

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

August 10, 2023

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, August 10, 2023, 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. Meeting started by calling roll. Upon roll call the following persons were:

Present: Members Dombrowski, Plywacz, Price, Shoemaker, and Chairman Martin.

Absent: Member Lucchesi and Member Davis.

Also present at the meeting:

Luke Masella, Deputy Village Clerk
Anne Skrodzki, Village Attorney
Clifford Radatz, Secretary

II. APPROVAL OF THE MINTUES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JUNE 8, 2023

A **MOTION** was made by Member Plywacz and seconded by Member Dombrowski to approve the minutes from the meeting of June 8, 2023.

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

Nays:

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR THE TEXT AMENDMNET REQUEST - REGARDING ACCESSORY DWELLING UNITS.

A **MOTION** was made by Member Plywacz and seconded by Member Dombrowski to approve the Findings of Fact for the Proposed Text Amendments to Sections 10-3, 10-7, and 10-21 of the Zoning Ordinance in regard to Accessory Dwelling Units from the meeting of the Zoning Board of Appeals on November 10, 2022.

Village Attorney Anne Skrodzki made comments on what was added to the updated document.

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

Nays:

Motion passed.

IV. PUBLIC HEARING - ZONING VARIATION REQUEST FOR 7821 THOMAS STREET - REAR YARD SETBACK.

Mr. Radatz swore in those members of the public wishing to testify before the Zoning Board of Appeals.

Mr. Alfredo Moreno, the applicant, described the proposed addition to his house. He explained that the unique shape of his lot is the main reason why he is requesting this variation. He stated that unless this request is approved, he cannot alter the house to provide a wheelchair accessible bathroom and bedroom to meet his needs.

Member Dombrowski asked if there was any opposition from the neighbors. Mr. Moreno stated there was no opposition from either of his neighbors.

Chairmen Martin asked Mr. Radatz if there were any other issues such as floor area or lot coverage. Mr. Radatz stated that the only issue was the rear yard setback.

Chairmen Martin asked Mr. Moreno how far south the western portion of the house will extend into the setback. Mr. Moreno stated he could not give a number but knew that it would line up with the current existing portion of the house.

Chairman Martin asked Mr. Radatz if there should be any concerns regarding emergency personnel access on the western portion of the property if the proposed variation was passed. Mr. Radatz stated the proposed addition would not decrease the level of access which already exists.

Chairman Martin recalled that there was discussion surrounding additional construction such as a patio on the property. He asked Mr. Radatz if that proposed construction had been taken into consideration when calculating variables like floor area and lot coverage. Mr. Radatz confirmed the proposed additional construction had been taken into consideration.

Member Plywacz asked how storm water will be handled on the property. Mr. Moreno stated that a dry well will be installed on the property.

Chairmen Martin asked if any commissioners or Mr. Moreno had any further comments.

Mr. Moreno commented that he does not feel that his application is unreasonable.

A MOTION was made by Member Dombrowski and seconded by Member Shoemaker to recommend approval of the proposed variation to Section 10-9-7 (Rear Yard Setback) to the Village Board of Trustees for 7821 Thomas Street.

Chairmen Martin asked for Mr. Radatz to call the vote and asked that Commissioners discuss the standards of variation when making their votes.

Chairmen Martin voted yes and felt that there was a hardship due to the configuration of the lot.

Member Dombrowski voted yes and stated that he felt all the standards for a variation had been met.

Member Plywacz voted yes and stated that he felt the required standards has been met.

Member Price voted yes and reported that all the standards had been met and that the application was a reasonable request.

Member Shoemaker voted yes and stated she concurred with the observations of the other Board members.

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

Nays:

Motion passed.

V. NEXT MEETING

The next regularly scheduled meeting will be on September 14, 2023.

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

A Motion was made by Member Dombrowski to adjourn the meeting.

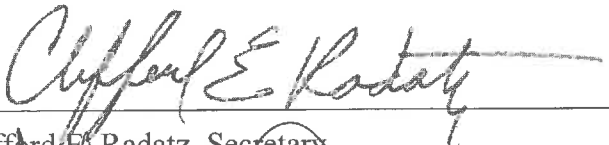
Ayes: Chairman Martin, Members Dombrowski, Price, Plywacz, Shoemaker.

Nays:

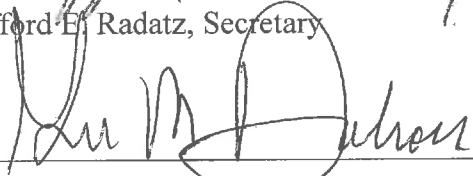
Motion Passed.

Meeting Adjourned at 8:15 p.m.

Respectfully Submitted:



Clifford E. Radatz, Secretary



Gerald M. Dombrowski, Chairman pro tem
Zoning Board of Appeals

Date:

10/12/23