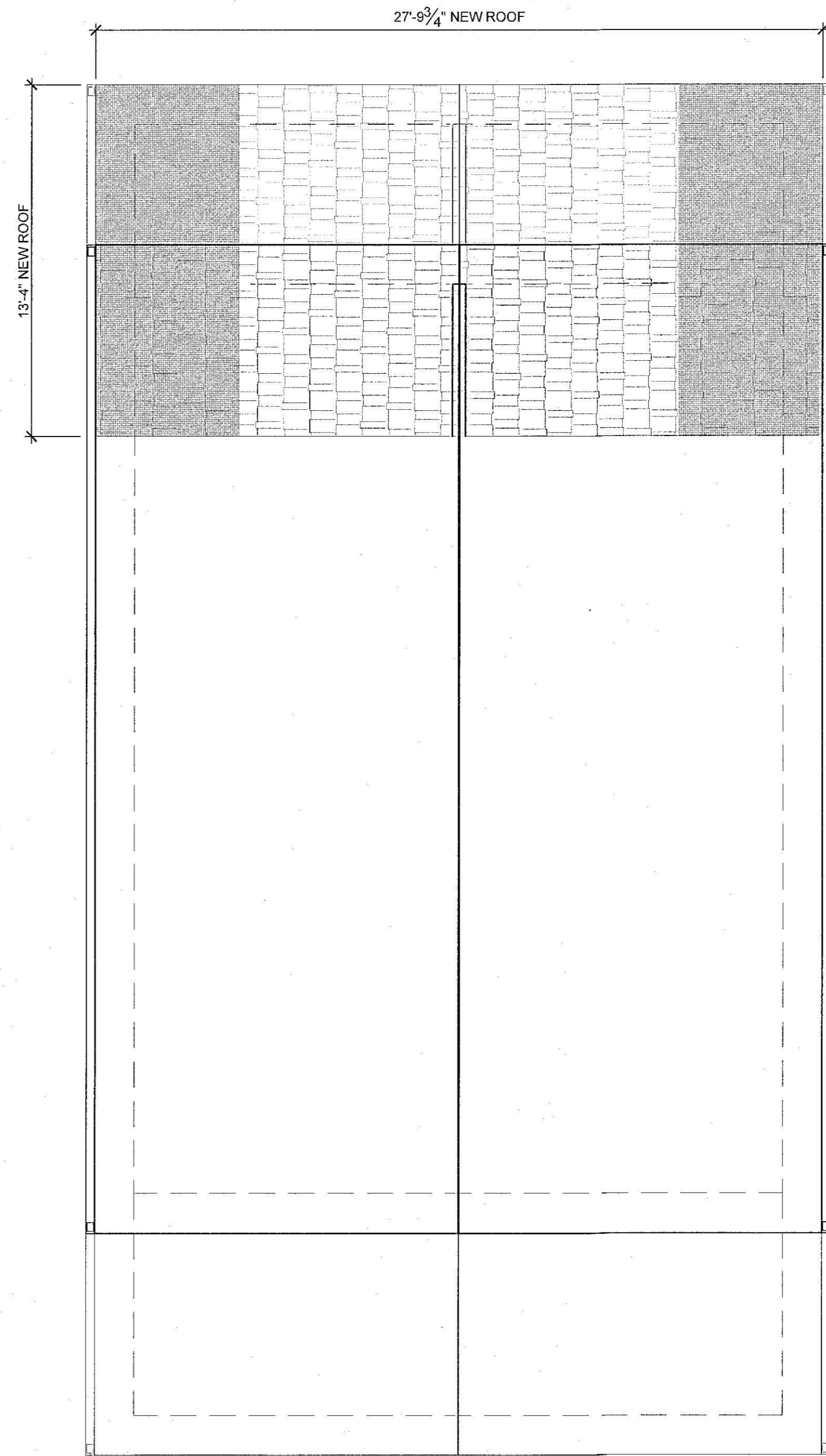
FOUNDATION AND
FIRST FLOOR PLAN

A1-1

SHEET:

