

**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 MINTUES 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, Luchessi 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-poner 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



Frank Martin, Chairman
Zoning Board of Appeals

Date: 8/10/2023