



## MEMORANDUM

**DATE:** May 5, 2023

**TO:** Zoning Board of Appeals

**FROM:** Clifford E. Radatz *ceR*  
Building Official

**SUBJECT:** Variation Request – 7616 Vine Street

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Priscilla and Philipe Carvalho, owners of the property at 7616 Vine Street, have submitted the attached application for variations to the side yard setback regulations (Section 10-9-7) and Floor Area ratio regulations (Section 10-9-5) of the Zoning Code.

The applicants propose to construct a second story addition onto the existing residence. The addition on the existing house will increase the height of the west wall which maintains a non-complying side yard setback.

Section 10-9-7 of the Zoning Code requires a minimum 5'-0" side yard setback to the wall of a building (3'-0" minimum setback to the roof eaves), and prohibits the increase in the height of a wall which maintains a non-complying side yard setback. The existing setback of the west wall of the house is approximately 2.76 feet.

The roof for the addition is proposed to have an overhang of 2'-0" which matches the overhang of the existing structure, so the setback to the roof eave will be 0.76 feet from the west property line. Section 10-8-7-C-2-a allows "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 10-9-5 of the Zoning Code limits the Floor Area ratio to 0.40 of the area of the Lot. With the proposed addition, the Floor Area ratio for this property will increase to 0.4875.

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 Sections 10-9-5 and 10-9-7 of the Zoning Code at 7616 Vine Street.*

If you have any questions regarding this application, please do not hesitate to call me.

# Zoning Review Checklist

Address: 7616 Vine Street

Date of Review: 4/19/2023

Date of Submission: 4/14/2023

Contact:

Telephone #:

Zoning District:

R2

Use:

Addition to a Single Family Residence

## Permitted Use

### Lot Area

Lot Width

Lot Depth

Lot Area

37.50

134.00

5025.00

### Lot Coverage

30% allowed for the R2 District

Allowed

Existing

Proposed

1507.50

1562.41

1562.41

31.09%

31.09%

☐ ~~✗~~

No Change

### Floor Area Ratio

40% allowed for the R2 District

Allowed

Existing

Proposed

2010.00

1843.56

2449.89

36.69%

48.75%

☒

Net additional floor area added to the residence

606.33 s.f.

### Setbacks

Required

Existing

Proposed setbacks

Front Yard

South

at addition

Average of block, see 10-8-7 A

16.1100

24.4100

Eave Length

2.0000

2.0000

Setback to Eave

0.0000

14.1100

22.4100

☐ ~~✗~~

Side Yard

East

10% of Lot Width for the R2 District

5.0000

8.7600

10.1800

☒

Eave Length

0.5800

2.0000

Setback to Eave

3.0000

8.1800

8.1800

☒

Side Yard

West

10% of Lot Width for the R2 District

5.0000

2.7600

2.7600

☒

Eave Length

2.0000

2.0000

Setback to Eave

3.0000

0.7600

0.7600

☒

NC SYSB

☒

☒

### Combined Side Yard

25% of Lot Width for the R2 District

10.0000

11.5200

12.9400

☒

Rear Yard

North

15% of Lot Depth or 26'-2" minimum

55.2900

67.5900

Eave Length

2.0000

2.0000

Setback to Eave

20.1000

53.2900

65.5900

☒

Addition

## Zoning Review Checklist

### Building Height Ridge

Height above grade in feet

Allowed

35'

Existing

23.1'

Proposed Ht.  
at addition

32.55'



Story Height

2.5

1.5

2



### Off-Street Parking

Garage spaces

Required

2

Existing

0

Existing +  
Proposed

0



**7616 Vine Street**  
Area Calculations  
Date of Submission

**4/14/2023**

**4/19/2023**

Lot Area	37.5000	134.0000	<b>5025.0000</b>
Allowed Coverage	0.3000		<b>1507.5000</b>
Allowed FAR	0.4000		<b>2010.0000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	1463.1300
Detached Shed	Existing	48.2330
Open Porch	Existing	51.0450
		0.0000
Total		<b>1562.4080</b>

**Lot Coverage - New**

First Floor Area	Existing	1311.0740
Detached Shed	Existing	48.2330
Open Porch	Proposed	203.1010
		0.0000
Total		<b>1562.4080</b>

**Floor Area - Existing**

Floor Area - existing	1st floor	1463.1300
	2nd floor	332.1955
	Attic	0.0000
Detached Shed	Existing	48.2330
garage allowance (up to 500 s.f)		0.0000
		<b>1843.5585</b>

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	1311.0740
	2nd floor	1090.5855
	Attic	0.0000
Detached Shed	Existing	48.2330
garage allowance		0.0000
		<b>2449.8925</b>



House - 1st floor - **Existing per Plat**

	A	18.3200	8.3000	152.0560
	B	24.4700	41.9000	1025.2930
	C	24.1900	10.2500	247.9475
	D	6.1000	2.0200	12.3220
north bay	E	7.5200	2.0561	15.4620
east bay (per Arch'ts dims)	F	1.4167	7.0938	10.0495
				0.0000
Existing First Floor Area				<b>1463.1300</b>

House - 1st floor - **Proposed****Existing to Remain**

1463.1300

**Demolitions****-1**

A

**18.3200****8.3000****-152.0560****Additions**

0.0000

Proposed First Floor Area

**1311.0740**House - 2nd floor - **Existing per Plat**

	S1	6.3700	52.1500	332.1955
	S2			0.0000
	S3			0.0000
				0.0000
Existing Second Floor Area				<b>332.1955</b>

House - 2nd floor - **Proposed****Existing to remain**

332.1955

**Demolitions****-1**

S1'

6.3700

41.9000

**-266.9030****Additions**

Addn

24.4700

41.9000

1025.2930

Proposed Second Floor Area

**1090.5855**Detached Shed - **Existing**

	xs	6.9500	6.9400	48.2330
				0.0000
Shed Area				<b>48.2330</b>

Open Front Porch - **Existing**

	xofp	6.1500	8.3000	51.0450
				0.0000
Porch Area				<b>51.0450</b>

Open Front Porch - <b>Proposed</b>				
<b>Existing to remain</b>				51.0450
<b>Additions</b>				
	Addn	18.3200	8.3000	152.0560
				0.0000
Proposed Second Floor Area				<b>203.1010</b>

# APPLICATION FOR ZONING VARIATION

## Village of River Forest Zoning Board of Appeals

Address of Subject Property: 7616 Vine Street Date of Application 5-1-2023

### Applicant:

Priscilla and Philipe Carvalho  
Name

7616 Vine Street, River Forest, Illinois 60305  
Address

650-922-1043 primedeiros84@yahoo.com  
Phone (Daytime) Fax E-Mail

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

### Architect/Contractor:

Mark Zinni Architects, Ltd.  
Name

428 Marengo Avenue, Forest Park, Illinois 60130  
Address

708.366.2416 mark@mzarchs.com  
Phone (Daytime) Fax E-Mail

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

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

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

☒ Zoning Code ☐ Building Code (fence variations only)

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

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

**Application Deadline:** A complete variation application must be submitted no later than the 15<sup>th</sup> 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: 5/3/23

Applicant (if other than Owner): \_\_\_\_\_ Date: \_\_\_\_\_

**Application Fee:** A non-refundable fee of \$750.00 must accompany every application for variation. Checks should be made out to the Village of River Forest.