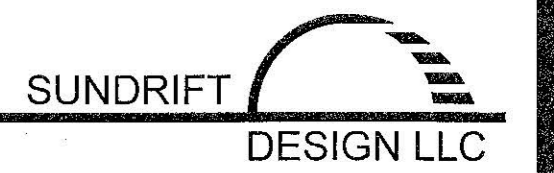


1 SECOND FLOOR PLAN
1/4"=1'-0"



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)-712-6604

ARCHITECT

CONSULTANT

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

PROJECT

REV	ISSUE	DATE
	VARIANCE	08-15-2024

ISSUE LOG

ARCHITECTURAL SEAL

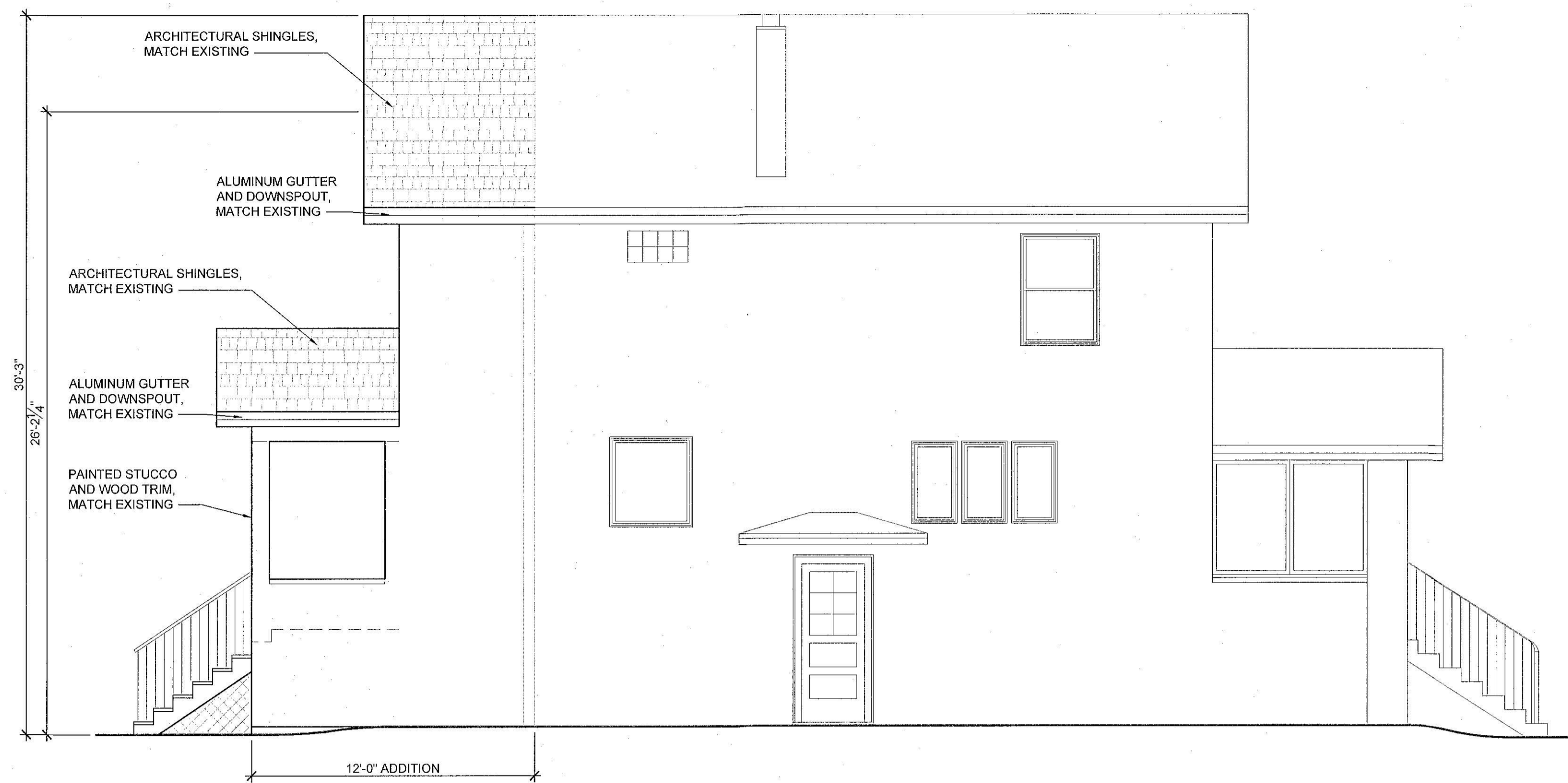
SECOND FLOOR AND
ROOF PLAN

A1-2

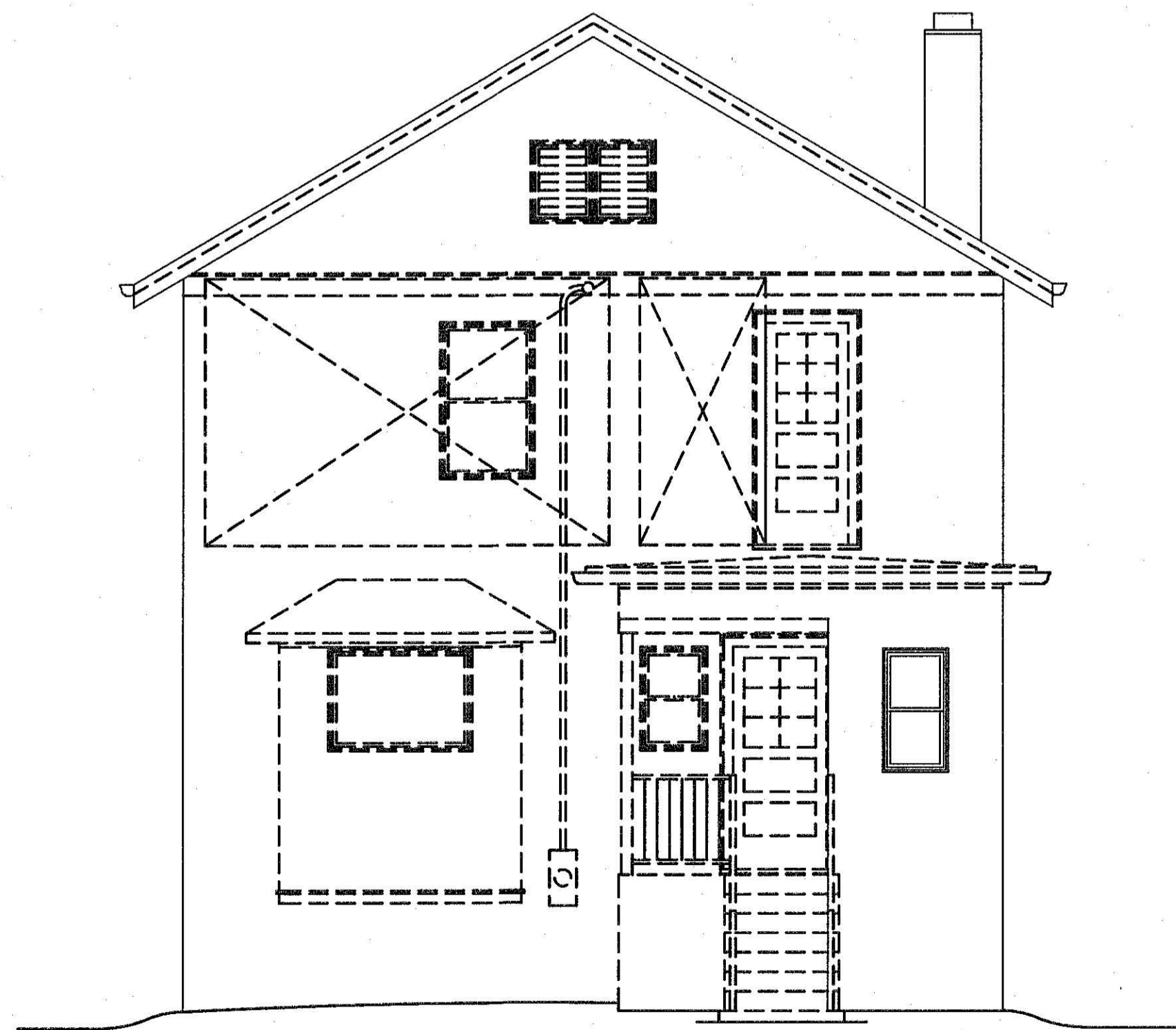
SHEET:



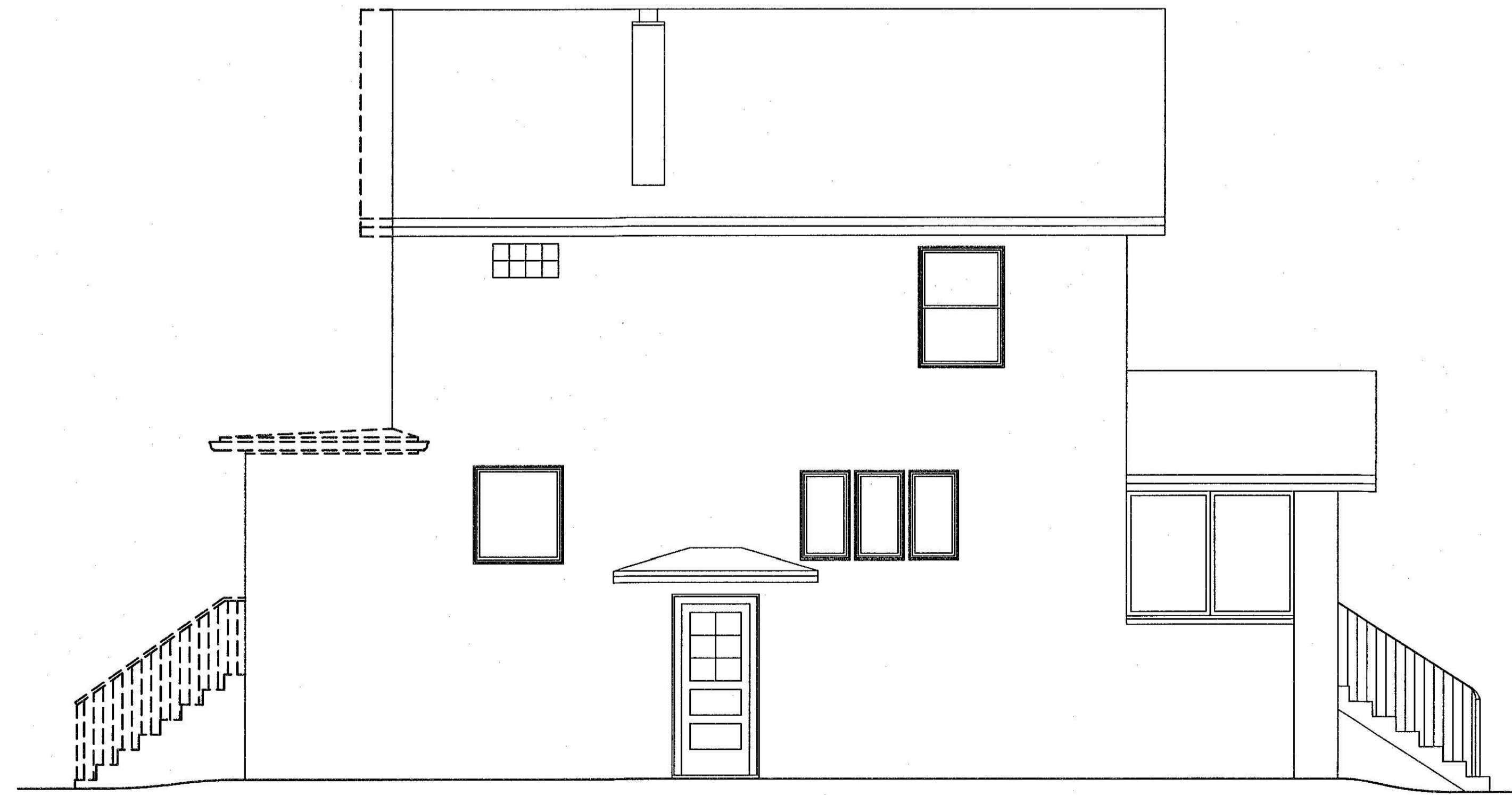
1 PROPOSED NORTH ELEVATION
1/4"=1'-0"



