



**RIVER FOREST
ZONING BOARD OF APPEALS
MEETING AGENDA**

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, August 10, 2023 at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at cradatz@vrf.us.

You may listen to the meeting by clicking here:

<https://us02web.zoom.us/j/86531530216>

or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 86531530216

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at cradatz@vrf.us by 12:00 pm on Thursday, August 10, 2023.

- I. Call to Order
- II. Approval of the Minutes from the meeting of the Zoning Board of Appeals on June 8, 2022.
- III. Approval of Findings of Fact for the Text Amendment Request – regarding Accessory Dwelling Units.
- IV. Public Hearing – Zoning Variation Request for 7821 Thomas Street – Rear Yard Setback.
- V. Confirmation of Next Regularly Scheduled Meeting – September 14, 2023.
- VI. Public Comment
- VII. Adjournment

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

June 8, 2023

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, June 8, 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, Shoemaker, Davis, Lucchesi and Chairman Martin.

Absent: Member Smetana

Also present at the meeting:

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

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON May 11, 2023

A **MOTION** was made by Member Davis and seconded by Member Shoemaker to approve the minutes from the May 11, 2023, meeting.

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

Nays:

Motion passed.

III. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED VARIATION REQUESTS FOR 7616 VINE STREET – SIDE YARD SETBACK AND FLOOR AREA RATIO.

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to approve the Findings of Fact for the Proposed Variation Requests for 7616 Vine Street from the meeting of the Zoning Board of Appeals on May 11, 2023.

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

Nays:

Motion passed.

IV. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED VARIATION REQUESTS FOR 7960 CHICAGO AVENUE – LOT COVERAGE, HEIGHT OF AN ACCESSORY BUILDING, AND REAR YARD SETBACK FOR AN ACCESSORY BUILDING.

A **MOTION** was made by Member Davis and seconded by Member Davis to approve the Findings of Fact for the Proposed Variation Requests for 7960 Chicago Avenue from the Meeting of the Zoning Board of Appeals on May 11, 2023.

Mr. Lucceshi noted that he voted no for this variation because he thought the rear yard setback was not needed.

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

Nays:

Motion passed.

V. APPROVAL OF FINDINGS OF FACT FOR THE PROPOSED VARIATION REQUESTS FOR 559 ASHLAND AVENUE – SIDE YARD SETBACK AND ROOF HEIGHT FOR AN ACCESSORY BUILDING.

A **MOTION** was made by Member Lucchesi and Seconded by Member Shoemaker to Approve the Findings of Fact for the proposed zoning variation for 559 Ashland Avenue from the Meeting of the Zoning Board of Appeals on May 11, 2023.

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

Nays:

Motion passed.

VI. APPROVAL OF FINDINGS OF FACT FOR THE TEXT AMENDMENT REQUEST – REGARDING ACCESSORY DWELLING UNITS

A MOTION was made by Member Dombrowski to Approve the Findings of Fact for the proposed text amendment to Sections 10-3, 10-7, and 10-21 in regard to Accessory Dwelling Units from the Meeting of the Zoning Board of Appeals on November 10, 2022.

Chairmen Martin noted having concerns with the contents in the findings of fact.

Village Attorney Skrodzski explained some of the discrepancies in the finding of facts.

Chairmen Martin suggested the commission postpone voting on these finding of facts until the next meeting.

The motion was amended to post-pone the discussion of these findings of fact until the next Zoning Board of Appeals meeting on July 13, 2023.

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

Nays:

Motion passed.

VII. NEXT MEETING

Next meeting is scheduled for July 13, 2023.

VIII. ADJOURNMENT

A Motion was made by Member Dombrowski, seconded by Member Shoemaker to Adjourn.

Ayes: Chairman Martin, Members Dombrowski, Davis, Lucchesi, Plywacz, Shoemaker.

Nays:

Motion Passed.

Meeting Adjourned at 7:15 p.m.

Respectfully Submitted:

Clifford E. Radatz, Secretary

Date: _____

Frank Martin, Chairman
Zoning Board of Appeals



MEMORANDUM

DATE: August 3, 2023

TO: Zoning Board of Appeals

FROM: Clifford E. Radatz *ceR*
Building Official

SUBJECT: Variation Request – 7821 Thomas Street

Alfredo Moreno, owner of the property at 7821 Thomas Street, has submitted the attached application for a variation to the rear yard setback regulations (Section 10-9-7) of the Zoning Code.

The applicant proposes to construct a one story addition onto the existing home with a rear yard setback of 5'-0" to the wall, and a setback of 3'-0" to the fascia board of the roof overhang.

Section 10-9-7 of the Zoning ordinance (10-8-7-B) requires the primary building to maintain a setback from the rear property line not less than fifteen percent of the depth of the lot or twenty-six feet two inches, whichever is greater.

If the Zoning Board wishes to recommend the approval of this variation to the Village Board of Trustees, the following motion should be made:

Motion to recommend to the Village Board of Trustees the approval of a variation to Section 10-9-7 of the Zoning Code at 7821 Thomas Street.

If you have any questions regarding this application, please do not hesitate to call me.

LEGAL NOTICE
ZONING BOARD OF APPEALS
RIVER FOREST, ILLINOIS

Public Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Village of River Forest, County of Cook, State of Illinois, on Thursday, August 10, 2023, at 7:30 p.m. in the First Floor Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois on the following matter:

The ZBA will consider an application for a major zoning variation submitted by Alfredo Moreno, owner of the property at 7821 Thomas Street, who is proposing to construct a one story addition onto the existing home.

Section 4-8-5 of the Village Code provides the Zoning Board jurisdiction to hold public hearings and offer recommendations to the Village Board concerning variations to Zoning Ordinance.

The applicant is requesting a major variation to Section 10-9-7 of the Zoning Ordinance.

Section 10-9-7 of the Zoning Ordinance (10-8-7-B) requires the primary building to maintain a setback from the rear property line not less than fifteen percent of the depth of the lot or twenty six feet two inches, whichever is greater. The proposed addition to the house will have a setback of 5 feet to the western portion of the rear lot line and the roof eave will have a 3 foot setback.

The legal description of the property at 7821 Thomas Street is as follows:

THE EAST 60 FEET OF LOT 22 AND EAST 60 FEET OF THE SOUTH 20 FEET OF LOT 23, THE EAST 80 FEET OF THAT PART OF LOT 23 LYING NORTH OF SOUTH 20 FEET THEREOF AND EAST 80 FEET OF LOT 24 ALL IN HENRY E. GRAVES SUBDIVISION OF BLOCK 10 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST BEING A SUBDIVISION OF PARTS OF SECTIONS 1 AND 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A copy of the application will be available to the public at Village Hall and on the Village's website at www.vrf.us/zoningvariation no less than 15 days prior to the public hearing. The Zoning Board of Appeals meeting packet will also be available at www.vrf.us/meetings no less than 48 hours prior to the public hearing.

All interested persons will be given the opportunity to be heard at the public hearing. **For public comments to be considered by the Zoning Board of Appeals and Village Board of Trustees in their decision, they must be included as part of the public hearing record.** Interested persons can learn more about how to participate in the hearing by visiting www.vrf.us/zoningvariation.

Sincerely,
Clifford Radatz
Secretary, Zoning Board of Appeals