## APPLICATION FOR ZONING VARIATION

Address of Subject Property: 7616 Vine Street Date of Application: 5-1-2023

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

### Summary of Requested Variation(s):

**Applicable Code Section  
(Title, Chapter, Section)**

*Example:*

10-8-5, lot coverage

**Code Requirement(s)**

*Example:*

no more than 30% of lot

**Proposed Variation(s)**

*Example:*

33.8% of the lot (detailed calculations  
On a separate sheet are required)

10-8-5, Floor Area Ratio

The maximum floor area ratio shall not exceed 0.4 for lots less than twenty thousand square feet in area.

The floor area ratio is proposed to be increased by 392.5 square feet to 2402.5 square feet or 47.8% of lot area.

10-8-7,C,2b, Wall Height

The height of a wall that maintains a non-conforming side yard setback shall not be increased.

The height of the non-conforming wall is proposed to be increased to provide for a second-story addition.

10-8-7,C,1, Side Yards

Minimum 10% of lot width or five feet, whichever is greater.

The required side yard = 5'-0" minimum.  
The proposed addition matches the existing side yard = 2'-9 1/8" (2.76')

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.

## APPLICATION REQUIREMENTS FOR MAJOR VARIATIONS

### **A. General Requirements.**

1. a. Applicant: Philipe and Priscilla Carvalho  
7616 Vine Street  
River Forest, Illinois 60305  
630-922-1043
- b. Applicant is the owner.
- c. Date of Application: May 1, 2023.
- d. Property Identification: 7616 Vine Street, River Forest, Illinois.
- e. Variance requested is:

- 1) Floor Area Ratio: The requested variance is to increase the allowable floor area to 0.488 in lieu of the maximum allowable floor area ratio of 0.40.

The maximum floor area ratio per Section 1-8-5 is 0.40 of the lot area for lots less than twenty thousand square feet. The proposed total floor area of 2,450.8 square feet (0.488 of the lot area) exceeds the allowable floor area of 2,010.0 square feet (0.40 of the lot area). The lot width is an unusually narrow 37'-6" and shallow 134'-0" even for the typical lot size in the neighborhood making the maximum floor area ratio unusually restrictive. The typical lot one block away on the north-south street is 45'-0" x 165'-4" where the maximum floor area is 2,975.9 square feet

- 2) Non-Conforming Wall Height: The requested variance is to increase the existing non-conforming wall height to provide for a second-story addition.

Although there is an exception for an addition that extends a wall with a non-conforming side yard setback per Section 1-8-7,C,2b, there is no exception to allow the height of a non-conforming wall to be increased. The proposed second-story addition increases the height of the west wall that only has a 2'-9 1/8" side yard setback in lieu of a required minimum 5'-0".

- 3) Side Yard Setback: The requested variance is to reduce the west side yard setback to 2'-9 1/8" in lieu of the required minimum 5'-0".

The required west side yard setback per Section 1-8-7,C,1 is 10% of the lot width or five feet, whichever is greater. The proposed west side yard setback of the second-story addition is 2'-9 1/8" (0'-9 1/8" to the eave) to match the existing. The lot width is an unusually narrow 37'-6" making the minimum 5'-0" setback (3'-0" to the eave) unusually restrictive.

- f. See attached Plat of Survey, Exhibit "A1", dated March 16, 2017.

- 1) See attached existing drawings, Exhibits "A2" to "A4", dated May 1, 2023.

2. See attached drawings, Exhibits "B1" to "B7", dated May 1, 2023.
3. Hard copy and electronic copy submittal requirements: Noted.

- B.**
1. Height: Two-story, 30'-5 1/2"± proposed (less than allowable 35'-0" for principal structure).  
Lot Size: 37.5' x 134' = 5,025 sq. ft.  
Gross Floor Area: First Floor: 1,311.8 sq. ft. existing  
Detached Garage: not applicable.  
Storage Shed: 48.2 sq.ft. existing  
Second Floor: 1,090.6 sq. ft. proposed  
Covered, Open Porch: 148.1 sq.ft. de-enclosed  
Covered, Open Stoop: 51.1 sq. ft. existing  
Lot Coverage: 1,559.4 sq. ft. exist/proposed = 31.03% Lot Coverage.  
(Note: 30% permitted.)  
Prior Variance is assumed to have been granted.  
Floor Area Ratio: 2,450.8 sq. ft. proposed net floor area = 0.488 F.A.R.  
(Note: 0.40 F.A.R. permitted.)
  2. Multi-family development: N/A
  3. Site development dimensioned: See attached Site Plan, Exhibit "B1".
  4. Freestanding signs: N/A
  5. Identification of vehicular areas: See attached Site Plan, Exhibit "B1".
  6. HOA legal documents: N/A
  7. Property photographs: See Exhibits "C1", "C2", "C3" and "C4".
- C.** Nine month permitted variation validation period: Noted

## **WRITTEN DESCRIPTION OF THE REQUESTED VARIATION**

The Applicant is requesting relief for the floor area ratio and side yard setback requirement to construct a single-family residence with three bedrooms on the second floor.

The Applicant wishes to construct a second story addition to an existing 1-1/2 story structure on a narrow and shallow, 37.5 feet wide x 134.0 feet deep lot (the Village typically has 50 feet wide x 175 feet deep lot) that has an existing non-conforming lot coverage, and an existing non-conforming setback at the west side yard, and an existing non-conforming setback at the west side yard eave.

The maximum floor area ratio per Section 1-8-5 is 0.40 of the lot area for lots less than twenty thousand square feet. The proposed total floor area of 2,450.8 square feet (0.488 of the lot area) exceeds the allowable floor area of 2,010.0 square feet (0.40 of the lot area). The lot width is an unusually narrow 37'-6" and shallow 134'-0" even for the typical lot size in the neighborhood making the maximum floor area ratio unusually restrictive. The typical lot one block away on the north-south street is 45'-0" x 165'-4" where the maximum floor area is 2,975.9 square feet. Note, it is proposed to de-enclose the existing front porch to reduce the floor area by 148.1 square feet.

Although there is an exception for an addition that extends a wall with a non-conforming side yard setback per Section 1-8-7,C,2b, there is no exception to allow the height of a non-conforming wall to be increased. The proposed second-story addition increases the height of the west wall that only has a 2'-9 1/8" side yard setback in lieu of a required minimum 5'-0".

The required west side yard setback per Section 1-8-7,C,1 is 10% of the lot width or five feet, whichever is greater. The proposed west side yard setback of the second-story addition is 2'-9 1/8" (0'-9 1/8" to the eave) to match the existing. The lot width is an unusually narrow 37'-6" making the minimum 5'-0" setback (3'-0" to the eave) unusually restrictive.

Examination of the attached Exhibits will demonstrate that the proposed second-story addition increasing the floor area ratio and matching the existing non-conforming lot coverage and setbacks would have no more adverse effect on the quality of light, air and site drainage on the applicant (owner) and adjacent properties than the existing structure.