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)-712-6804

ARCHITECT

CONSULTANT

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

PROJECT

REV	ISSUE	DATE
	VARIANCE	08-15-2024

ISSUE LOG

ARCHITECTURAL SEAL

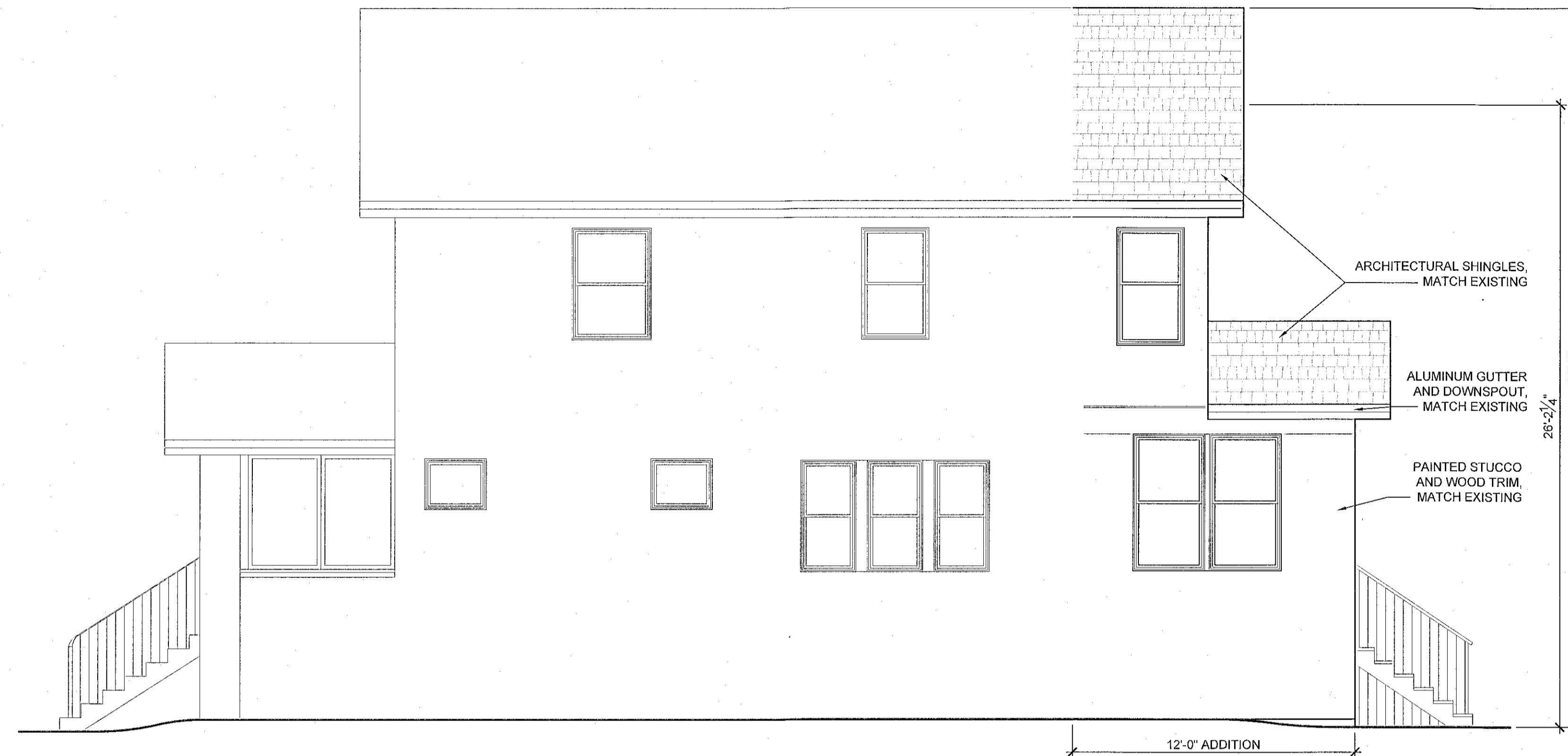
ELEVATIONS

A2-1

SHEET:



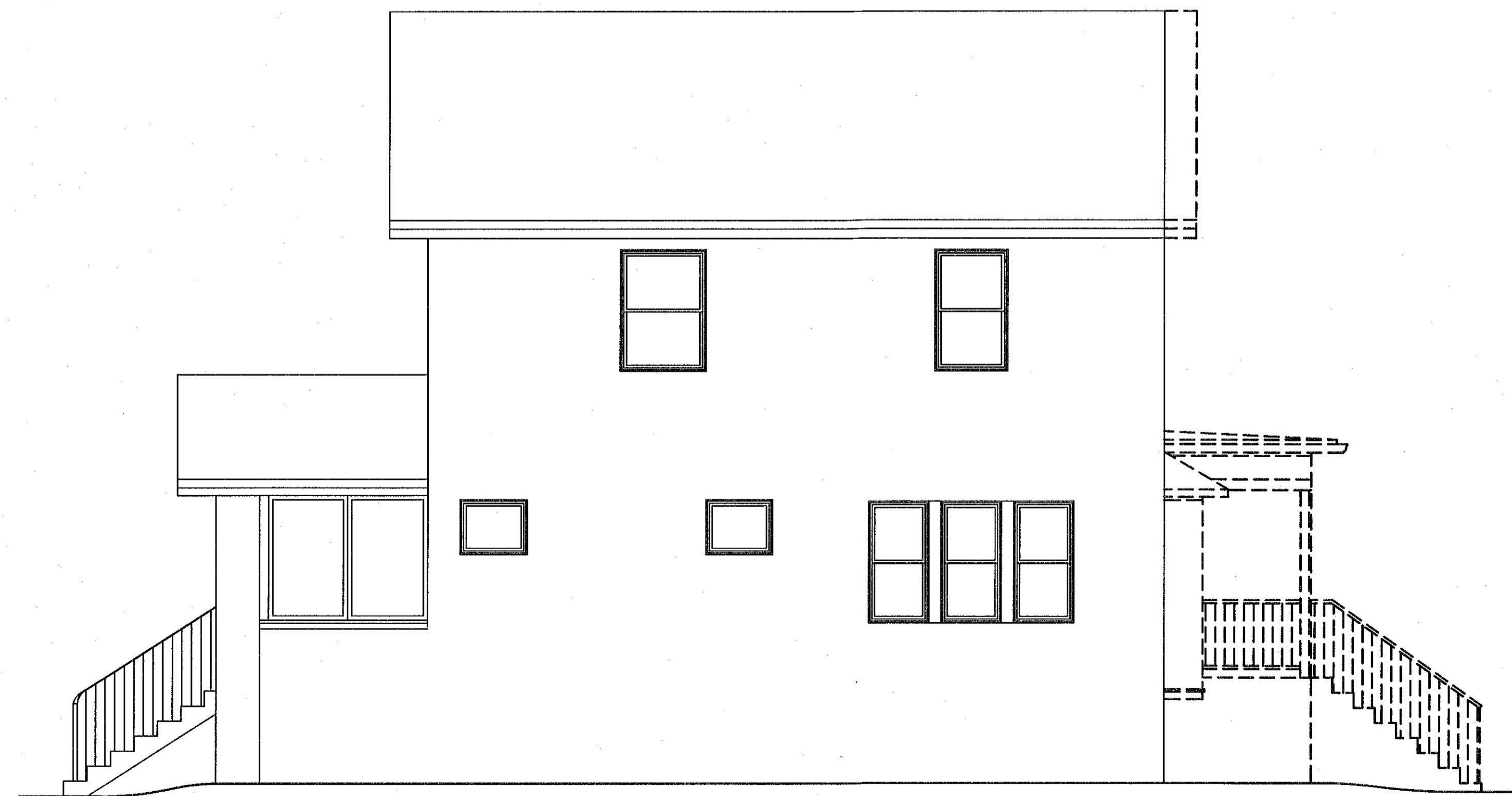
1 PROPOSED SOUTH ELEVATION - NO CHANGE
1/4"=1'-0"



