

VILLAGE OF RIVER FOREST
ZONING BOARD OF APPEALS MEETING MINUTES
February 13, 2020

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, February 13, 2020 in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. Upon roll call, the following persons were:

Present: Chairman Frank Martin, Gerald Dombrowski, Ronald Lucchesi, Tagger O'Brien, David Berni, and Joanna Schubkegel

Absent: Michael Smetana

Also Present: Assistant Village Administrator Lisa Scheiner and Village Attorney Carmen Forte, Jr.

II. APPROVAL OF JANUARY 9, 2020 ZONING BOARD OF APPEALS MEETING MINUTES

A MOTION was made by Member Lucchesi and SECONDED by Member Dombrowski to approve the minutes of the January 9, 2020 Zoning Board of Appeals meeting as amended.

Ayes: Members Dombrowski, Lucchesi, and O'Brien

Nays: None

Abstain: Chairman Martin, Berni, and Schubkegel

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED TEXT AMENDMENTS RELATED TO BEAUTY SHOPS, PERMANENT COSMETICS, MICROBLADING AND MICROPIGMENTATION FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JANUARY 9, 2020

A MOTION was made by Member Lucchesi and SECONDED by Member Dombrowski to approve the Findings of Fact and recommendation for the proposed Text Amendments related to Beauty Shops, Permanent Cosmetics, Microblading and Micropigmentation from the meeting of the Zoning Board of Appeals on January 9, 2020.

Ayes: Chairman Martin, Members Dombrowski, Lucchesi, and O'Brien

Nays: None

Abstain: Members Berni and Schubkegel

Motion passed.

IV. MOTION TO RECONSIDER RECOMMENDATION REGARDING VARIATION REQUEST TO SECTION 10-8-7 OF THE ZONING ORDINANCE (SETBACK) AT 243 PARK AVENUE

Village Attorney Forte described the procedural issue before the Zoning Board of Appeals.

A MOTION was made by Member O'Brien and SECONDED by Member Lucchesi to reconsider the variation request to Section 10-8-7 of the Zoning Ordinance (Setback) at 243 Park Avenue.

Ayes: Members Dombrowski, Lucchesi and O'Brien
Nays: None
Abstain: Chairman Martin, Members Berni and Schubkegel

Motion passed.

V. RECOMMENDATION REGARDING MAJOR VARIATION REQUEST TO SECTION 10-8-7 OF THE ZONING ORDINANCE (SEETBACK) FOR 243 PARK AVENUE

Village Attorney Forte and Chairman Martin explained who may cast a vote on this matter.

A MOTION was made by Member Lucchesi and SECONDED by Member Dombrowski to recommend that the requested variations at 243 Park Avenue variation be granted.

Member Berni certified that he listened to the audio of the meeting and certified that he is comfortable voting on the matter.

Member Schubkegel stated that she did not listen to the audio but reviewed the minutes and feels comfortable voting on the matter.

Ms. O'Brien stated her reasons for reconsidering the matter, including that there was not a lot coverage variation requested which was included in the legal notice, that the width of the lot was smaller than she thought and the size was corrected from approximately 45 feet to 42 feet, and that the height of the building would not exceed zoning height limits.

Ayes: Members Dombrowski, Lucchesi, O'Brien, Berni, and Schubkegel
Nays: None
Abstain: Chairman Martin

Motion passed.

VI. APPROVAL OF FINDINGS OF FACT FOR THE VARIATION REQUESTS FOR LOT COVERAGE AND SETBACK AT 243 PARK AVENUE FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JANUARY 9, 2020

A MOTION was made by Member Schubkegel and SECONDED by Member Berni to approve the Findings of Fact and recommendation regarding front yard and secondary front yard setback variations for a corner lot related to a proposed addition at 243 Park Avenue.

Ayes: Members Dombrowski, Lucchesi, O'Brien, Berni, and Schubkegel
Nays: None
Abstain: Chairman Frank Martin

Motion passed.

VII. CONFIRMATION OF MARCH 12, 2020 MEETING

Chairman Martin announced that a public hearing would be held on March 12, 2020 regarding a petition from the Village Board of Trustees for a Text Amendment.

VIII. PUBLIC COMMENT

None.


IX. ADJOURNMENT

A MOTION was made by Member Berni and SECONDED by Member O'Brien to adjourn the meeting at 7:41 p.m.

Ayes: Chairman Martin, Dombrowski, Lucchesi, O'Brien, Berni, and Schubkegel
Nays: None

Motion passed.

Respectfully Submitted:



Lisa Scheiner, Secretary

Frank Martin, Chairman
Zoning Board of Appeals

Date: _____