# PLAT OF SURVEY

0 15 30

GRAPHIC SCALE IN FEET



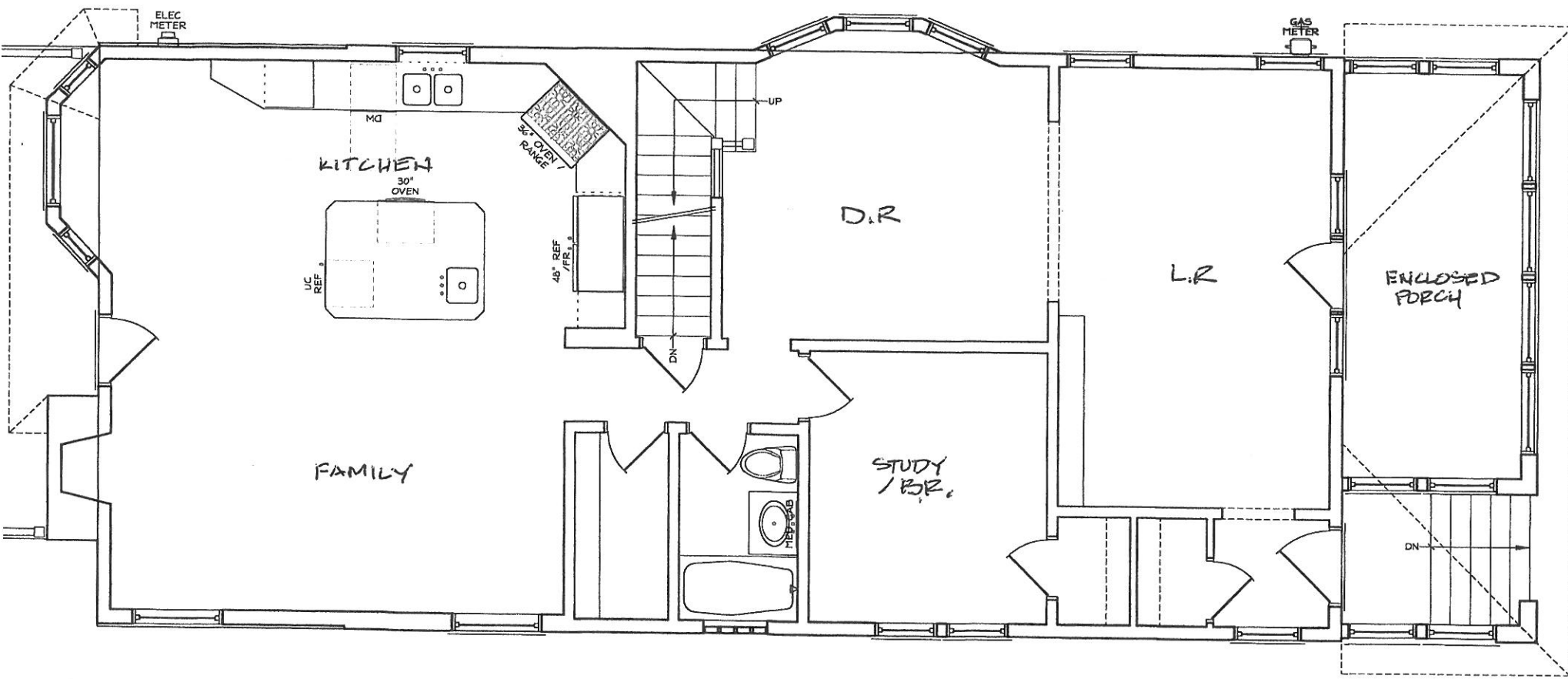
PROFESSIONAL LAND SURVEYOR  
JOHN M. MISTURAK  
035-006798  
PARK RIDGE  
ILLINOIS  
STATE OF ILLINOIS