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)-712-6604

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

A2-2

SHEET:

August 28, 2024

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

Re: Enbar/Raspatello Residence
7618 Vine St.
River Forest, IL 60305

Dear Members of the Zoning Board of Appeals,

We are writing to express our support for the zoning variance application submitted by our neighbors, Shira Enbar and Michael Raspastello, who reside at 7618 Vine St. They are seeking approval to increase their lot coverage in order to add a much-needed extension to their home.

The proposed addition is designed to provide additional space for their growing family. After reviewing their plans, I am confident that the new construction will not obstruct our access to sunlight or pose any safety risks. The addition will be situated in a manner that maintains the harmony and aesthetic of our neighborhood.

We believe that their project will be beneficial not only to their family but also to the community, by improving the functionality of their home without negatively impacting neighboring properties. Therefore, we wholeheartedly support their request for a zoning variance.

Thank you for considering my input.

Sincerely,



Joe and Lisa Fischer
7620 Vine St.
River Forest, IL 60305

August 28, 2024

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

Re: Enbar/Raspatello Residence
7618 Vine St.
River Forest, IL 60305

To the Members of the ZBA:

Our next-door neighbors, Shira Enbar and Michael Raspatello, have informed us that they are seeking a zoning variance to increase the lot coverage of their home. We understand that they are looking to add a modest two story addition to the back of the house and that the construction would begin in the fall of 2024.

We agree that many of the homes on the 7600 block of Vine Street were built on unusually small lots and that they are small by today's standards so should be expanded to meet the needs of today's owners. Shira and Michael shared their plans with us and it is clear that they do not pose any interference with our home, comfort, safety or daily lives.

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

Sincerely,



Priscilla and Philippe Carvalho
7616 Vine St.
River Forest, IL 60305



MEMORANDUM

DATE: September 12, 2024

TO: Zoning Board of Appeals

FROM: Jessica Spencer, Assistant Village Administrator
Clifford E. Radatz, Building Official

SUBJECT: Variation Request –7611 Washington Boulevard

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 to 32.07% lot coverage.

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

Motion to recommend to the Village Board of Trustees the approval of the variations to Section 10-8-5 of the Zoning Code at 7611 Washington Boulevard.

If you have any questions regarding this application, please do not hesitate to contact Jessica or Cliff.



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 columns: Applicant and Architect/Contractor. Rows include Name, Address, City/State/Zip, Phone, Fax, and Email for both parties.

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... Owner: [Signature] Date: 8/15/24

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.

LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, September 12, 2024, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for major zoning variations submitted by Ashley and Justin Collins, owners of the property at 7611 Washington Boulevard, who are proposing to construct a new detached garage.

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

The applicants are requesting a major variation to Section 10-9-5 of the Zoning Ordinance.

Section 10-9-5 of the Zoning Ordinance (10-8-5) allows a maximum Lot Coverage of 30 percent of the lot area. The new detached garage will increase the Lot Coverage to approximately 32.07 percent.

The legal description of the property at 7611 Washington Boulevard is as follows:

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.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 7 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

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

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals

Description of the proposed variation

We seek a lot coverage and floor area ratio variance from the Village of River Forest. The property, 7611 Washington Blvd, does not have an accessory garage structure (detached garage), and we are seeking approval to construct an accessory structure that satisfies the requirements of village ordinance 10-9-8 (10-8-8). The Off Street Parking Ordinance 10-9-8 (10-8-8) states “no building may be erected unless there shall be provided two enclosed parking spaces for passenger automobiles.” We are seeking to add an accessory structure measuring 22’x22.5’ to satisfy this requirement.

Within the accessory garage structure, our plan is to store the following items:

- 2 passenger vehicles
- Adult and kid ride-ons (i.e. bikes, scooters, strollers)
- Sports & Activity equipment (i.e. balls, nets, lawn chairs)
- Gardening equipment (i.e. snowblower, lawn mower, shovels)

We desire to protect our personal belongings from the elements and keep them secure.

Standards for Major Variations

Standards for Major Variations: A major variation shall be recommended by the Zoning Board of Appeals only if it makes findings, based upon the evidence presented to it, that each of the following standards has been met:

1.	The physical surroundings, shape, or topographical conditions of the specific property involved will bring a specific hardship upon the owner as distinguished from an inconvenience if the strict letter of the regulations were to be carried out;
	<p>Generally speaking, the square footage of the lot is smaller than the average lot in the village. With that in mind, when it comes to the 30 percent lot coverage ratio, there's not much flexibility or modifications for a home built in 1927 that we can introduce to satisfy the requirements of modern ordinances.</p> <p>Also, the property sits on a busier street that's prone to speeding vehicles. We view the driveway that runs the length of the house (which also has a gate) as a safe space for our three kids (7, 5, 14mo) to play. Having an accessory structure that fits two cars, would provide them more space to play.</p> <p>Lastly, people are curious, and in unfortunate events, they choose to take personal items that don't belong to them. Without a garage, we don't have a place to keep our bikes, strollers, etc., secure.</p>
2.	The aforesaid unique physical condition did not result from any action of any person having an interest in the property, but was created by natural forces or was the result of governmental action, other than the adoption of this Zoning Title, for which no compensation was paid;
	No compensation was paid. The square footage of the lot was determined by the village when the lot lines were established.
3.	The conditions upon which the petition for variation is based may not be applicable generally to other property within the same zoning classification;
	We believe our conditions are different from others for two reasons. First, properties similar to ours already have an accessory structure - whereas ours has none. Second, the previous owners chose to enlarge the deck on the back of the house. While it's not sure when the deck was added to the home, we don't believe they foresaw the implications of a larger deck on a future accessory structure.
4.	The purpose of the variation is not based predominantly upon a desire for economic gain;
	We are not seeking economic gain from this variance. We are looking to add an accessory structure that will keep our personal belongings safe from the elements and theft. In addition, we want to be neighborly and provide an organized/cleaned-up-looking yard for our neighbors. Lastly, the property used to

	have an accessory structure, but the former owners (we took possession in June of 2024) demolished it and chose not to replace it.
5.	The granting of the variation shall not be detrimental to the public welfare or unduly injurious to the enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located; or,
	<p>We do not believe granting the variation shall be detrimental to the neighborhood or our immediate neighbors. The accessory structure will not:</p> <ul style="list-style-type: none"> ● Encroach on property lines (preventing future property disputes) ● Block visibility or introduce safety hazards for pedestrians or vehicles. It may even improve because it will reduce the frequency of us parking in the driveway or on the street. ● Inhibit the usability of the neighbor's yard or introduce new privacy concerns. There are no plans to remove mature vegetation (i.e., trees) or existing fences.
6.	The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood;
	No, we do not believe adding the accessory structure will impair adjacent properties. Where required by code, the structure will have fire-rated materials to prevent the spread of fire. As previously mentioned, the property had an accessory structure, but it was demolished at some point. We are seeking to replace a structure that once stood. Lastly, the property sits in a row of similar-looking bungalows, each of which has an accessory structure in our proposed location.
7.	That the granting of the variation would not unduly tax public utilities and facilities in the area;
	The granting of the variation will not tax public utilities and facilities. The only utility the accessory structure requires will be electrical, which the home owners will be financially responsible for. There are plans to add water or sewer service to the accessory structure. Additionally, since the structure will be added to private property, it will be the homeowners financial responsibility to build and maintain the structure.
8.	That there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.
	We do not believe there are any other reasonable methods we can explore with the proposed addition of our accessory structure. We are placed in the middle of competing village ordinances (lot coverage and two enclosed garage spots).

