

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

October 9, 2025

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, October 9, 2025, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

Member Dombrowski called the meeting to order at 7:30 pm. Meeting started by calling roll. Upon a roll call the following persons were:

Present: Chairman Pro-Tem Gerry Dombrowski, Members Chris Plywacz, Mary Shoemaker, Ron Lucchesi, and Sheila Price

Absent: Chairman Frank Martin and Member Corina Davis

Also present at the meeting: Jessica Spencer, Assistant Village Administrator, Deputy Clerk Luke Masella, and Seth Jansen, Assistant to the Director of Public Works

A MOTION was made by Member Lucchesi and seconded by Member Plywacz to appoint Member Gerry Dombrowski as Chairman Pro-Tem.

By a voice vote, the motion passed.

Secretary Radatz swore in those who wished to testify.

**II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING
BOARD OF APPEALS ON JUNE 26, 2025**

Chairman Pro-Tem Dombrowski asked if there were any comments about the minutes from the last meeting, there were none.

A MOTION was made by Member Plywacz and seconded by Member Lucchesi to approve the minutes of the June 26, 2025, meeting.

Ayes: Members Dombrowski, Plywacz, Shoemaker, Price, and Lucchesi

Nays: None

Motion passed.

**III. HEARING – TEXT AMENDMENT REQUEST – PUBLIC HEARING AMENDING
SECTION 10-24 REGARDING TREE PRESERVATION, TO ESTABLISH
REQUIREMENTS FOR SINGLE FAMILY PROPERTIES AND TO UPDATE
TERMINOLOGY**

Chairman Pro-Tem Dombrowski introduced the Seth Jansen, Assistant to the Director of Public Works, to present the tree preservation zoning ordinance.

Chairman Pro-Tem Dombrowski asked if there were any questions from the public, there were none. The public portion of the hearing was closed.

Member Lucchesi asked about the standards for the parkway trees. Mr. Jansen responded the Village holds itself to a “one-to-one” replacement standard, among other requirements. He clarified that the policy for parkway trees is more restrictive than the policy for single family trees.

Member Plywacz asked about how much a parkway tree can be pruned, that overhangs private property. Mr. Jansen stated that parkway trees being pruned is a different policy.

In response to Member Price’s question about healthy trees being included in this ordinance, Mr. Jansen confirmed that yes, the program is designed to replace healthy trees that otherwise wouldn’t need to be removed.

A MOTION was made by Member Plywacz and seconded by Chairman Pro-Tem Dombrowski to approve the text amendment for Section 10-24.

Ayes: Chairman Pro-Tem Dombrowski, Members Plywacz, Shoemaker, Price, and Lucchesi

Nays: None

Motion passed.

IV. APPROVAL OF FINDINGS OF FACT FOR THE AMENDMENT OF SECTION 10-24 REGARDING TREE PRESERVATION

Chairman Pro-Tem Dombrowski sought a motion to discuss the Findings of Fact.

A MOTION was made by Chairman Pro-Tem Dombrowski and seconded by Member Price to approve the text amendment for Section 10-24.

Ayes: Chairman Pro-Tem Dombrowski, Members Plywacz, Shoemaker, Price, and Lucchesi

Nays: None

Motion passed.

V. PUBLIC COMMENT

There was none.

VI. ADJOURNMENT

A MOTION was made by Chairman Pro-Tem Dombrowski to dismiss the meeting, seconded by Member Plywacz to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 7:45 p.m.

Submitted:

Cliff Radatz, Jr.

Clifford E. Radatz, Secretary

Date: _____

Frank Martin, Chairman
Zoning Board of Appeals