PROFESSIONAL ILLINOIS LAND SURVEYOR  
LICENSE EXPIRES NOVEMBER 30, 2018

ORDERED BY: PELLEGRINI & CRISTIANO

# A1





**EXISTING FIRST FLOOR PLAN**

NOTE: 1. -



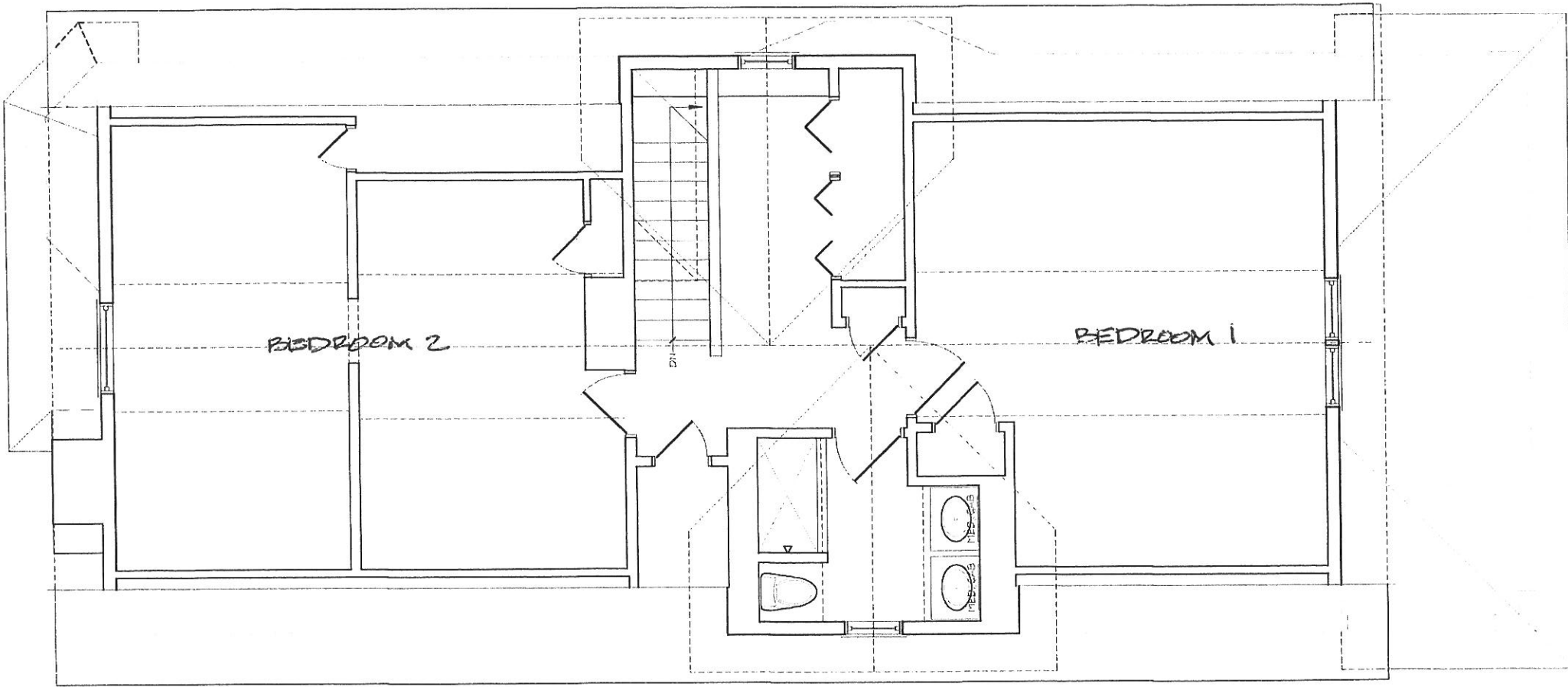
**A2**

**CARVALHO RESIDENCE**  
7616 VINE STREET  
RIVER FOREST, IL

**EXIST FIRST FLOOR**

IN PROGRESS  
SCALE AS SHOWN

MZA 4-12-2023



# EXISTING SECOND FLOOR PLAN

NOTE: 1. -



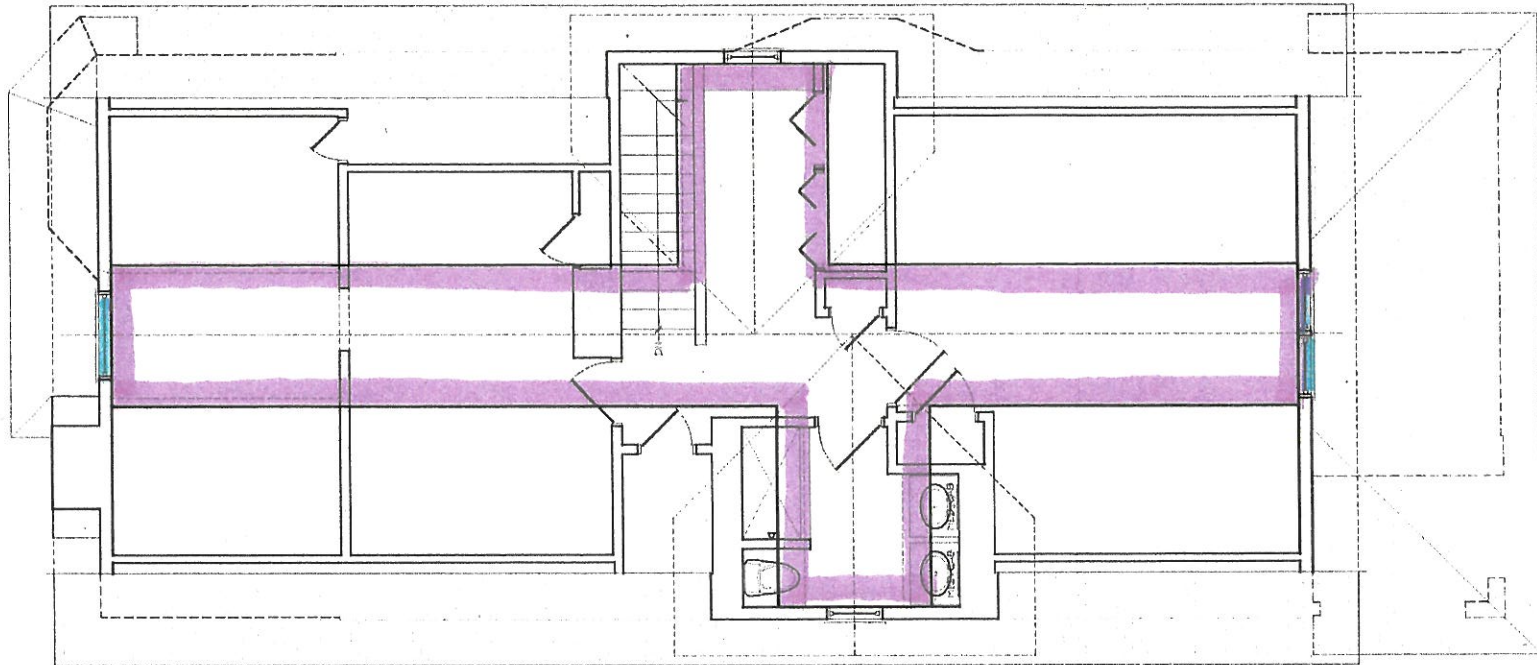
## A3

**CARVALHO RESIDENCE**  
7616 VINE STREET  
RIVER FOREST, IL

IN PROGRESS  
SCALE AS SHOWN

EXIST SECOND FLOOR

MZA 4-12-2023



**EXISTING SECOND FLOOR AREA w/ MINIMUM 7-FOOT CLEARANCE**

NOTE: 1. -



**A4**

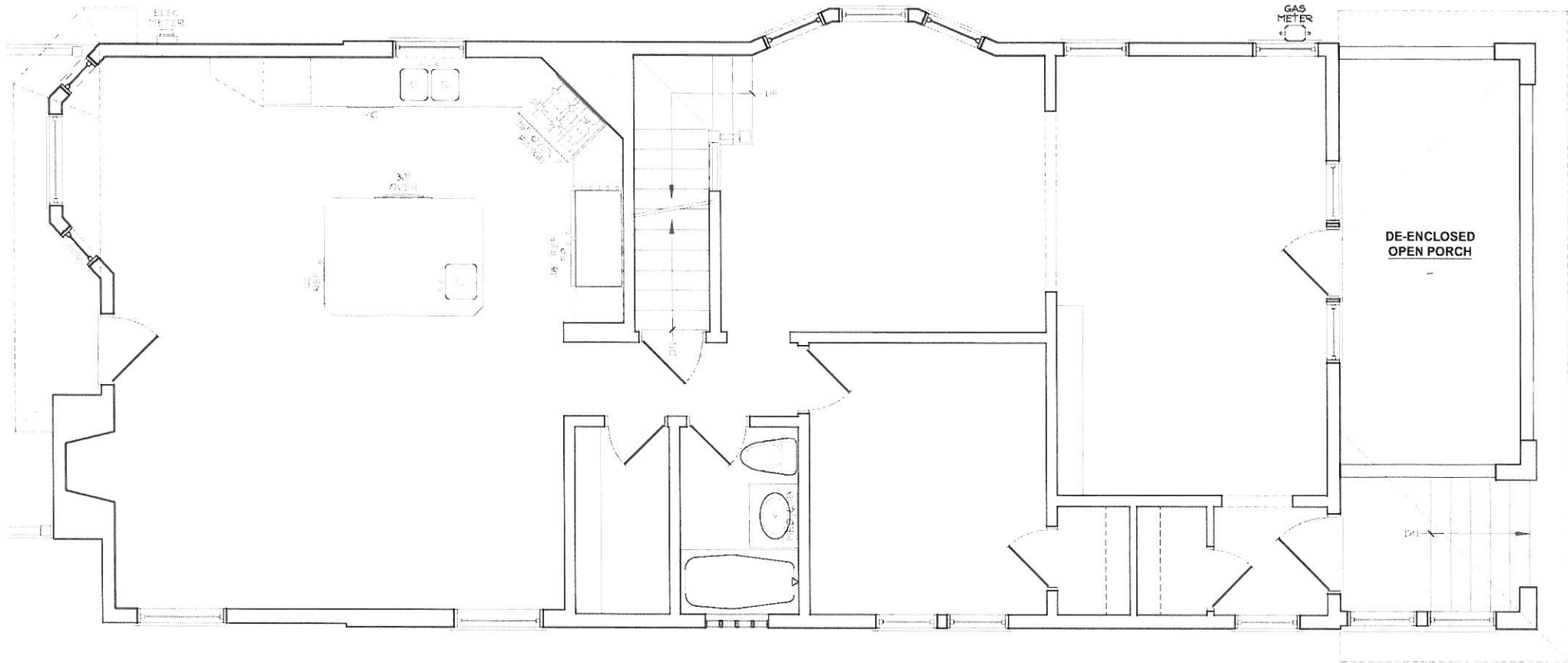
**CARVALHO RESIDENCE**  
7816 VINE STREET RIVER FOREST, IL.