	<ul style="list-style-type: none">● We are limited to 30% lot coverage but our property sits on one of the smaller lots within the village. As a result, we're bumping up against the threshold faster than a standard-size lot would.● Per village ordinance 10-9-8 (10-8-8), two enclosed spaces are required. With the average width of modern cars, we don't see how we can enter and exit our vehicles (we have three kids in car seats) and store our belongings.

The Proposed Garage Location



Notes of Support from the neighbors

Address	Note
<p>7629 Washington Blvd Don Huber</p>	<p>2:35</p> <p>Maybe: Don Huber ></p> <p>New contact information Don Huber Add X</p> <p>iMessage Tuesday 7:35 AM</p> <p>Good morning Ashley Don Huber here I live down the street 7629 Washington Blvd</p> <p>Let me know when I can have a discussion on the garage We support you and your family with the new garage</p> <p>Don 708/622-8041</p> <p>Tuesday 8:45 AM</p> <p>Better yet Just let the village know we support you in your efforts</p> <p>Welcome to the neighborhood</p> <p>Morning Don! Thank you for the support we appreciate it! I'm happy to connect and share</p>
<p>7615 Washington Blvd Kim Anderegg</p>	<p>2:36</p> <p>Kim ></p> <p>iMessage Saturday 8:34 AM</p> <p>Hi Ashley- it's Kim next door 7615 Washington. We received your letter and are ok with your garage project. Do you need anything else from us?</p> <p>Monday 3:47 PM</p> <p>Apologies for the slow response - Labor Day travel ;)</p> <p>Nope this text is perfect, nothing else is needed! Thank you for your support, we appreciate it!</p>

7616 Washington Blvd
Colleen Norton



7609 Washington Blvd
Matt Stagner



Olivia Denton

7621 Washington Blvd
Lisa Rothkopf

Lisa Rothkopf NEW SENDER
lisarothkopf@icloud.com

Accept Block

Lisa Rothkopf Aug 30 at 8:30 PM
To: Ashley Collins

Hello Ashley,

Welcome to the neighborhood! We reside at 7621 Washington Blvd, about 3 homes west of yours. We received the letter regarding a variance request for your garage construction. Dave and I are in full support of your garage plans! We would want to do the same. I hope the Village swiftly approves your request, and you are able to proceed with the project in time to get it built before winter!

Please let us know if we can be of any further assistance.

Best,
Lisa & David Rothkopf
7621 Washington Blvd

7625 Washington Blvd
Cindy and Charles Isaac

2:41

Village Public Hearing Notice

Charles Isaac Sep 3 at 8:45 AM
To: Ashley Collins +1

Good morning, Ashley and Justin.

We are Cindy and Charles Isaac, your neighbors at 7625 Washington Blvd. Welcome to the neighborhood!

We received your letter and we are in complete support of your project to construct a detached garage. In addition to storage for your kid's things, you'll appreciate not having to clear off a car during the winter months.

Feel free to share this with the zoning board and let us know if we can assist in any other way.

BR,
Charles and Cindy Isaac

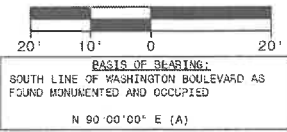
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	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
---◇---◇---	= VINYL FENCE
---E---E---	= EASEMENT LINE
---S---S---	= SETBACK LINE
---	= INTERIOR LOT LINE

PLAT OF SURVEY
OF

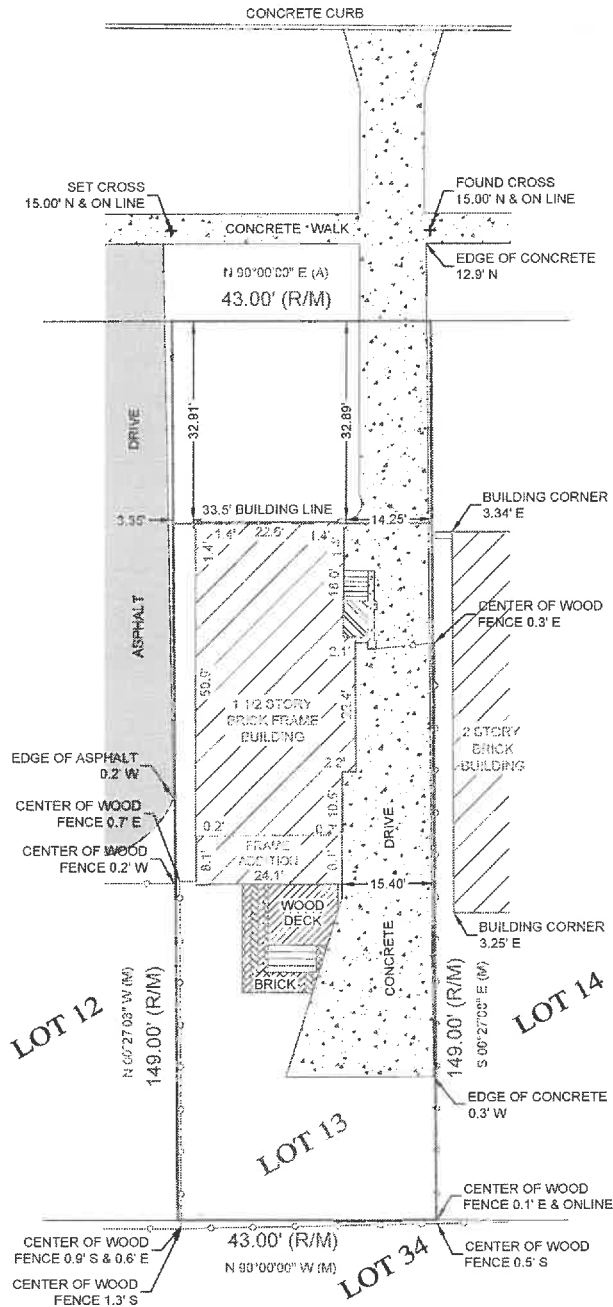
LOT 13 IN WILLIAM P. TUTTLE'S RESUBDIVISION OF LOTS 11 TO 19 AND OF THE WEST 9 FEET OF LOTS 1 TO 10 AND THE EAST 9 FEET OF LOTS 21 TO 30 IN BLOCK 3 OF LOTS 1 TO 9 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 3 AND 6 AND THE NORTH 450 FEET OF BLOCK 7 IN HENRY FIELD'S SUBDIVISION OF THE EAST HALF OF THE EAST 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.)

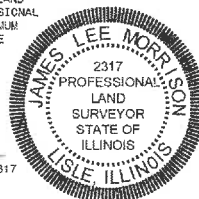
WASHINGTON BOULEVARD



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 29TH DAY OF MAY, A.D., 2024, AT LISLE, ILLINOIS.

