

**VILLAGE OF RIVER FOREST ZONING BOARD OF APPEALS
FINDINGS OF FACT AND RECOMMENDATION REGARDING
A PROPOSED TEXT AMENDMENT TO THE VILLAGE OF RIVER FOREST
ZONING ORDINANCE REGARDING REGULATION OF
ACCESSORY DWELLING UNITS**

WHEREAS, petitioner the Village of River Forest (“Village”), based upon direction from the Village President and Board of Trustees, has requested consideration of, and a public hearing on, an amendment to the Village of River Forest Zoning Ordinance (“Zoning Ordinance”), which was summarized as follows in the published public hearing notice as:

1. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define accessory dwelling units; and
2. A Text Amendment to Section 10-7 (Regulations of General Applicability) of the Zoning Ordinance to create standards for accessory dwelling units; and
3. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate accessory dwelling units as a special use in certain residential Zoning Districts.

WHEREAS, the Village’s Zoning Board of Appeals (“ZBA”) held a public hearing on the question of whether the Proposed Text Amendments should be made on October 20, 2022 and November 10, 2022, as required by Section 10-5-5 of the Zoning Ordinance, at which time all persons present and wishing to speak were given an opportunity to be heard and all evidence that was tendered was received and considered by the ZBA; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the *Wednesday Journal*, a newspaper of general circulation in the Village, there being no newspaper published in the Village; and

WHEREAS, at the public hearing, Village Planning Consultant John Houseal presented the Proposed Text Amendments on behalf of the Village; and

WHEREAS, at the public hearing, opportunity was provided for public comments, and no Village residents or other members of the public testified for or against the Proposed Text Amendment; and

WHEREAS, after the close of the public hearing, the ZBA discussed and deliberated the Proposed Text Amendments, and on November 10, 2022, voted on recommendations regarding the Proposed Text Amendments; and

WHEREAS, having discussed the benefits of Accessory Dwelling Units as providers of potential affordable housing units in contrast to the difficulties created by

regulating them as well as the overall demand, the ZBA felt that regulations establishing standards for Accessory Dwelling Units were not in the best interests of the residents of the Village; and

WHEREAS, following discussion and deliberation, the ZBA, pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance, recommended the Village President and Board of Trustees not approve the Proposed Text Amendments.

NOW THEREFORE, the ZBA makes the following findings of fact and recommendations pursuant to Section 10-5-5(B)(2) of the Zoning Ordinance:

FINDINGS OF FACT AND RECOMMENDATIONS

By a vote of 5-0, the ZBA does not recommend approval of the Proposed Text Amendments, as follows:

1. A Text Amendment to Section 10-3 (Definitions) of the Zoning Ordinance to define accessory dwelling units is not recommended by a vote of 5-0; and
2. A Text Amendment to Section 10-7 (Regulations of General Applicability) of the Zoning Ordinance to create standards for accessory dwelling units is not recommended by a vote of 5-0; and
3. A Text Amendment to Section 10-21 (Land Use Chart) of the Zoning Ordinance to designate accessory dwelling units as a special use in certain residential Zoning Districts is not recommended by a vote of 5-0.

Frank Martin
Chairman

Date