IN PROGRESS  
SCALE AS SHOWN

EXISTING SECOND FLOOR AREA

MZA 4-12-2023





**FIRST FLOOR PLAN**

NOTE: 1. =

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



**B2**

**CARVALHO RESIDENCE**  
7616 VINE STREET  
RIVER FOREST, IL

ZONING VARIANCE  
SCALE AS SHOWN

**FIRST FLOOR**

MZA 5-1-2023



EXTEND CHIMNEY AS REQUIRED  
TO BE 24" ABOVE  
CONSTRUCTION WITHIN 10 FEET

NEW METAL CLAD WINDOWS  
AND DOORS -TYP

STUCCO FINISH SYSTEM,  
MATCH EXISTING -TYP

T/ 2ND FLOOR F.F.  
EL +9'-5 1/2"

RENOVATED, OPEN PORCH

T/ 1ST FLOOR F.F.  
EL +0'-0"

T/ BASEMENT SLAB  
EL -7'-10 1/2"

## SOUTH ELEVATION

NOTE: 1. -

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

T/ 2ND FLOOR F.F.  
EL +9'-5 1/2"

T/ 1ST FLOOR F.F.  
EL +0'-0"

T/ BASEMENT SLAB  
EL -7'-10 1/2"

## NORTH ELEVATION

NOTE: 1. -

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

**B4**

**CARVALHO RESIDENCE**  
7616 VINE STREET RIVER FOREST, IL

**SOUTH AND NORTH ELEVATIONS**

ZONING VARIANCE

SCALE AS SHOWN

MZA 5-1-2023

EXTEND CHIMNEY AS REQUIRED  
TO BE 24" ABOVE  
CONSTRUCTION WITHIN 10 FEET

ASPHALT ROOFING SYSTEM,  
MATCH EXISTING -TYP

NEW METAL CLAD WINDOWS  
AND DOORS -TYP

STUCCO FINISH SYSTEM,  
MATCH EXISTING -TYP

T/ 2ND FLOOR F.F.  
EL. +9'-5 1/2"

T/ 1ST FLOOR F.F.  
EL. +0'-0"

T/ BASEMENT SLAB  
EL. -7'-10 1/2"



## EAST ELEVATION

NOTE: 1. -

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

# B5

**CARVALHO RESIDENCE**  
7816 VINE STREET RIVER FOREST, IL

ZONING VARIANCE  
SCALE AS SHOWN

EAST ELEVATION

MZA 5-1-2023



EXTEND CHIMNEY AS REQUIRED  
TO BE 24" ABOVE  
CONSTRUCTION WITHIN 10 FEET

ASPHALT ROOFING SYSTEM,  
MATCH EXISTING -TYP

NEW METAL CLAD WINDOWS  
AND DOORS -TYP

STUCCO FINISH SYSTEM,  
MATCH EXISTING -TYP

T/ 2ND FLOOR F.F.  
EL +9'-5 1/2"

T/ 1ST FLOOR F.F.  
EL +0'-0"

T/ BASEMENT SLAB  
EL -7'-10 1/2"

## WEST ELEVATION

NOTE: 1. =

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

**B6**

**CARVALHO RESIDENCE**  
7616 VINE STREET RIVER FOREST, IL

**WEST ELEVATION**

ZONING VARIANCE

SCALE AS SHOWN

MZA 5-1-2023



**STREET ELEVATION**

SCALE: 1/8" = 1'-0"



**STREET ELEVATION - APPROVED NEIGHBOR 7612 VINE VARIANCE**

SCALE: 1/8" = 1'-0"

**B7**

**CARVALHO RESIDENCE**  
7616 VINE STREET  
RIVER FOREST, IL

**STREET ELEVATIONS**

ZONING VARIANCE  
SCALE AS SHOWN

MZA 5-1-2023

### Zoning Analysis Table - 1

**Project Address:** 7616 Vine Street - Proposed Addition over Original

**Prepared by:** MZA

**Date:** 5/1/23

**Telephone No:** 708-366-2416

**Zoning District:** R2

**Use:** Single-Family Residence

Line	Lot Area	Lot Width	Lot Depth	Lot Area
1		37.50	134.00	5025.0
	Lot Coverage	Allowed	Existing	Existing + Proposed
2	2A	1507.5	2B 1559.4	2C 1559.4
	Floor Area Ratio	Allowed	Existing	Existing + Proposed
3	3A	2010.0	3B 1425.4	3C 2450.8
	Building Height at Roof Ridge	Allowed	Existing	Existing + Proposed
4	Above "grade" in feet	4A 35.0	4B	4C
5	Story Height	5A 2.5	5B	5C
	Off-Street Parking	Required	Existing	Proposed
6	6A	2	6B	6C

## Zoning Analysis Table - 2

**Project Address:** 7616 Vine Street - Proposed Addition over Original

Line	Direction	Required Setback	Existing Setback	Proposed Setback at Addition
<b>Front Yard</b>		South		
7 Property Line to Bldg		7B	16.08	7C 24.37
8 Eave Length		8B	1.50	8C 2.00
9 Setback to Eave / Average of Block	9A	14.39	9B 14.58	9C 22.37
<b>Secondary Front Yard</b>		N.A.		
10 Property Line to Bldg		10B	0.00	10C 0.00
11 Eave Length		11B	0.00	11C 0.00
12 Setback to Eave	12A		12B 0.00	12C 0.00
<b>Side Yard</b>		West		
13 Property Line to Bldg 10% of lot width or 5.0'	13A	3.75	13B 2.76	13C 2.76
14 Eave Length			14B 2.00	14C 2.00
15 Setback to Eave	15A	3.00 min.	14C 0.76	15C 0.76
<b>Side Yard</b>		East		
16 Property Line to Bldg 10% of lot width or 5.0'	16A	3.75	16B 10.18	16C 10.18
17 Eave Length			17B 2.00	17C 2.00
18 Setback to Eave	18A	3.00 min.	18B 8.18	18C 8.18
<b>Combined Side Yard</b>				
19 25% of Lot Width or 10.0'	19A	9.38	19B 12.94	19C 12.94
<b>Rear Yard</b>				
20 Property Line to Bldg		20B	55.33	20C 67.72
21 Eave Length		21B	1.50	21C 2.00
22 Setback to Eave / 15% Lot Depth or 26'-2"	22A	20.10	22B 53.83	22C 65.72