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

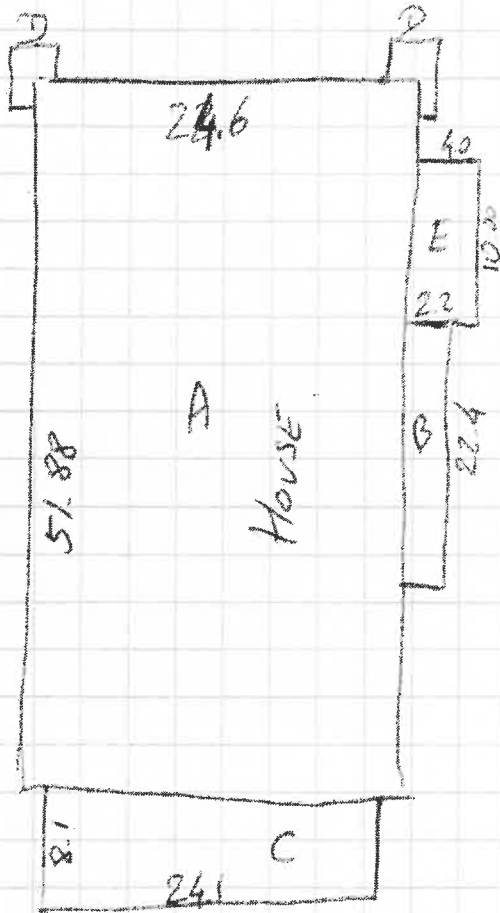


- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES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

ADDRESS COMMONLY KNOWN AS: 7611 WASHINGTON BOULEVARD
RIVER FOREST, IL 60305
CLIENT: DENNIS HENNESSY ATTORNEY
FIELDWORK DATE (GREN): 5/21/2024 (LS/SS)
DRAWN BY: RJ REVISED: JOB NO. 24-05-0152

7611 Washington Blvd
River Forest IL 60305

E = 40 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 SQ FT
PROPOSED GARAGE

Extg Driveway = 1,672 SQ FT

Proposed Apron = 95 SQ FT

TOTAL = 3,821 SQ FT 59%

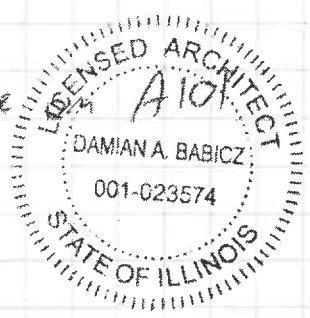
Lot = 43 x 149 = 6,407



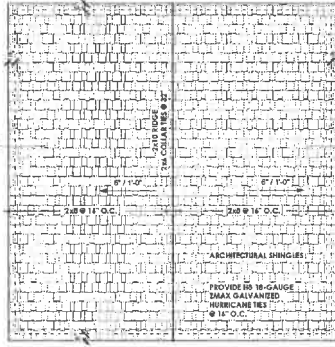
Lot Coverage
1,519 + 40 + 495 = 2,054 SQ FT

~ 32%

See Zoning Table

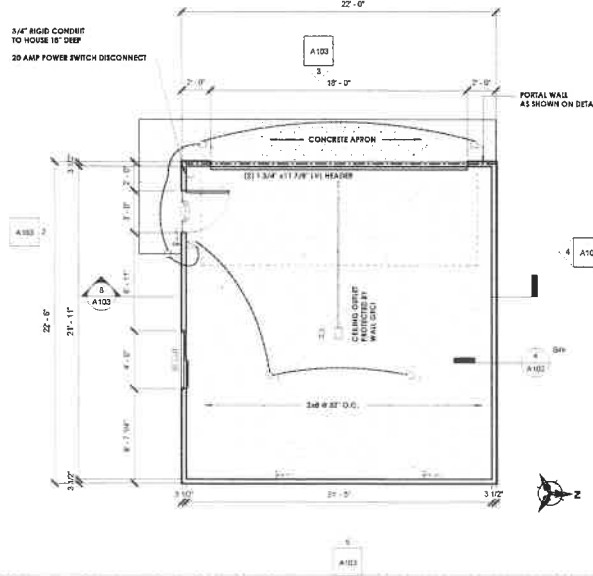


- 240 # Architectural Asphalt Shingles Over Underlayment
- Roof Vents To Be Located On Back Slope Of Roof. Provide Eave And Roof Vents To Allow 1 SF Of Free Ventilation For Each 300 Sq Ft Of Ceiling Area
- All Roof Penetrations Are To Receive Proper Flashing And Roof Saddle If Required For Proper Watertight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



ROOF AREA: 495 SF
VENTS: 0 AREA: 148 SF
Provide (3) 8 SF VENTS

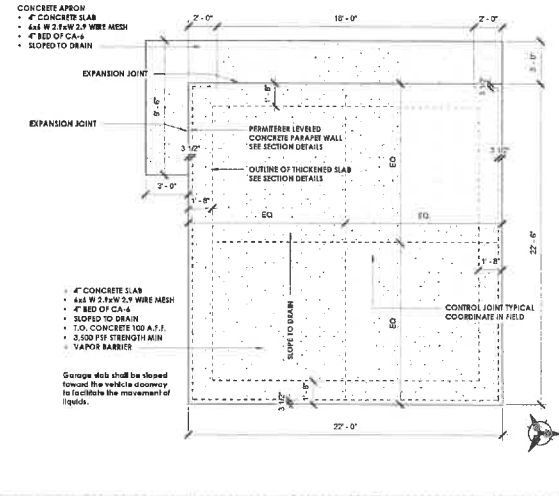
3/4" RIGID CONCRETE TO HOUSE 18" DEEP
20 AMP POWER SWITCH DISCONNECT



CONCRETE APRON
• 4" CONCRETE SLAB
• 4#4 W 2.F.W 2.9 WIRE MESH
• 4" BED OF CA-4
• SLOPED TO DRAIN

4" CONCRETE SLAB
• 4#4 W 2.F.W 2.9 WIRE MESH
• 4" BED OF CA-4
• SLOPED TO DRAIN
• T.O. CONCRETE TO D.S.I.
• 3,000 PSI STRENGTH MIN
• VAPOR BARRIER

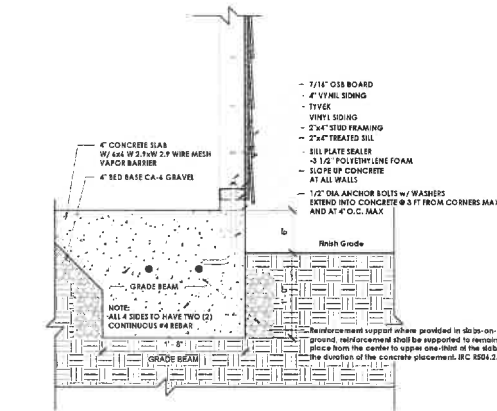
Garage slab shall be sloped toward the vehicle driveway to facilitate the movement of liquids.



