

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

September 13, 2018

A meeting of the Village of River Forest Zoning Board of Appeals was held at 7:30 p.m. on Thursday, September 13, 2018 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, Members David Berni, Gerald Dombrowski, Tagger O'Brien, and Michael Smetana.

Absent: Member Robert Swindal.

Also Present: Secretary Clifford Radatz, Village Administrator Eric Palm

**II. APPEAL OF THE DECISION OF THE ZONING ADMINISTRATOR - 7221 LE MOYNE STREET.**

Chairman Martin reviewed the procedure for an Appeal of the Decision of the Zoning Administrator.

Jennifer Murray appeared before the Board to represent the owners of the property, Michael Murray (her brother) and John Hall. Ms. Murray reviewed the owners' history with the building. When purchased, the building included 6 dwelling units. Subsequently, 2 apartment units were remodeled and combined to create a luxury rental townhome unit, thus reducing the total number to 5 dwelling units. Ms. Murray stated that when this work was done, the owners were not aware that they would lose the right to have 6 units in the building.

Ms. Murray noted that they are presenting a plan to add a "horseshoe" shaped driveway in front of the building in order to relieve some of the shortfall in the off-street parking requirement, increasing the number of parking spaces to 10.

In regard to the density of the property, Ms. Murray noted how terraces, patios, and decks have been added to improve the desirability of the units. She then presented diagrams to show the original arrangement of the units in the building, the current configuration, and the proposed arrangement.

Ms. Murray noted that the additional unit will be occupied by the owner, which is beneficial to the neighborhood.

Donna Murray (also a sister of the Michael Murray) noted that the owners have invested in and improved the property, which has been beneficial to the neighborhood.

Chairman Martin clarified that the issues involved in this case includes non-compliance with the maximum density of dwelling units allowed by the Zoning Ordinance for this property, non-compliance with the off-street parking required for the number of dwelling units, and seeking to re-instate the non-conforming conditions which had been discontinued.

Eric Palm, Village Administrator and Zoning Administrator, addressed the Zoning Board, indicating that he had based his decision to reject the application for Building Permit, as follows:

By proposing to return the property to 6 dwelling unit from 5 units, the density of the property would increase from 1 unit per 1,720 square feet of land area to 1 unit per 1,434 square feet of land area. Section 10-11-3 of the ordinance allows a maximum density of 1 unit per 2,800 square feet of land area.

The property does not comply with the requirement for off-street parking as required by section 10-11-8.

And, as the one-year period allowed by section 10-5-7 had been exceeded, the property could not be returned to the previous levels of non-conformity.

Mr. Palm further noted should his decision be upheld, that the property owners still have recourse by applying for variations to the density limit and the off-street parking requirements of the ordinance.

Board Member David Berni asked if the dwelling units are rental units, or are they individually owned. Jennifer Murray confirmed that all of the dwellings are rental units, the building being owned by Michael Murray and John Hall. Mr. Berni asked if there was an intention to convert the property to condominiums. Ms. Murray indicated that there is no intention to convert the building.

Chairman Martin closed the public portion of the hearing.

Board Member Tagger O'Brien asked what the Lot size of the property is. The Plat of Survey shows the dimensions of the lot are 33.6 feet by 170.3 feet.

Board Member Michael Smetana observed that zoning variations could not be recommended at this hearing because variations had not been applied for. Chairman Martin concurred, indicating that they could only uphold, revise, or reverse the decision of the Zoning Administrator.

A MOTION was made by Member O'Brien and SECONDED by Member Berni to uphold the decision of the Zoning Administrator.

Ayes: Members Berni, Dombrowski, O'Brien, Smetana, and Chairman Martin

Nays: None.

Motion passed.

**III. CONTINUATION OF THE MEETING**

Chairman Martin recommended that the remainder of the Agenda for the meeting, consisting of Approval of Minutes and Findings of Fact from previous meetings, be continued until the next meeting of the Zoning Board of Appeals

A MOTION was made by Member O'Brien and SECONDED by Member Berni to continue the meeting.

Ayes: Members Berni, O'Brien, Dombrowski, Smetana, and Chairman Martin

Nays: None.

Motion passed.

**IV. PUBLIC COMMENT**

None.

**V. ADJOURNMENT**

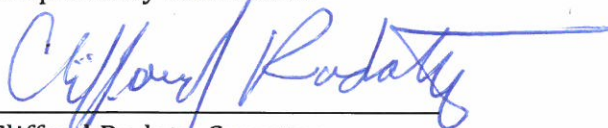
A MOTION was made by Member Berni and SECONDED by Member Smetana to adjourn the meeting at 8:00 p.m.

Ayes: Members Berni, O'Brien, Dombrowski, Smetana, and Chairman Martin

Nays: None.

Motion passed.

Respectfully Submitted:



Clifford Radatz, Secretary



Frank Martin, Chairman  
Zoning Board of Appeals

Date: 2/14/2019