## Lot Coverage Worksheet

Project Address: 7616 Vine Street - Proposed Addition over Original

Lot Area			Allowed
	5,025.00 x	0.30	Lot Coverage
		=	1507.5

### Existing Lot Coverage Calculation

Piece	Length	Width	Area
E1	41.92	24.46	1025.4
E2	3.72	1.42	5.3
E3 (triangle)	3.37	1.42	2.4
E4 (triangle)	3.37	1.42	2.4
E5	10.25	24.21	248.2
E6	2.04	6.08	12.4
E7	2.12	5.21	11.0
E8 (triangle)	2.12	2.29	2.4
E9 (triangle)	2.12	2.29	2.4
EP1	8.17	18.04	147.4
EP2	0.12	1.71	0.2
EP3	1.58	0.12	0.2
EP4	0.12	1.71	0.2
EP5	1.58	0.12	0.2
ES1	6.58	6.17	40.6
ES2	1.71	6.17	10.6
EST1	6.94	6.95	48.2
Total Existing Lot Coverage (Box 2B)			1559.4

### Proposed Lot Coverage Calculation

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Proposed Lot Coverage			0.0

Existing	+ Proposed	= Existing+Proposed
1559.4	0.0	1559.4

## Floor Area Summary

**Project Address:** 7616 Vine Street - Proposed Addition over Original

Lot Area		Allowed Floor Area
5,025.00 x	0.40	= 2010.0

Existing Floor Area	Area
Existing Basement Floor Area (Note 1)	0.0
Existing First Floor Area	1360.1
Existing Second Floor Area	65.3
Existing Half-Story Area (Note 2)	0.0
Existing Detached Garage Area	0.0
Enclosed Off-Street Parking Allowance (Note 3)	N.A.
<b>Total Existing Floor Area (Enter in Box 3B)</b>	<b>1425.4</b>

Existing + Proposed Floor Area	Area
Existing + Proposed Basement Floor Area (Note 1)	0.0
Existing + Proposed First Floor Area	1360.1
Existing + Proposed Second Floor Area	1090.7
Existing + Proposed Half-Story Area (Note 2)	0.0
Existing + Proposed Detached Garage Area	0.0
Enclosed Off-Street Parking Allowance (Note 3)	N.A.
<b>Total Existing Floor Area (Enter in Box 3B)</b>	<b>2450.8</b>

500 sf garage allowance for detached garage entirely in 30% rear yard

300 sf allowance for rear attached garage

(location important, not door orientation, i.e. no part of house  
behind the garage, even if side door)

150 sf allowance for front or side attached garage

## First Floor Area

Project Address: 7616 Vine Street - Proposed Addition over Original

See Attached Sheet

### Existing First Floor Area

Piece	Length	Width	Area
E1	41.92	24.46	1025.4
E2	3.72	1.42	5.3
E3 (triangle)	3.37	1.42	2.4
E4 (triangle)	3.37	1.42	2.4
E5	10.25	24.21	248.2
E6	2.04	6.08	12.4
E7	2.12	5.21	11.0
E8 (triangle)	2.12	2.29	2.4
E9 (triangle)	2.12	2.29	2.4
EP1 - new open	8.17	18.04	-
EP2	0.12	1.71	-
EP3	1.58	0.12	-
EP4	0.12	1.71	-
EP5	1.58	0.12	-
EST1	6.94	6.95	48.2
Total Existing First Floor Area			1360.1

### Proposed First Floor Area

Piece	Length	Width	Area
N.A.	0.00	0.00	0.0
Total Proposed First Floor Area			0.0

Existing	+ Proposed	= Existing+Proposed
1360.1	0.0	1360.1



## Second Floor Area

Project Address: 7616 Vine Street - Proposed Addition over Original

See Attached Sheet

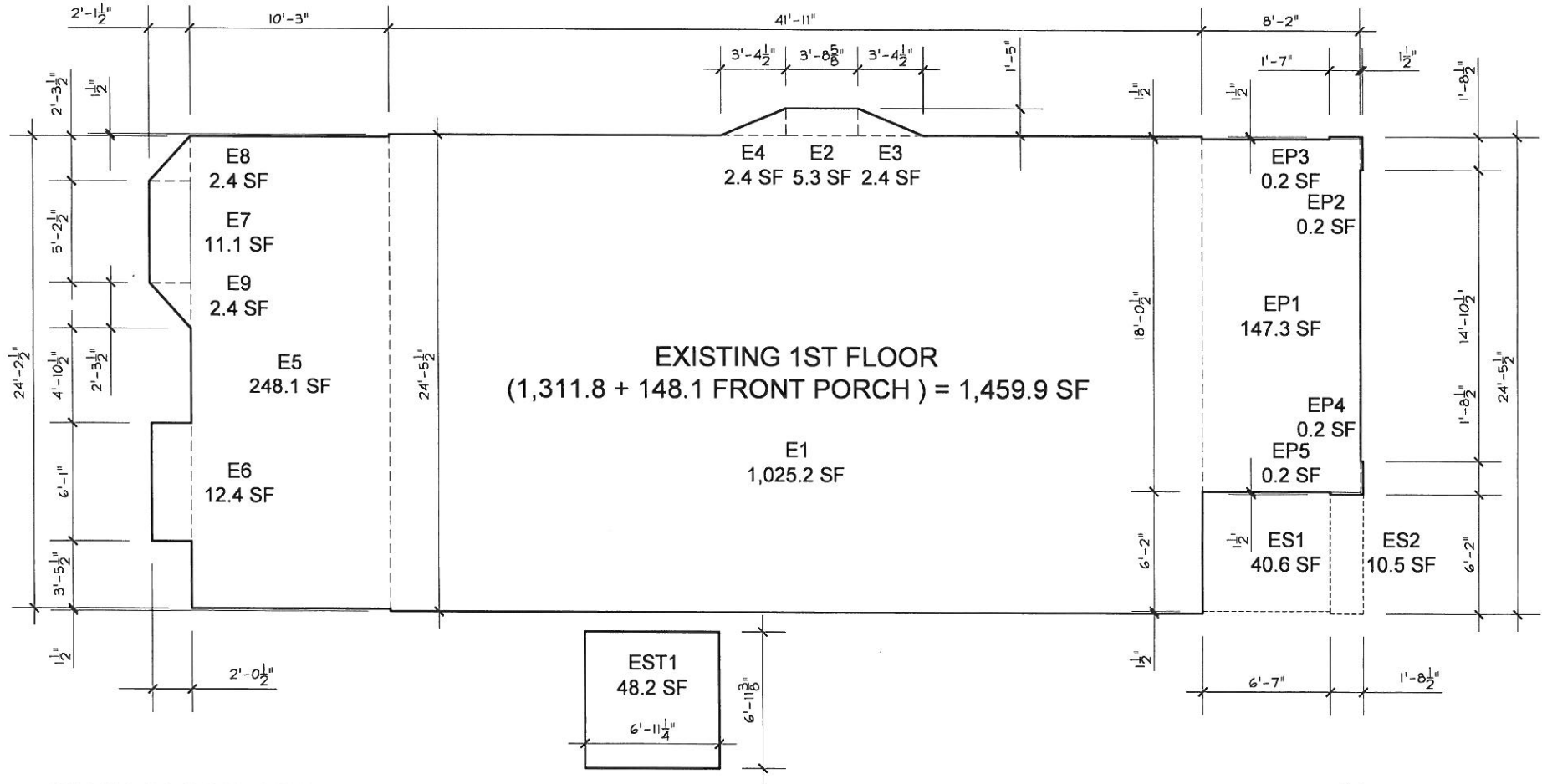
### Existing Second First Floor Area

Piece	Length	Width	Area
E1	10.25	6.37	65.3
Total Existing Second Floor Area			65.3