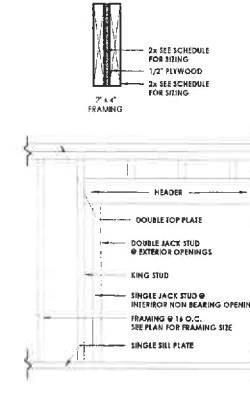
8 LEVEL 2 ROOF PLAN
1/4" = 1'-0"

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

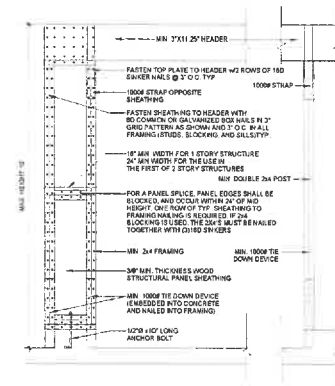
5 LEVEL 1 PROPOSED GARAGE SLAB
1/4" = 1'-0"



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



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



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

No.	Description	Date
1	VARIANCE	07/08/2024

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 368-9814
Email: ardbau@gmail.com

BAU
Design & Development



PROPOSED GARAGE
7611 Washington Blvd
River Forest, IL 60305

DATE: 07/08/2024
PROJECT: 24-032

DRAWN BY: CHECKED BY:

PROPOSED PLANS

SHEET NO.
A102

NON-PROFESSIONAL DESIGN FOR INFORMATION ONLY

SIZE OF WOOD GIRDER AND HEADER	GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS (MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR AND REQUIRED NUMBER OF JACK STUDS)									GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS (MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR AND REQUIRED NUMBER OF JACK STUDS)																				
	SUPPORTING ROOF ONLY (BUILDING WIDTH IN FT. (12, 24, 36))			SUPPORTING 1 STORY ABOVE (BUILDING WIDTH IN FT. (12, 24, 36))			SUPPORTING 2 STORIES ABOVE (BUILDING WIDTH IN FT. (24, 24, 36))			ONE FLOOR ONLY (BUILDING WIDTH IN FT. (12, 24, 36))			TWO FLOORS (BUILDING 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.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.										
(12x14)	4.0	1	3.4	1	2.7	1	3.0	1	2.4	1	2.1	1	3.0	1	4.1	1	2.0	1	2.4	1	2.7	1	1.4	1	1.7	1				
(12x16)	6.0	1	4.7	1	3.0	1	4.0	1	3.0	2	4.0	1	3.2	2	3.8	2	6.1	1	4.4	1	3.4	1	3.1	2	3.1	2	3.8	2		
(12x18)	7.7	1	5.9	1	4.0	2	6.1	2	4.1	2	5.0	2	4.0	2	3.8	2	7.0	1	5.5	2	4.5	2	3.0	1	3.8	2	3.1	2		
(12x10)	10.7	1	8.1	2	5.9	2	7.3	2	5.8	2	4.0	2	6.0	2	4.9	2	4.0	2	9.2	2	6.6	2	5.1	2	4.4	2	3.7	2		
(12x12)	10.7	2	8.1	2	6.0	2	6.8	2	6.8	2	6.8	2	7.0	2	5.7	2	4.9	2	10.9	2	7.7	2	6.3	2	6.1	2	5.2	2	4.3	2
(12x16)	8.5	1	7.3	1	6.1	1	7.8	1	6.0	1	5.1	1	5.4	1	5.0	2	4.3	2	9.6	1	6.0	1	5.7	2	6.3	1	4.7	2	3.0	2
(12x10)	11.3	1	8.7	1	7.3	1	9.1	1	7.2	1	6.1	1	7.8	1	5.1	1	5.1	2	11.5	1	8.1	2	6.7	2	7.6	1	5.8	2	4.8	2
(12x12)	13.2	1	10.1	2	8.8	2	10.8	2	8.5	2	7.2	2	8.1	2	7.0	2	5.1	2	13.6	1	9.6	2	7.9	2	8.8	2	6.5	2	5.4	2

1. ALL TYPICAL GIRDERS AND HEADERS FOLLOW THIS CHART WITH THE REQUIRED NUMBER OF JACK STUDS PROVIDED KING STUDS AT ENDS.
2. SPANS ARE GIVEN IN FEET AND INCHES.
3. NO. 1 OR BETTER GRADE LUMBER SHALL BE USED FOR SOUTHERN PINE. OTHER TABULATED VALUES ASSUME #2 GRADE LUMBER.
4. BUILDING WIDTHS MEASURED PERPENDICULAR TO THE RIDGE FOR WIDTHS BETWEEN THOSE SHOWN. SPANS ARE PERMITTED TO BE INTERPOLATED.
5. MIN. 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 EXISTING ANCHOR ATTACHED TO THE FULL HEIGHT WALL STUD AND TO THE HEADER.
6. USE 20 PSF GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.

GIRDER AND HEADER SPANS FOR OPEN PORCHES (MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR)			
SUPPORTING ROOF		SUPPORTING HOOR	
SPAN	N. J.	SPAN	N. J.
(12x14)	7.6	5.6	6.4
(12x16)	10.1	7.7	8.5
(12x18)	12.4	9.4	10.4
(12x12)	14.4	10.10	11.11

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

* CONTRACTOR TO VERIFY ALL EXISTING HEADERS AFTER DEMOLITION AND STRUCTURE IS EXPOSED. REPLACE AS REQUIRED.
 * FOR NON-TYPICAL SPAN SIZES SEE FLOOR PLANS.

LVL FASTENING SCHEDULE

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (ROUND PIER LINEAR FOOT)

PIECES	1" x 6"		2" x 6"		SCHEDULE 40		FRAGILE	
	A	B	A	B	A	B	A	B
HEADER	10.0	12.0	12.0	15.0	12.0	15.0	12.0	15.0
PIECE	10.0	12.0	12.0	15.0	12.0	15.0	12.0	15.0

- ### ELEVATION NOTES:
1. IRIS W/KN. CEILING, OR ROVAL GLASS LITES SHOWN ON ELEVATIONS.
 2. PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.).
 3. PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGED INTO THE MASONRY.
 4. 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 1/300th OF ROOF AREA.
 5. NOTE ALL WINDOWS BEING REPLACED MUST HAVE A U-FACTOR VALUE OF 0.30 OR LESS.

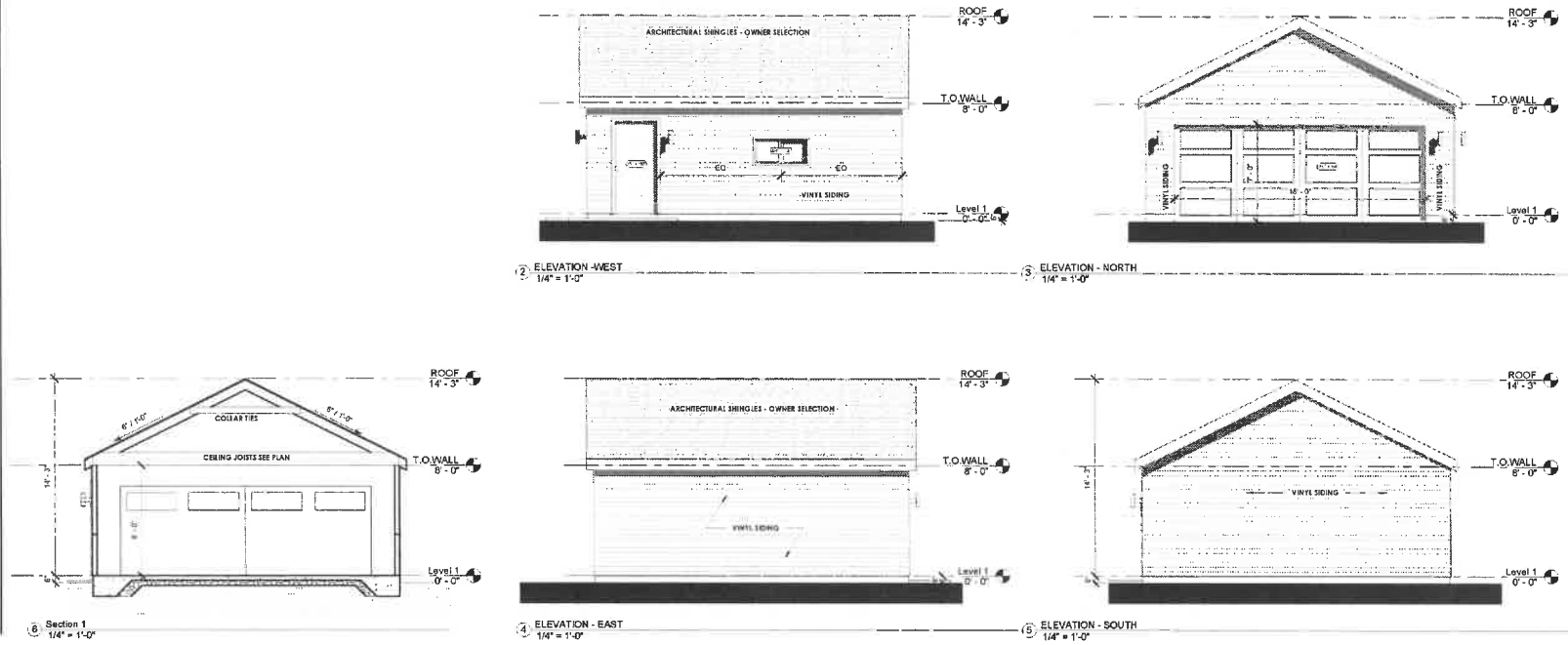
- ### ENERGY CONSER. NOTES
1. ATTIC ACCESS PANELS MUST BE INSTALLED TO MATCH ATTIC AND MUST BE WEATHERSTRIPPED (SECTION R402.2.4).
 2. WINDOWS AND GLIDING GLASS DOORS LIMITED TO NO MORE THAN 0.30 IN PER SQUARE FOOT AIR LEAKAGE. SLIDING DOORS LIMITED TO NO MORE THAN 0.50 IN PER SQUARE FOOT. (SECTION R402.4.3)
 3. A MINIMUM OF 10 PERCENT (10%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS. (SECTION R402.1)

