

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

February 8, 2024

A meeting of the River Forest Zoning Board of Appeals was held at 7:30 pm on Thursday, February 8, 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 7:32 pm. Meeting started by calling roll. Upon roll call the following persons were:

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

Absent: None

Also present at the meeting: Jessica Spencer, Assistant Village Administrator; Anne Skrodzki, Village Attorney; Luke Masella, Deputy Clerk, and Clifford Radatz, Secretary.

II. APPROVAL OF THE MINUTES FROM THE MEETING OF THE ZONING BOARD OF APPEALS ON JANUARY 11, 2024, AS AMENDED

A **MOTION** was made by Member Plywacz and seconded by Member Lucchesi to approve the minutes from the January 11 meeting, as amended.

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

Nays: None

Motion passed.

III. CONTINUATION OF HEARING – TEXT AMENDMENT REQUEST – PUBLIC HEARING REGARDING COMMERCIAL DISTRICT ZONING REGULATIONS

A **MOTION** was made by Member Lucchesi seconded by Member Plywacz to continue the hearing until the March 14 meeting.

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

Nays: None

Motion passed.

Attorney Skrodzki reminded that the public portion of this hearing was not closed on January 11, so when it continues the public portion will be open on March 14.

**IV. PUBLIC HEARING – RECONSIDERATION OF ZONING VARIATION
REQUEST FOR 214 GALE AVENUE – BUILDING HEIGHT OF AN
ACCESSORY STRUCTURE**

Chairman Martin provided the rules of the meeting for those in the audience.

Secretary Radatz swore in those who wished to testify.

Chairman Martin invited the applicant to the podium to present the application.

Kristin Vogen, petitioner, summarized the recent events regarding their request for the variation and how the decision had been returned to this committee. She requested consideration of this updated plan, including the height of 23.5 feet. Secretary Radatz confirmed that he had reviewed the new plans and the only request for a variation is the height of the building.

The committee did not have any questions.

Shawn Vogen added that he spoke with some neighbors regarding the application, and they said they agree with the design. Two neighbors emailed the Village, expressing their support for the revised design.

Assistant Administrator Spencer summarized the Board comments, that the feedback from the neighbors was important for their consideration and approval. She noted that the email from the neighbor that Mr. Vogen referenced had been distributed to this committee earlier in the week.

Chairman Martin closed the public portion of the hearing and opened comments to the committee.

Member Davis said that she appreciated the positive support from the neighbors given the plan changes.

Member Plywacz noted that the applicant was trying to match the structure of the garage to the existing home and sees no reason why it cannot be approved. Lucchesi also noted his appreciation for the changes.

A MOTION was made by Member Lucchesi and seconded by Member Plywacz to recommend to the Village Board that this request for variation be granted.

Ayes: Members Dombrowski, Shoemaker, Price, Davis, Lucchesi, Plywacz

Nays: Chairman Martin

Motion passed.

V. PUBLIC COMMENT

Margie Cekander

- A. She is concerned regarding the language found in the February 8, 2024, newsletter advising the public of the continuation of the zoning amendments, as she feels its false and misleading.

- B. She discussed her concern with learning more information about the zoning amendment changes that are published on the website and how she feels that details of these conversations should be more wide-spread than just the Village newsletter, the Village website, social media, and the Wednesday Journal publication.

VI. NEXT MEETING

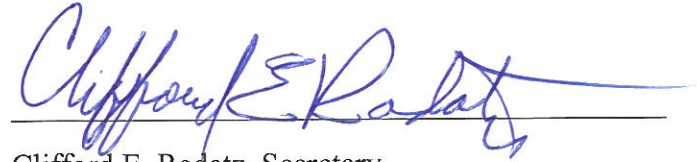
Next meeting is scheduled for March 14, 2024.

VII. ADJOURNMENT


A Motion was made by Member Davis to dismiss the meeting, seconded by Member Lucchesi to adjourn. A unanimous voice vote passed the motion.

Meeting Adjourned at 7:48 p.m.

Submitted:



Clifford E. Radatz, Secretary

 Date: 3/14/2024

Frank Martin, Chairman
Zoning Board of Appeals