### Proposed Second Floor Area

Piece	Length	Width	Area
P1	41.92	24.46	1025.4
Total Proposed Second Floor Area			1025.4

Existing	+ Proposed	= Existing+Proposed
65.3	1025.4	1090.7



# FIRST FLOOR AREA PLAN

NOTE: 1. -

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

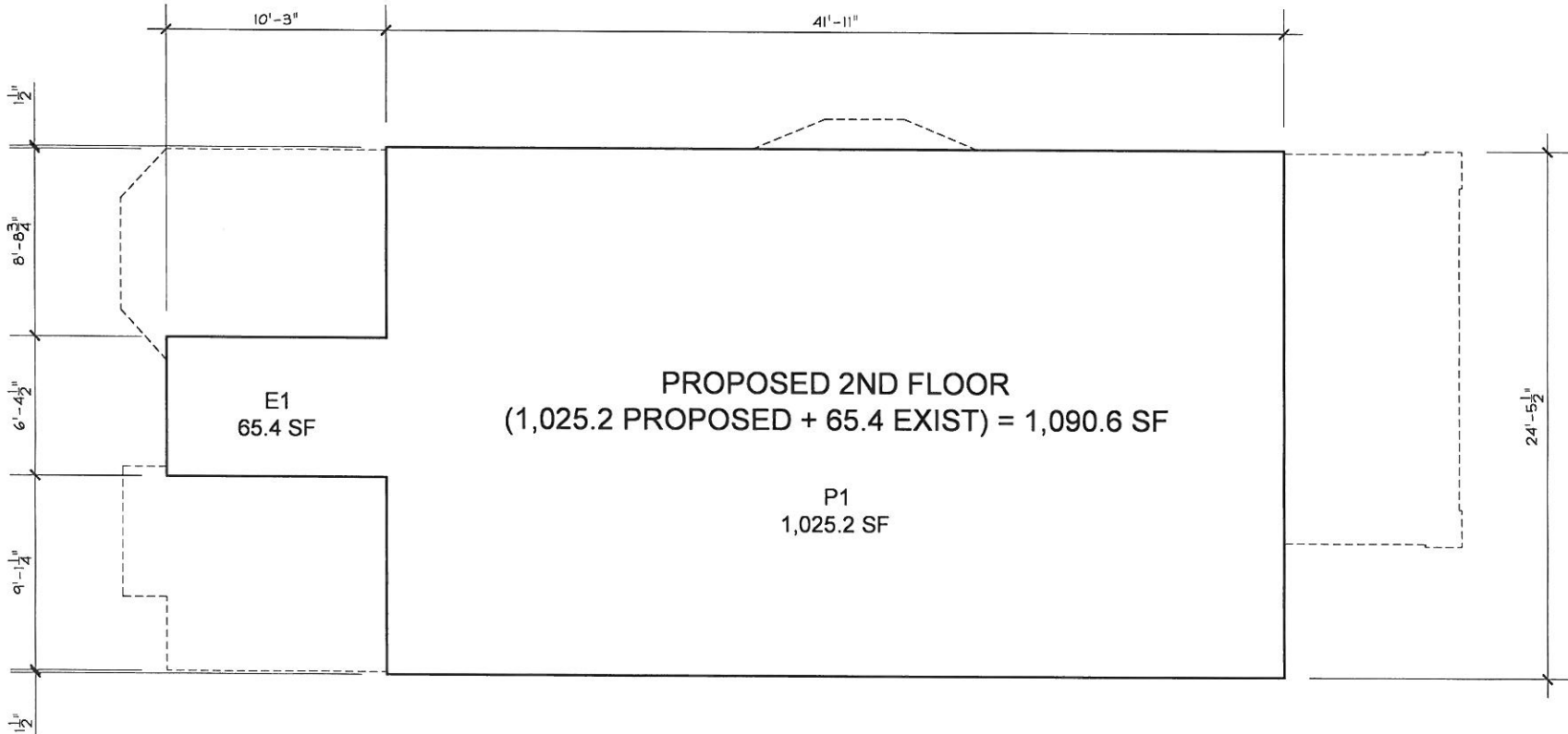


**CARVALHO RESIDENCE**  
 7816 VINE STREET RIVER FOREST, IL

ZONING VARIANCE  
 SCALE AS SHOWN

FIRST FLOOR AREA

MZA 5-1-2023



## SECOND FLOOR AREA PLAN

NOTE: 1. -

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



**CARVALHO RESIDENCE**  
7616 VINE STREET RIVER FOREST, IL

ZONING VARIANCE  
SCALE AS SHOWN

**SECOND FLOOR AREA**

MZA 5-1-2023

STANDARDS FOR MAJOR VARIATIONS

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

The physical surrounding conditions do create a specific hardship. A second story addition over the existing 1-1/2 story structure is the best solution to adding living space to a relatively small and modest 1-1/2 story structure to meet the increasing needs and safety of a growing family. The residence is on a block of unusually small and narrow lots with no alley access to their garages. The existing property lot layout of the 1-1/2 story house, is similar to all other interior lot houses in the block, in that it is pushed close to the adjacent west neighbor's driveway. The existing open space of the drive will always remain given the Village's off-street parking requirement and no alley access. The proposed second floor addition eliminates the need for more foundation work and roofing, it would also have the least adverse effect on the open area of the backyard, and on the natural light, ventilation and site drainage that the adjacent neighbors also enjoy.

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

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

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

The conditions upon which the petition for variation is based, generally do not exist to other properties within the same zoning classification. The lot is unusual in its width of 37.5 feet (in lieu of the typical 50 feet) and length of 134.0 feet (in lieu of the typical 175 feet) with no alley access. The house is shifted to the west of the property allowing space between the Applicant's house and the neighbor to the east for drainage, natural light and ventilation and for garage access. The two-story neighbor to the west also has an existing non-conforming side yard setback to the building and to the eave.

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

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

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

The granting of the variation will not be detrimental to the public welfare nor injurious to the

enjoyment, use, or development value of other property or improvements in the neighborhood in which the property is located. There is no conforming alternative to a second-story addition, the placement of an addition within the allowed setbacks, would be more injurious to the neighborhood by adversely decreasing the separation to the adjacent neighbor to the east. A second-story addition would be aid in the increase of property values in the neighborhood and be more in keeping with the existing character of the neighborhood. The existing block includes six other interior lots, five have two stories, and all include drive ways on the east sides of the lots and minimal side yard setbacks on the west sides.

