

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

March 13, 2025

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, March 13, 2025, in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

I. CALL TO ORDER

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

Present: Chairman Frank Martin, Members Gary Dombrowski, Chris Plywacz, Mary Shoemaker, Ron Lucchesi, and Sheila Price

Absent: Member Corina Davis

Also present at the meeting: Jessica Spencer, Assistant Village Administrator and Anne Skrodzki, Village Attorney.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON NOVEMBER 14, 2024

Chairman Martin asked if there were any comments about the minutes from the last meeting, there were none.

A **MOTION** was made by Member Lucchesi and seconded by Member Dombrowski to approve the minutes of the November 14, 2024, meeting.

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

Nays: None

Motion passed.

Attorney Skrodzki swore in those who wished to testify.

III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 633 WILLIAM STREET – SECONDARY FRONT YARD SETBACK

Chairman Martin introduced the applicants, Tyler and Tina Lamkey, who presented their application. Mr. Lamkey explained that they wish to move the garage 17 feet closer to the sidewalk, which would allow for a larger play area in the backyard.

Member Lucchesi asked what the applicants intend to do with the remaining cement pad. Mr. Lamkey said it would be turned into a basketball court.

Member Shoemaker asked what is the setback from the sidewalk? Mr. Lamkey said that it would be 3' 6".

Chairman Martin noted that the conditions that he must meet may not be applicable to other properties in the same zoning classification. He said that he noted several properties in the neighborhood that do have the same zoning classification, so how has the applicant satisfied this standard for a variation requirement? Mr. Lamkey responded that 18 other properties in the same area have the same set up as he requests. However, his is shorter than other lots in the vicinity. He also noted other homes in the area have other differences, such as an alley or additional space on their property.

Chairman Martin asked if there were any concerns regarding the lot coverage due to the driveway, Assistant Spencer noted that the Building Official had not noted any concerns in his memo. Mr. Lamkey noted that the lot coverage would remain the same, as the movement of the garage would cover the existing driveway space.

Brian Curtis, a neighbor of the applicant, said he had a question about drainage. He noted that there were drainage issues on his property with the existing garage and wanted to make sure there wouldn't be additional concerns on his property.

Mr. Lamkey said that the drainage off the garage currently goes down two downspouts down the back of the structure, and once moved, the drainage will be directed away from this resident's property. Mr. Curtis asked if the slab was even, and Mr. Lamkey responded that yes, the slab was even.

The public portion of the hearing was closed.

Member Plywacz noted that a smaller property makes sense to allow for the movement of the garage, because of safety concerns. Member Dombrowski agreed.

A MOTION was made by Member Dombrowski and seconded by Member Plywacz to approve the zoning variation request for 633 William Street.

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

Nays: None

Motion passed.

IV. PUBLIC COMMENT

There was none.

V. ADJOURNMENT

A MOTION was made by Member Shoemaker to dismiss the meeting, seconded by Chairman Martin to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 7:47 p.m.

Submitted:

A handwritten signature in cursive script, reading "Clifford E. Radatz", written over a horizontal line.

Clifford E. Radatz, Secretary

A handwritten signature in cursive script, reading "Frank R. Tharba", written over a horizontal line.

Frank Martin, Chairman
Zoning Board of Appeals

Date: 4/10/2025