No. Description Date
 PERMIT 07082024

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

BAU
 Design & Development

SEAL AND APPROVE
 ARCHITECT
 STATE OF ILLINOIS
 No. 07082024
 PROJECT: 24-032
 DRAWN BY: CHECKED BY: 28
 COPYRIGHT 2024 BY DESIGNER & REGISTERED PROFESSIONAL ENGINEER



PROPOSED GARAGE
 7611 Washington Blvd
 River Forest, IL 60305

DATE: 07/08/2024
 PROJECT: 24-032
 DRAWN BY: CHECKED BY: 28

ELEVATIONS

SHEET NO.
A103



**PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS**

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Village of River Forest, Cook County, Illinois, on Thursday, September 12, 2024 at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois, to consider amendment(s) to the Village's Zoning Ordinance which include, but may not be limited to, the following:

1. A Text Amendment to Section 10-3-1 (Definitions of Words and Terms) of the Zoning Ordinance regarding to define terms relating to electric vehicle charging; and
2. A Text Amendment to create a 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.

The petitioner for the Text Amendments is the Village President and Board of Trustees. This public hearing is being held pursuant to direction given by the Village Board of Trustees for the Zoning Board of Appeals to consider these amendments. For additional information visit www.vrf.us.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** If you cannot attend the public hearing but would like to provide input on this matter to the Zoning Board of Appeals you may submit your comments in writing, to Clifford Radatz, Building Official, no later than 12:00 Noon on the date of the public hearing at cradatz@vrf.us or by mailing them to 400 Park Avenue, River Forest, IL 60305.

For further information or for a copy of the proposed text amendments, please contact Village Administrator Matt Walsh at (708) 714-3563 or at mwalsh@vrf.us or visit www.vrf.us.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals



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

MEMORANDUM

Date: September 12, 2024

To: Zoning Board of Appeals

From: Seth Jansen, Management Analyst

Subj: Proposed Text Amendments – 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.” The Village of River Forest applied for and was accepted into the 2nd cohort, which officially began in August of 2023.

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.

Currently, 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. Outlined in the attached MMC EV Readiness Checklist are the specific items, including designation level for which they are required, and the action the Village would need to take to achieve the points for that item.

At the March 12th 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 unanimously 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 25th meeting of the Village Board of Trustees, the Board provided further input and voted 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.

Recommendation: Motion to recommend approval of the proposed text amendments to Chapters 3, 7, 12, and 21 of the Zoning Ordinance to the Village Board of Trustees.

Attachments:

- Preliminary Draft Text Amendment
- MMC EV Readiness Checklist – Zoning and New Construction Items

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 Amendments. 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 immediately adjacent to striped on-street parking spaces located in districts C1, C2, C3, or ORIC.
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 driver's view of approaching, merging or intersecting traffic in and around the right-of-way.
4. Any electric vehicle utilizing an electric vehicle charging station within the public right of way shall comply with all relevant parking regulations established in Chapters [9-2](#) and [9-3](#).

C. Appearance:

1. In districts R1, R2, R3, and R4, electric charging stations and associated supply equipment shall, whenever possible, be located so as not to be visible from any public ways.
2. Electric vehicle charging stations shall be protected by bollards, structures, or non-mountable curbs if located directly in a publicly accessible parking lot.
3. Electric vehicle supply equipment shall be mounted or include retractable cords so as to not impede pedestrian travel or create a trip hazard.
4. Adequate lighting shall be provided to any electric vehicle charging station which is publicly accessible during nighttime hours.
5. Any signage or advertisement appearing on electric vehicle charging stations and electric vehicle supply equipment shall comply with all relevant regulations as established in Chapter [4-5](#).
6. The installation of any electric vehicle charging stations and associated supply equipment shall consider design elements that can be integrated into the architectural concept. Whenever possible, electric vehicle charging stations and associated supply equipment materials shall be compatible with buildings, their scale shall fit the style of the host site, colors shall be in harmony with buildings, and surroundings shall be

Action #	Objectives and Actions	Action Points				
		Bronze	Silver	Gold	Extra Points	Extra Points Only
ZP	ZONING AND PLANNING					
ZP-2	Clearly classify EVCS in zoning regulations.					
ZP-2A	When EV charging is not the primary use of the site, classify the EV charging station as an accessory use .	5				
ZP-2B	When EV charging is the primary use of the site, establish new classification of retail EV charging facility or articulate suitable existing classification.				5	5
ZP-3	Establish zoning regulations to facilitate EVCS installation and clearly communicate rules.					
ZP-3A	Define transportation electrification technologies (EVs, EVCSs) to be considered.		2		2	
ZP-3B	Establish zoning regulations to facilitate EVCS installation, assuring it no more difficult to site EVCS than any other equipment or use, and clearly communicate rules.		5		5	
ZP-3C	For EV charging stations that are the primary use of the site, update zoning code to allow these in most or all districts.				5	5
ZP-3D	Establish new or articulate existing regulations for content and appearance of advertising on EVSEs.		5		5	
ZP-3E	Establish new or articulate existing regulations for whether and under what conditions EV charging stations are allowed in the right of way.		5		5	
ZP-3F	Establish new or articulate existing regulations for the appearance of public EVCSs.		5		5	
ZP-3G	Clearly and concisely communicate EVCS zoning regulations to the public.		2		2	

ZP-4	Where minimum parking requirements exist, flex the number of required parking spaces to accommodate Level 2 and DCFC EVCS. (<i>Conditional Points</i>)	5				
PK	PARKING AND ACCESS					
PK-4	Design parking rules to safely and equitably allow access, while matching charging type, physical space, land use, occupancy type, and type of parking.			5	5	
NC	NEW CONSTRUCTION					
NC-1	Establish targets and timelines for making all new construction EV Capable, EV Ready and/or EVSE Installed, as applicable. Tailor targets for single-family residential, multi-family residential and commercial construction.		5		5	
NC-2	Communicate/ enforce provisions of the Illinois Electric Vehicle Charging Act (Public Act 103-0053), which requires new construction projects for single-family and multi-family dwellings to be EV Capable and provides a right to charge for residents.		5		5	
NC-4C	for commercial development . Require a proportion of parking spaces to be EV Capable, EV Ready and/or EVSE Installed. Establish requirements for L2 and DCFCs, maximum electrical amperage for each parking space and power capacity for electrical panels.			10	10	