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

The proposed variation will not impair nor alter the existing adequate supply of light and air to the adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, nor substantially diminish or impair property values within the neighborhood. The typical minimum required separation of neighboring structures on 50-foot lots is 10 feet (5 feet + 5 feet). With the west neighbor's required 10-foot driveway and the existing non-conforming west side yard setback, there is over 12 feet of separation, and hence more light and air than the ordinance would typically allow. Also see Exhibits D1 and D2 (letters of support from neighbors).

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

Granting the variation will not unduly tax public utilities or facilities in the area any more than would a conforming addition of like size and usage. The house will remain a single-family residence and the water and sanitary services will not change. The proposed addition will not alter the lot coverage.

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

There is no means other than the requested variation to permit a reasonable use of the property without more adversely affecting adjacent properties and the neighborhood in general by reducing green space, light and ventilation. Other alternatives are not feasible, and this is the best and most efficient, and the least disruptive to the neighbors as well. Hardship can be avoided if the variation is granted.





EXISTING FRONT STREET ELEVATION – VINE STREET  
SOUTH ELEVATION



EXISTING NEIGHBOR'S DRIVEWAY  
SOUTHWEST CORNER AND NEIGHBOR TO WEST





EXISTING SIDE ELEVATION  
WEST ELEVATION



EXISTING SIDE ELEVATION – DRIVEWAY SIDE  
EAST ELEVATION

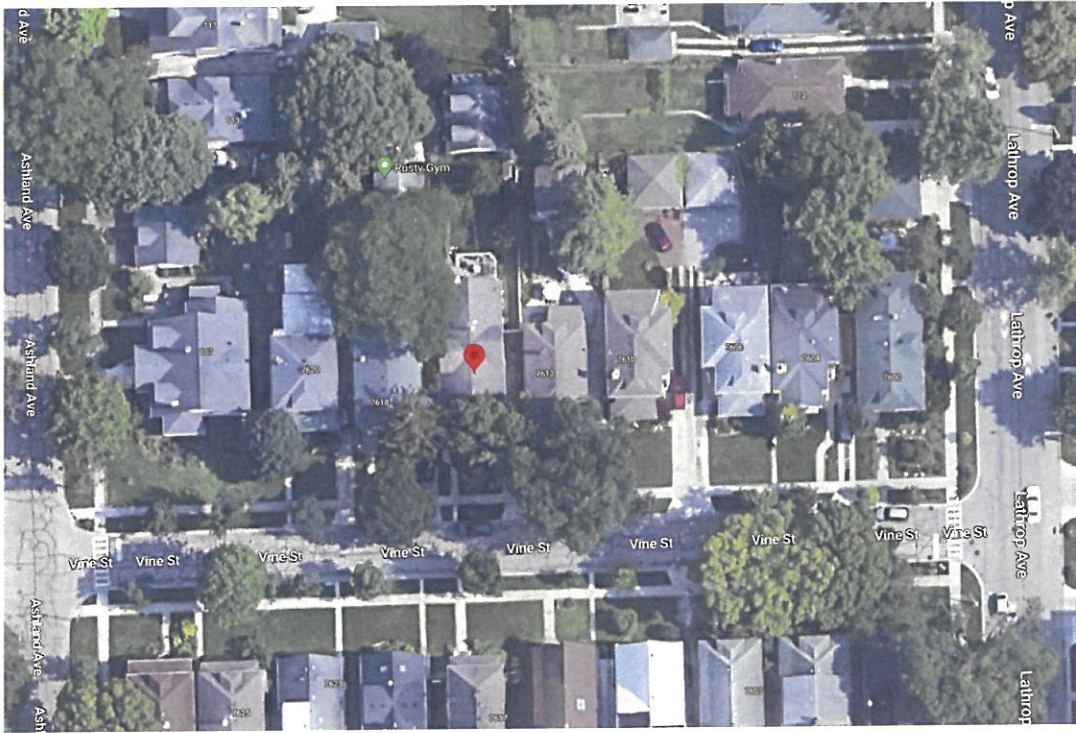


EXISTING REAR ELEVATION  
NORTHEAST CORNER



EXISTING REAR ELEVATION  
NORTH ELEVATION





EXISTING SITE CONTEXT  
SATELLITE VIEW

April 25, 2023

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

Re: Carvalho Residence  
7616 Vine St.  
River Forest, IL 60305


To Whom It May Concern:

Our neighbors, Philipe and Priscilla Carvalho, have informed us that they are proposing a second-story addition to their home that would require a zoning variance to the required side yard setback, the height of the wall maintaining the non-conforming side yard setback, and the maximum floor area ratio. We understand the construction would begin in the summer or fall of 2023.

We agree that many of the homes on the 7600 block of Vine Street were built on unusually small lots, that they are small by today's standards and need to be expanded to meet the needs of today's owners. And we agree that additional investment in existing properties within the Village is essential to maintain property values and uphold River Forest's reputation as an outstanding and desirable community.

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

Sincerely,

Two handwritten signatures in black ink. The first signature is cursive and appears to read 'Lamparelli'. The second signature is also cursive and appears to read 'Godshalk'.

Sarah Lamparelli  
Andrew Godshalk  
7612 Vine St  
River Forest, IL 60305

April 23, 2023

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

Re: Carvalho Residence  
7616 Vine St.  
River Forest, IL 60305

To Whom It May Concern:

Our neighbors, Philipe Priscilla Carvalho, have informed us that they are proposing a second-story addition to their home that would require a zoning variance to the required side yard setback, the height of the wall maintaining the non-conforming side yard setback, and the maximum floor area ratio. We understand the construction would begin in the summer or fall of 2023.

We agree that many of the homes on the 7600 block of Vine Street were built on unusually small lots, that they are small by today's standards and need to be expanded to meet the needs of today's owners. And we agree that additional investment in existing properties within the Village is essential to maintain property values and uphold River Forest's reputation as an outstanding and desirable community.

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

Sincerely,

The block contains two handwritten signatures in dark ink. The first signature, on the left, is 'Shira Enbar' and is written in a cursive, flowing style. The second signature, on the right, is 'Michael Raspatello' and is also written in a cursive style, with a long horizontal line extending from the end of the signature.

Shira Enbar  
Michael Raspatello  
7618 Vine St  
River Forest, IL 60305

**From:** [rtoupin@sprynet.com](mailto:rtoupin@sprynet.com)  
**To:** [Cliff Radatz](#)  
**Subject:** Variation Zoning Board of Appeals 7616 Vine Street  
**Date:** Friday, May 5, 2023 11:15:12 AM

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Cliff,

Regarding the request of the Carvalho's at 7616 Vine Street to increase in height from a one story to two stories:

I have no objection.

Best-

Ron Toupin  
117 Ashland Ave.  
River Forest, Illinois  
708.269.5055  
[Rtoupin@sprynet.com](mailto:Rtoupin@sprynet.com)