

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

September 12, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, September 12, 2024, 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 7:31 pm. The meeting started by calling roll. Upon roll call the following persons were:

Present: Chairman Frank Martin, Members Corina Davis, Ron Lucchesi, Sheila Price, and Chris Plywacz

Absent: Mary Shoemaker and Gerry Dombrowski

Also present at the meeting: Jessica Spencer, Assistant Village Administrator and Clifford Radatz, Secretary.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JULY 11, 2024

A **MOTION** was made by Member Lucchesi and seconded by Member Davis to approve the minutes of the July 11, 2024, meeting.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Secretary Radatz swore in those who wished to testify.

III. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7618 VINE STREET LOT COVERAGE

Chairman Martin opened the public hearing and invited the applicant to present her case. Ms. Shira Enbar discussed her request for a variance.

Chairman Martin asked Ms. Enbar to clarify her variation request. A discussion ensued regarding the exact floor area ratio (FAR) and lot coverage requests.

Chairman Martin expressed his opinion that the hardship was due to the small size of the lot. Member Lucchesi agreed.

A **MOTION** was made by Member Lucchesi, seconded by Member Davis, to recommend to the Village Board of Trustees the approval of the variations to Sections 10-8-5 and 10-8-4 of the

Zoning Code at 7618 Vine Street. And include the FAR increase to 43.9% (from the original application) and lot coverage increase to 35.5%.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

IV. PUBLIC HEARING – ZONING VARIATION REQUEST FOR 7611 WASHINGTON BOULEVARD LOT COVERAGE

Ashley Collins presented her application to the Board.

Chairman Martin asked Secretary Radatz if the size of the garage being requested was a normal size or excessive in size. Secretary Radatz stated that size of the proposed garage is not considered excessive.

Chairman Martin asked about the lot coverage of this proposed application in relation to the letter from a neighbor that was received. Secretary Radatz stated that a grading plan would be required from the applicant during the Building Permit process. The applicant's Civil Engineer will address the drainage concerns on the Grading Plan.

Assistant Village Administrator Spencer spoke regarding recent staff discussions of the applications.

Member Lucchesi asked if there was a cement pad in the existing location, the applicant responded no.

A MOTION was made by Member Plywacz, seconded by Member Lucchesi, to recommend to the Village Board of Trustees the approval of the variation to Section 10-8-5 of the Zoning Code at 7611 Washington Boulevard, subject to a grading plan that is approved by the Village.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

Ms. Collins asked whom to speak to with staff regarding next steps, as well as how to communicate with her neighbor to ensure there isn't discord. Chairman Martin stated Secretary Radatz would reach out to her.

V. PUBLIC HEARING – TEXT AMENDMENT REQUEST REGARDING ELECTRIC VEHICLE CHARGING STATIONS

Management Analyst Seth Jansen introduced himself to the Board and presented the text amendment proposal.

Chairman Martin clarified that the request was to update definitions and amend the land use chart to indicate the use is permitted in each zoning district; Management Analyst Jansen agreed.

A discussion ensued regarding how many charging stations would be added to the Village. Management Analyst Jansen responded that there would be 5 additional charging stations installed at various locations. Another question was posed about the electrical grid, asking if there was sufficient electricity to support these charging stations. Management Analyst Jansen stated that he has been working with ComEd on this project.

Discussion ensued regarding the specific questions about the location of the charging stations. Chairman Martin suggested amending the language to clarify the charging station would be adjacent to the lane of traffic, as far away as possible.

Discussion ensued regarding signage appearing on the charging station. Chairman Martin suggested removing the word “advertisement” so as to not run afoul of the existing Sign Code.

Chairman Martin stated his appreciation for this project and the potential need for regulations regarding future development of charging stations.

Member Dombrowski stated that he was concerned about the risk for fire of electric batteries. Management Analyst Jansen stated that the fire department has been trained for handling those situations.

Member Price asked about how long it might take to charge a vehicle; Management Analyst Jansen explained that it varies based on the type of charger.

Member Plywacz asked if the Village would own the charging stations, and what the cost of insurance might be. Management Analyst Jansen stated he wasn’t familiar with the exact expense at this time.

Chairman Martin asked how the price structure was established for the users; Management Analyst Jansen stated the fee schedule would need to be developed. He explained the current fee schedule for the one charging station located on the south end of the Village Hall property. Chairman Martin suggested setting the rates so that the Village can recoup part of the cost of the overall expense of these charging stations.

A MOTION was made by Member Davis seconded by Member Price to recommend approval of the text amendments to Chapters 3, 7, 12, and 21 of the Zoning Ordinance to the Village Board of Trustees, subject to comments regarding B1 and C5.

Ayes: Chairman Martin, Members Davis, Lucchesi, Price, and Plywacz

Nays: None

Motion passed.

VI. PUBLIC COMMENT

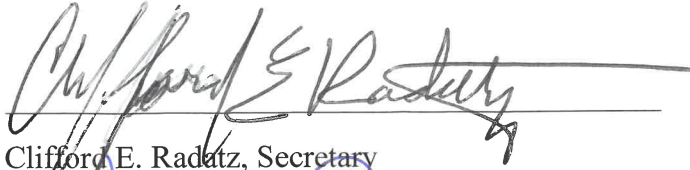
There was none.

VII. ADJOURNMENT

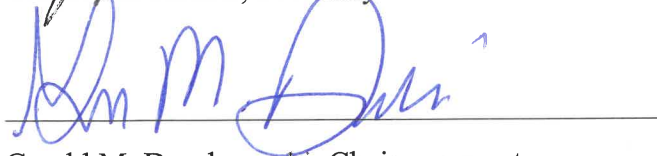
A **MOTION** was made by Member Plywacz to dismiss the meeting, seconded by Member Lucchesi to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 8:10 p.m.

Submitted:

A handwritten signature in black ink, appearing to read "Clifford E. Radatz", written over a horizontal line.

Clifford E. Radatz, Secretary

A handwritten signature in blue ink, appearing to read "Gerald M. Dombrowski", written over a horizontal line.

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

Date: 10/17/24